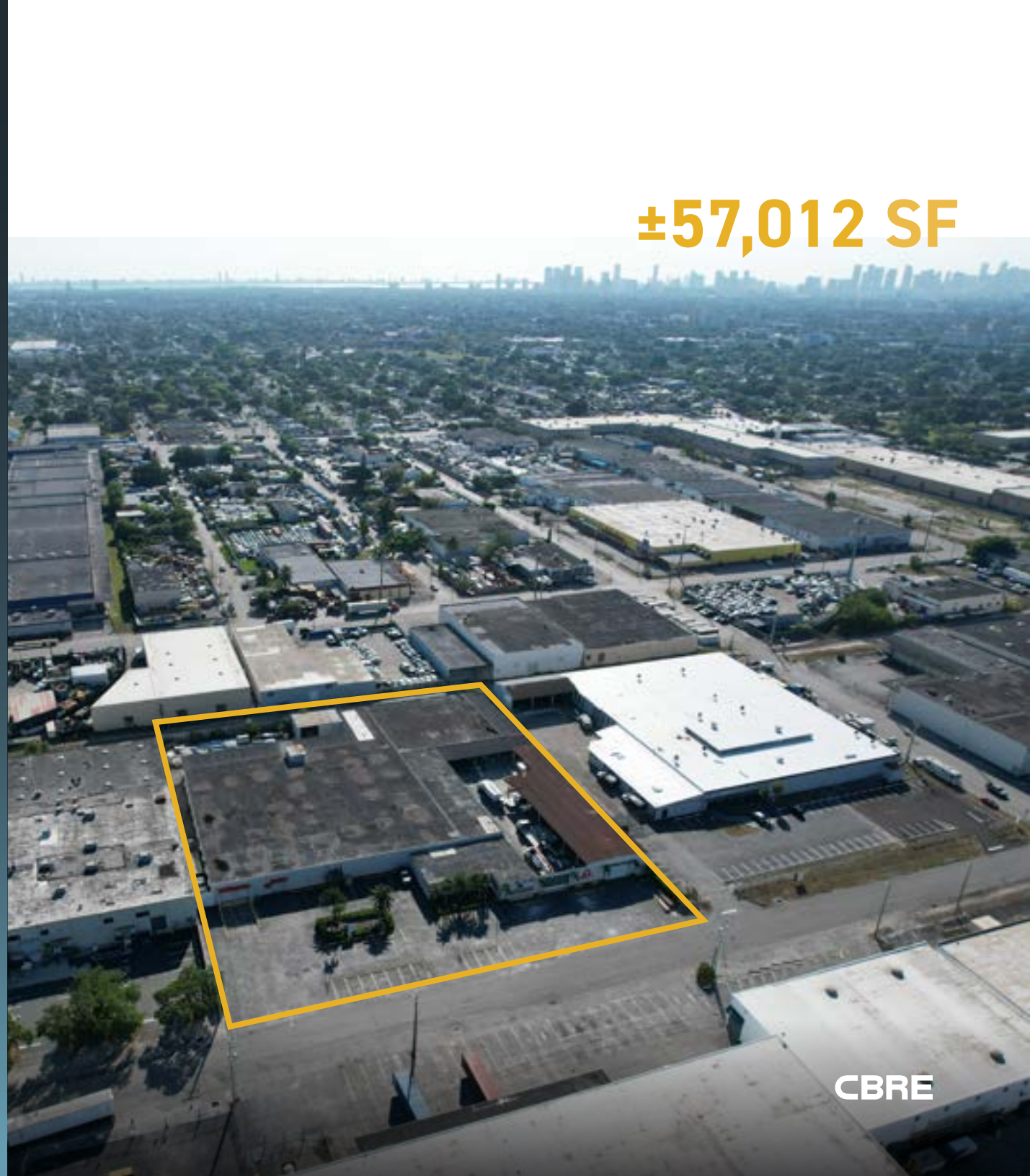


**FOR SALE**

6865 NW 36th AVENUE  
HIALEAH, FL 33147

**MIAMI  
OWNER-USER  
WAREHOUSE  
WITH OUTSIDE  
STORAGE AREA**

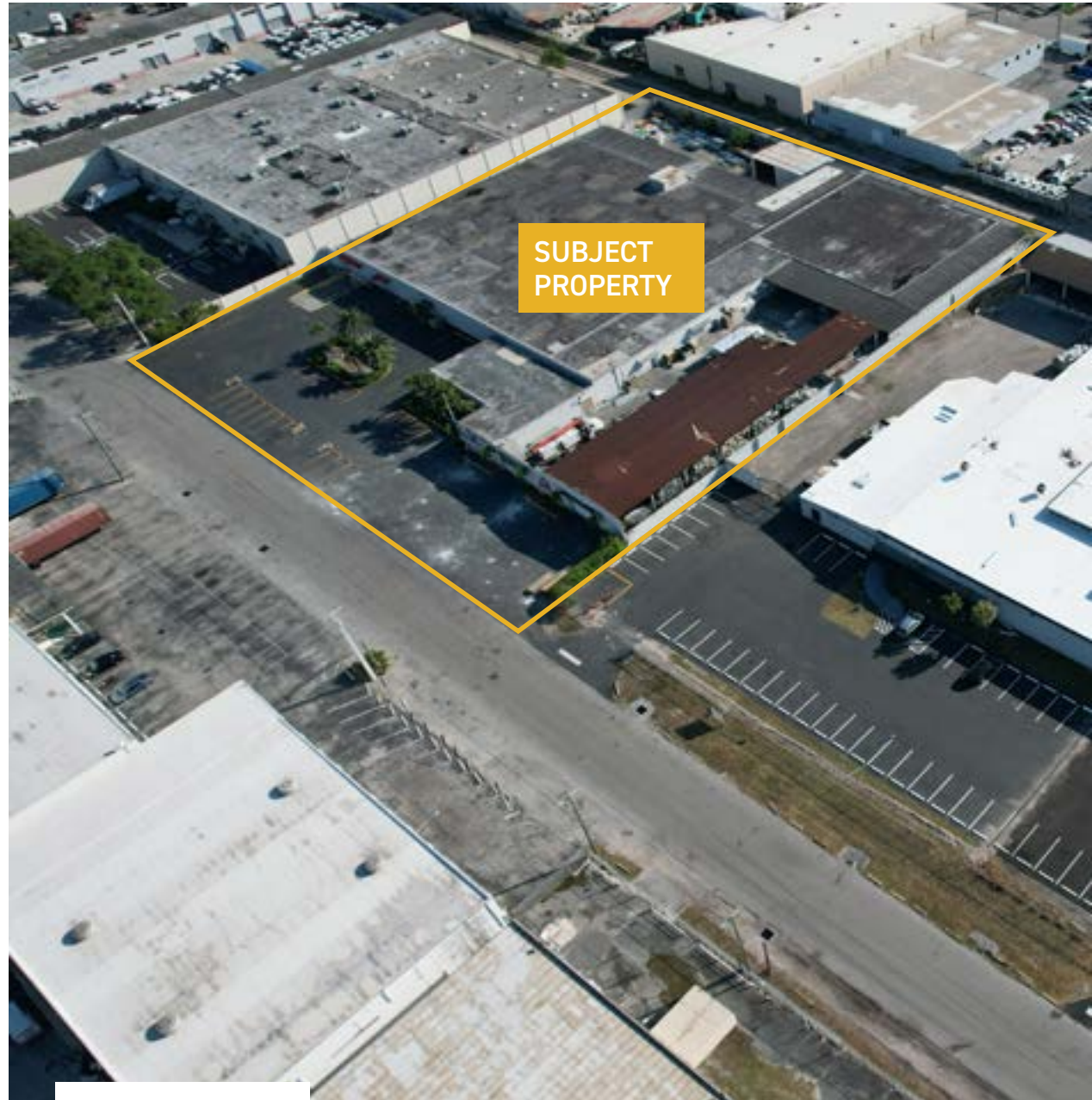
**±57,012 SF**



**CBRE**

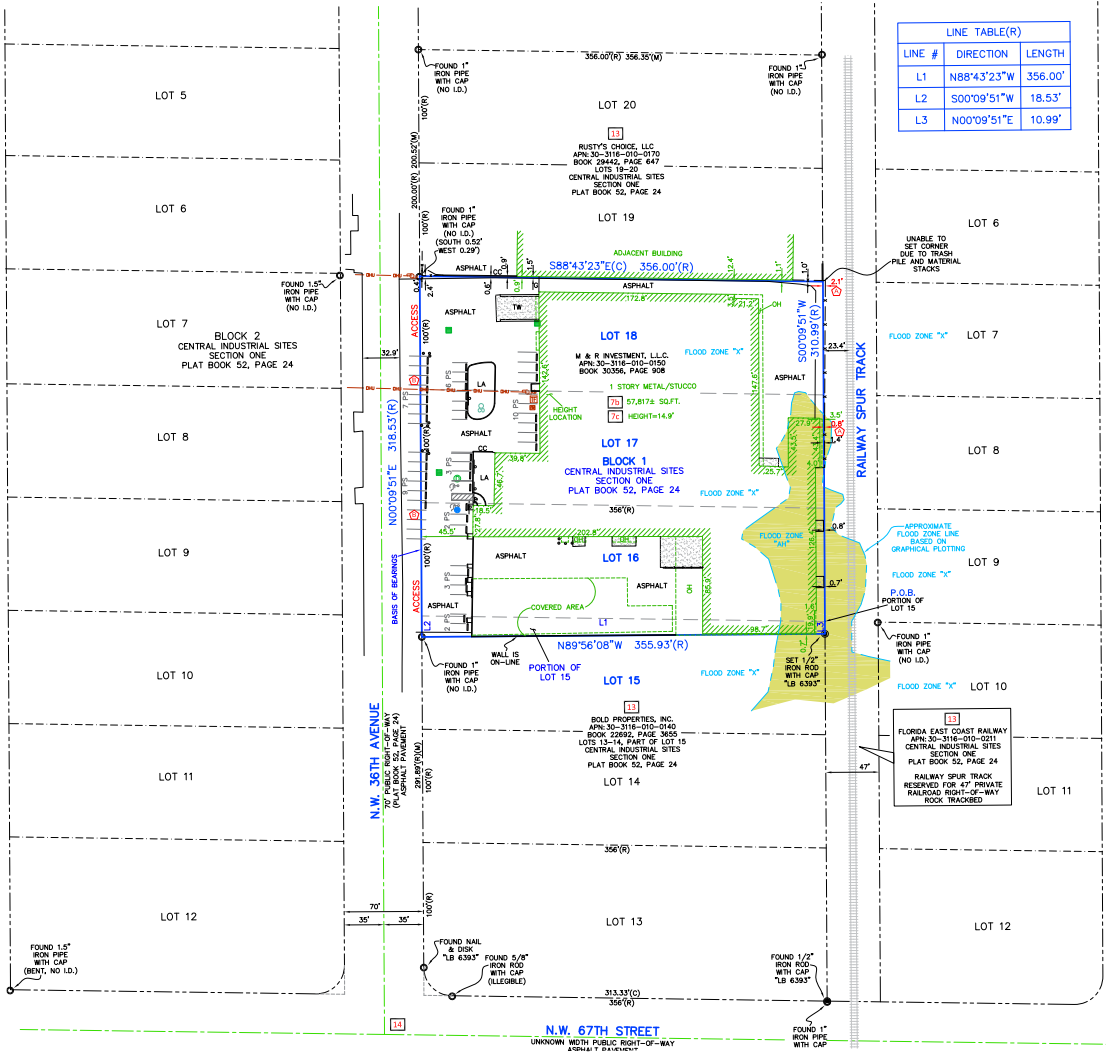
# PROPERTY FEATURES

|                            |                                                                                                                                              |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| TOTAL SF                   | ±57,012 SF (2.57 AC)                                                                                                                         |
| BUILDING SUITES            | Unit A: ±35,594 SF<br>Unit B: ±21,418 SF                                                                                                     |
| ADDITIONAL OUTSIDE STORAGE | Unit A: 17,372 SF - front yard<br>Unit B: 8,000 SF - back yar                                                                                |
| BUILDING HEIGHT            | 14' clear height                                                                                                                             |
| ROOF                       | New overlay as of November 2024 <ul style="list-style-type: none"><li>• 10 year labor warranty</li><li>• 15 year material warranty</li></ul> |
| RECERTIFICATION            | 40 years as of June 2021                                                                                                                     |
| DOCKS                      | 4 dock high doors and 5 grade level                                                                                                          |
| PARKING                    | Ample parking                                                                                                                                |
| ZONING                     | IU2 Zoning                                                                                                                                   |
| LOCATION                   | Hialeah submarket                                                                                                                            |
| SALE PRICE                 | Please Inquire                                                                                                                               |

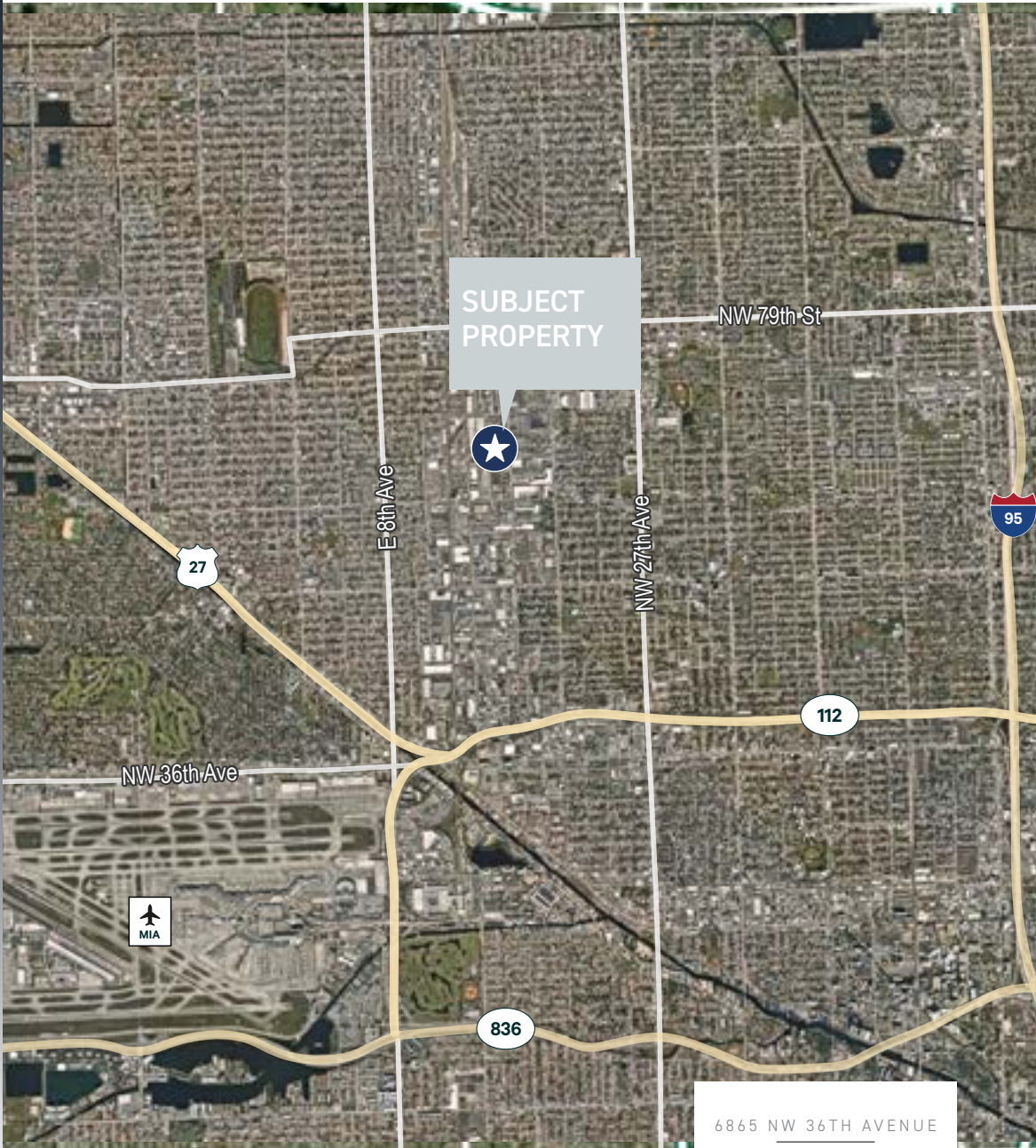


6865 NW 36TH AVENUE

# OVERALL BUILDING PLAN



# LOCATION MAP



**EXCELLENT  
LOCATION**

- Convenient access to Miami International Airport (5 miles / 10 minutes)

- Central location to major thoroughfares including Florida's Turnpike

## FOR SALE

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HIALEAH, FL 33147

### MIAMI OWNER-USER WAREHOUSE

**C O N T A C T   U S**

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