

AIRPORT WEST

FOR SALE

11,400 +/- Sq. Ft.

MULTI-BAY INDUSTRIAL OFFICE/WAREHOUSE

CALL FOR PRICING



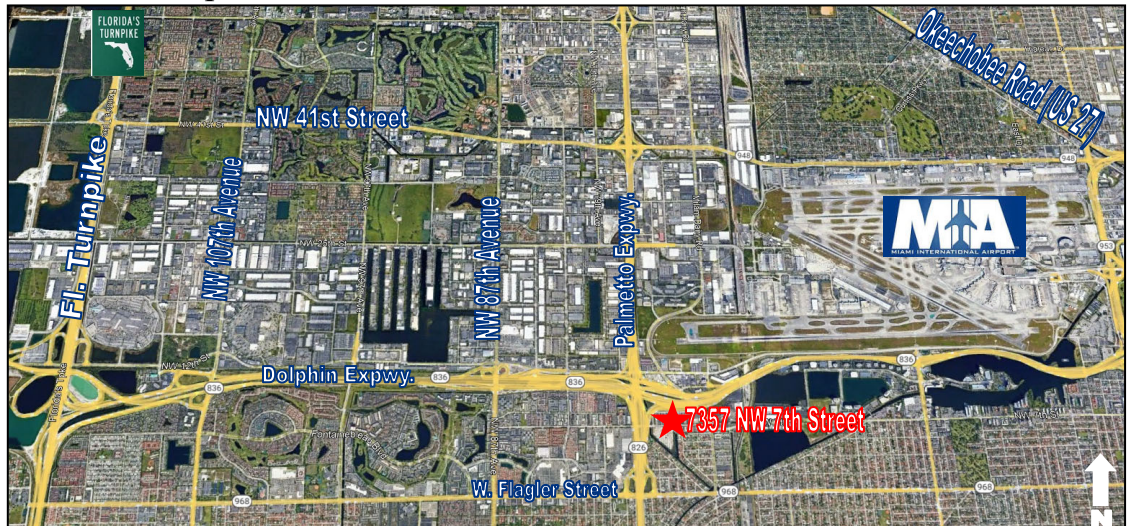
7357—7369 NW 7th STREET, MIAMI, FLORIDA

- 11,400+/- Sq. Ft. on 22,000+/- SF Lot Size
- Six (6) 1,425 SF Bays and One (1) 2,850 SF Corner Bay
- One (1) Street Level Door Each Bay
- 14 -16' Clear Ceiling Height
- Two (2) Parking Spaces p/bay, overflow street parking available
- Zoning: Light Industrial (IU-1), Miami-Dade County
- Forty (40) Year Recertification
- Month-to-Month Below Market Leases with exception of 1 Tenant
- Tenants Paying Average of \$13.00 p/sf gross, + electric, water, & trash
- Ideal for Owner/User or Investor
- Immediate Access to Milam Dairy Rd., NW 12th St., NW 82nd Ave., SR-836, SR-826 & Fl. Turnpike, Close proximity to Miami International Airport and Port of Miami

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