

# INDUSTRIAL *Land For Sale*

7115 NW 10TH AVE | MIAMI, FL 33150

**CONFIDENTIAL MEMORANDUM**

Go commercial with *confidence*

[WWW.MIAMICRE360.COM](http://WWW.MIAMICRE360.COM)





# 7115 NW 10TH AVE

**DISCLAIMER NOTICE:** This marketing package has been collaboratively prepared by RE/MAX 360 Real Estate and the Property Seller to provide preliminary information to potential buyers. It should not be solely relied upon for property and operational data, and appropriate due diligence should be conducted. RE/MAX 360 Real Estate or its agents do not guarantee accuracy, and no liability is assumed for any information, including errors, omissions, or status changes. The indicated investment value is based on assumptions, projections, and estimates subject to economic conditions. Consulting with tax, legal, and other experts is advised to evaluate the investment. Independent confirmation of property information is your responsibility, and seeking advice from professionals is encouraged.

**CONFIDENTIALITY:** The enclosed information is confidential and must be kept private by all potential buyers and their legal representatives. Enclosed information should not be used or distributed for purposes other than analysis and evaluation of the proposed sale.

**EXCLUSIVE:** The property is exclusively listed for sale by RE/MAX 360 Real Estate, and all purchase negotiations will be conducted through the listing agents.

# PROPERTY OVERVIEW

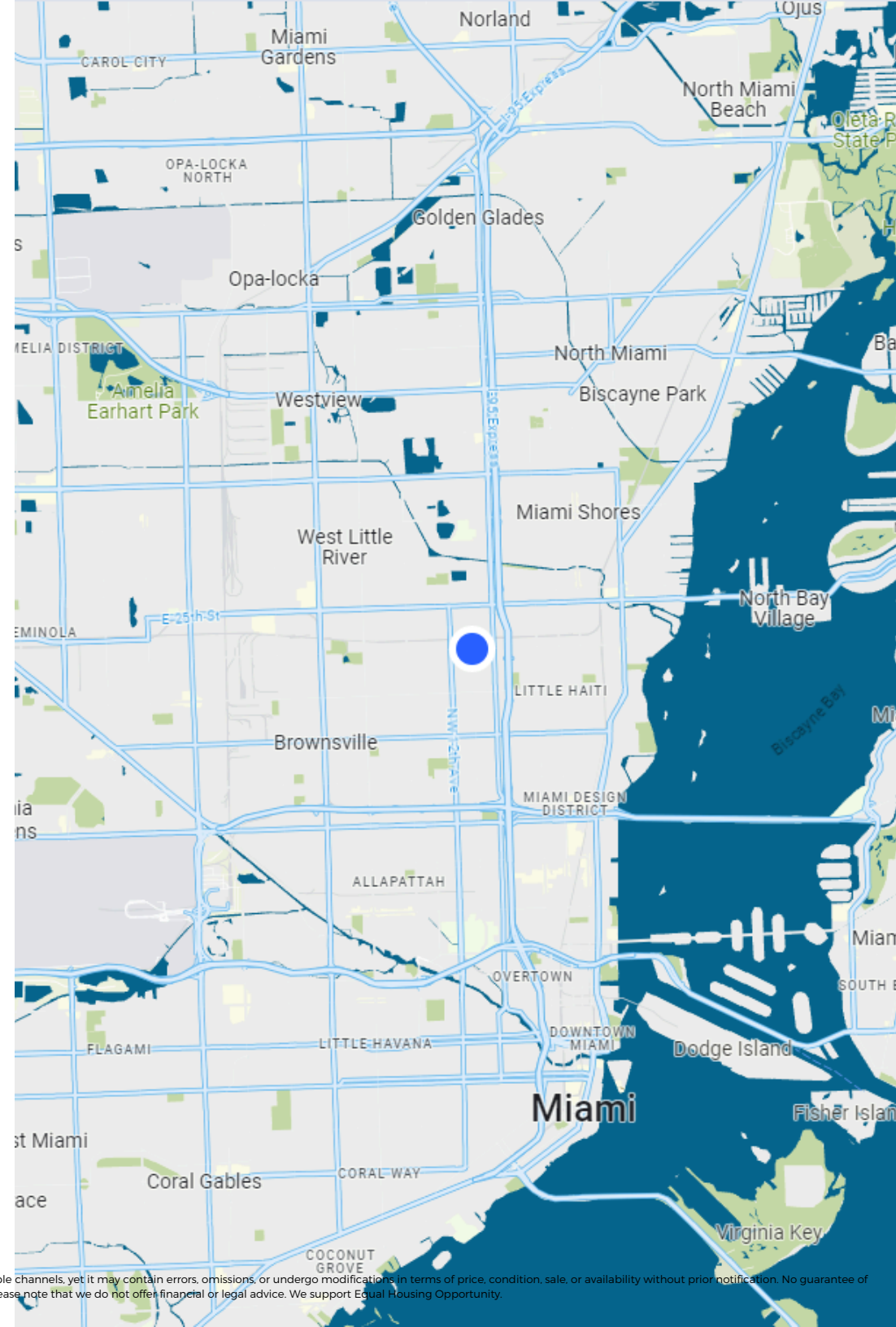
**7115 NW 10TH AVE | MIAMI, FL 33150**

Located at 7115 NW 10th Ave in Miami, this industrial property offers an exceptional opportunity for investors or end-users at an asking price of \$2,500,000, with a competitive price per square foot of \$74.

Spanning a total of 34,000 square feet, the site includes 2,763 square feet of living or office space, zoned for 7100 Industrial use. Currently utilized for car storage, the property features 6 lift bays and is fully fenced with multiple access points, enhancing security and operational flexibility.

Positioned conveniently just off I-95, this location provides excellent access to major transportation routes, making it an ideal spot for industrial-intensive, manufacturing, or warehousing purposes.

With Miami's industrial district expanding rapidly, this property is poised for growth and represents a valuable asset for those looking to capitalize on the area's booming market.









## PROPERTY DETAILS:

- Total Lot Size: 34,000 sqft
- Living Area/Office Space: 2,763 sqft
- Zoning: 7100 Industrial
- Folio Numbers: 30-3111-035-4800 & 30-3111-035-4992

## PROPERTY FEATURES:

- Currently used for car storage
- Includes 6 lift bays, ideal for automotive or industrial use
- Fully fenced perimeter with multiple access points, enhancing security and flexibility
- Easy access to major transportation routes, located just off I-95, offering convenient logistics and transport

• **PSF: \$74**

• **PRICE: \$2,500,000**





## POSSIBLE USES

- Industrial Intensive
- Heavy or Light Manufacturing
- Warehousing & Storage

This property presents endless possibilities for both investors and end-users. Located in Miami's rapidly expanding Industrial district, the site is ideally positioned to capitalize on the city's growing demand for industrial space.

With its strategic location and versatile zoning, this property is a prime opportunity for those seeking to establish or expand operations in one of South Florida's most active industrial markets.





**NORTH BAY VILLAGE**

**LITTLE RIVER**

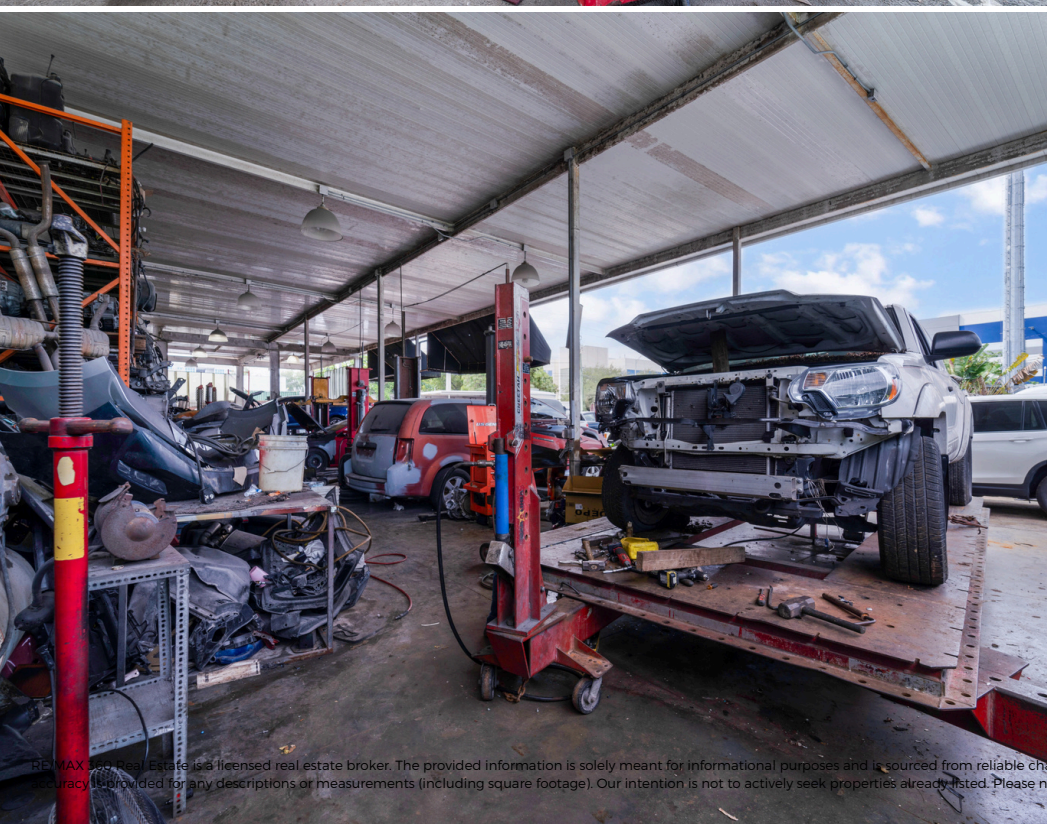
**MIAMI BEACH**

**LITTLE HAITI**

**NW 71ST ST**











CONTACT Details



Wendy  
Cruz

REALTOR®

 305.764.8162

 WENDYCRUZRE@GMAIL.COM

 @WENDYCRUZ\_REALESTATE



Go commercial with *confidence*  
WWW.MIAMICRE360.COM