

REFRIGERATED/FREEZER SPACE MIAMI BUSINESS PARK

6960 NW 36TH AVE
MIAMI, FL 33147



**LISTING
WEBSITE**



COMMERCIAL REAL ESTATE SERVICES

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Senior Vice President

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PROPERTY SUMMARY

BUILT FOR COLD CHAIN EFFICIENCY: MIAMI COLD STORAGE WITH AIR & PORT ACCESS

Lee & Associates presents a ±66,045 SF refrigerated and dry warehouse opportunity within the Miami Business Park Cold Storage facility. The space features a functional combination of ±41,495 SF of freezer/cooler and office area alongside ±24,550 SF of dry storage, as illustrated in the attached floor plan, along with a second-floor mezzanine office component. Improvements include 13 dock-high loading positions, 18' clear ceiling height, forklift charging station, and private entrance with dedicated restrooms. The facility is serviced by a anhydrous ammonia refrigeration system with a new condenser, delivering efficient and reliable cold storage operations, with HVAC and refrigeration maintenance included.

Strategically positioned in the Central Miami Industrial Submarket, Miami Business Park offers immediate access to the region's most critical logistics corridors. The property is centrally located near Miami International Airport and PortMiami, with seamless connectivity to I-95, SR-826 (Palmetto Expressway), Gratigny Parkway, US-27, Florida's Turnpike, and I-75. This prime location supports efficient distribution throughout South Florida and international trade routes, making it ideal for food distribution, cold storage logistics, and last-mile delivery operations.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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FOR LEASE



AVAILABLE SPACE:

- ±66,045 SF total available
 - 41,495 SF freezer/cooler + office
 - 24,550 SF dry warehouse
 - Second-floor mezzanine office



FACILITY FEATURES:

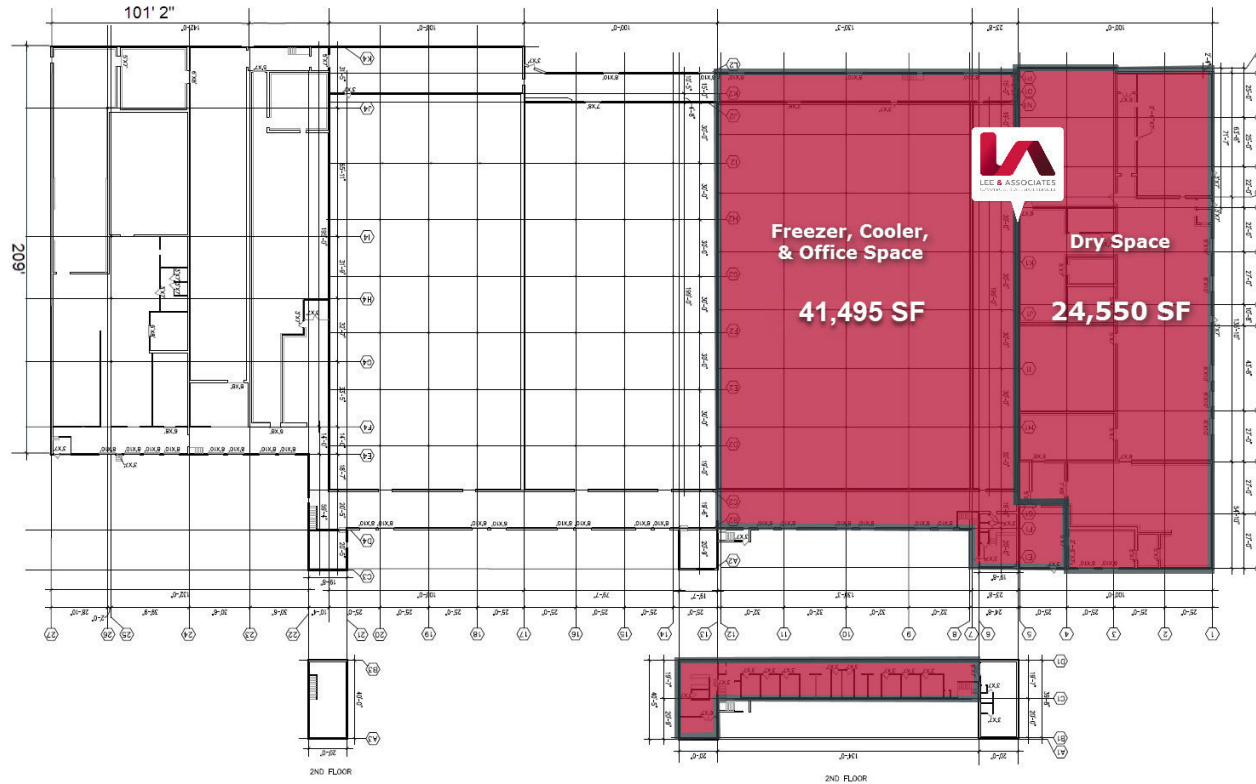
- 13 dock-high loading doors
- 18' clear ceiling height
- Anhydrous ammonia refrigeration system (new condenser)
- Refrigeration & HVAC maintenance included
- Forklift charging station
- Private entrance and restrooms
- Fenced, secured lot with overnight parking



LOCATION & ACCESS:

- Central Miami / Airport East industrial submarket
- Minutes to Miami International Airport & PortMiami
- Direct access to I-95, SR-826, Gratigny Pkwy
- Connectivity to US-27, Florida's Turnpike & I-75

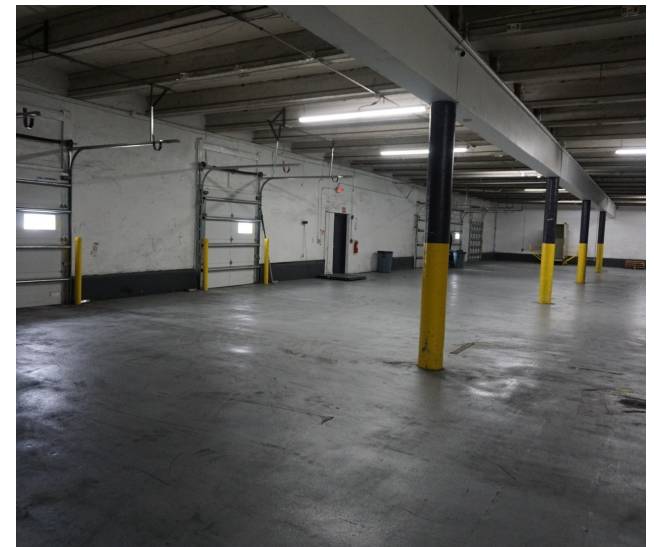
AVAILABLE FOR LEASE



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 6960 NW 36th Avenue	Available	66,045 SF	NNN	\$19.75 SF/yr

WAREHOUSE PHOTOS



OFFICE PHOTOS

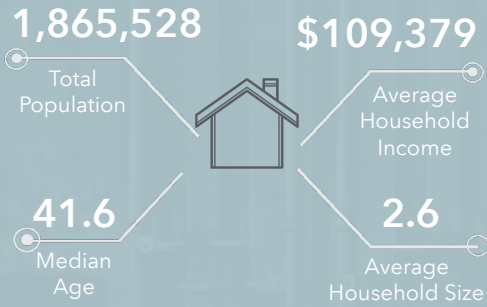


NEARBY PORTS AND HIGHWAYS

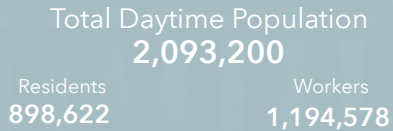


DEMOGRAPHIC PROFILE: 30 MIN RADIUS

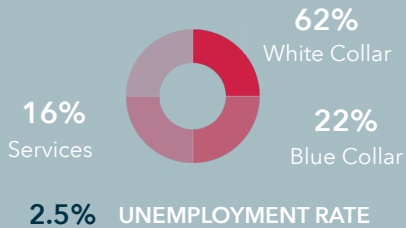
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



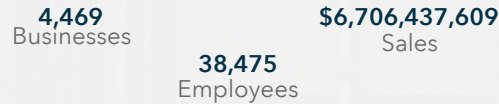
BUSINESS & INDUSTRY



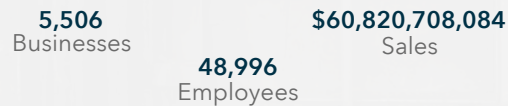
Transportation/Warehouse



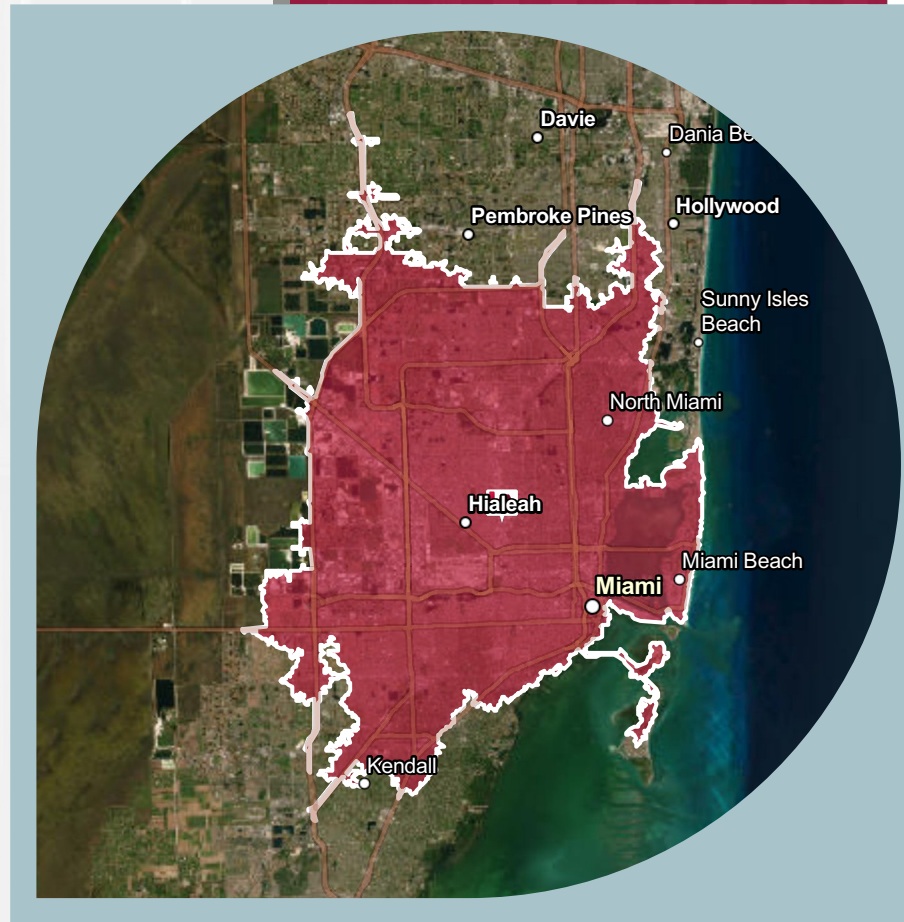
Manufacturing



Wholesale Trade



Drive time of 30 minutes



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Legal matters should be reviewed with a qualified attorney. Tax matters should be discussed with a certified public accountant or tax attorney. Title matters should be reviewed with a title officer or attorney. Questions regarding property condition or compliance with governmental requirements should be addressed with appropriate engineers, architects, contractors, consultants, and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This material is not intended to be an appraisal of the property's market value. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP).





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