

2+ ACRES LAST MILE INDUSTRIAL SITE

FOR LEASE

2003-2065
NW 7TH AVENUE
MIAMI, FL 33127



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PROPERTY OVERVIEW



**PROPERTY ADDRESS: 2003-2065 NW 7TH AVENUE
MIAMI, FL 33127**



RATE UPON REQUEST



VACANT LAND: +/- 63,739 SF



3 WAREHOUSES TOTALING: +/- 32,483 SF



2 MEANS OF SITE INGRESS



355' DIRECT FRONTAGE ON NW 7 AVE/ US 441



EASY ACCESS TO DOLPHIN EXPY, I-95, AND SR 112



LAST MILE SITE



CENTRALLY LOCATED WITH PROXIMITY TO HEALTH DISTRICT, DOWNTOWN, MIAMI INTL AIRPORT, AND PORT OF MIAMI



ZONED D2 - INDUSTRIAL

2003-2065 NW 7th Ave
Miami, Florida 33127



SITE DATA



VACANT LAND SF:
63,739 SF

TOTAL WAREHOUSE SF:
32,483 SF



NW 20TH ST

SR 441 / NW 7TH AVENUE



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THE WAREHOUSES

THIS 101,196 SF CONTIGUOUS SITE FEATURES THREE AVAILABLE BUILDINGS. TOTALING 37,457 SF.



BUILDING 1 – 2065 NW 7 AVE

- / 14,437 SF
- / Ceiling Height:
 - North bay - 12'-14'
 - South Bay - 15'
- / Bays at Grade
- / Overhead Doors
 - North Bay - 12' W X 13' H
 - South Bay - 24' W X 12' H with interior well

BUILDING 2 – 2055 NW 7 AVE

- / 11,149 SF
- / Ceiling Height:
 - North bay - 18'
 - South Bay - 14'
- / Bays at Grade
- / Overhead Doors
 - North Bay - 10' X 10'
 - South Bay - 12' X 10'

BUILDING 3 – 2035 NW 7 AVE

- / 6,897 SF
- / Ceiling Height:
 - 13' Clear
- / Dock Height
- / Overhead Doors
 - East Bay - 10' W X 9' H
 - West Bay - 10' X 10'

LOCATION MAP



Distance to Major Thoroughfares and Cities	
Palmetto ExpWay	10mi
I-75	14mi
FL Turnpike	20.4mi
MIA Cargo Facility	9.5mi
Port of Miami	2.8mi
Doral	13mi
North Miami	13mi
Miami Beach	6.9mi
Kendal	6.2mi
Aventura	13.6mi
Sunny Isles	14mi
Davie	23mi
Hollywood	17.8mi
Tamarac	33mi
Fort Lauderdale	25.9mi
Homestead	30mi
Deerfield Beach	39.4mi
Boca Raton	42.6mi
Delray Beach	50mi
West Palm Beach	68.2mi



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SURVEY



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WAREHOUSE PHOTOS



07



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CENTRAL
COMMERCIAL
REAL ESTATE

EXTERIOR PHOTOS



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EAST AERIAL

Wynwood

Edgewater

Subject Property

SR 441 / NW 7th Ave

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SOUTH EAST AERIAL

Downtown

Brickell

UM /
Converge
Miami

Lindsey Hopkins
Technical College



SR 441 / NW 7th Ave

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SOUTH WEST AERIAL

Health District

NW 20th St

SR 441 / NW 7th Ave

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