

FOR SALE

Freestanding Airport West Warehouse

7480 NW 52 STREET

Miami, FL 33166

PRESENTED BY:

JOEL A. KATTAN, SIOR

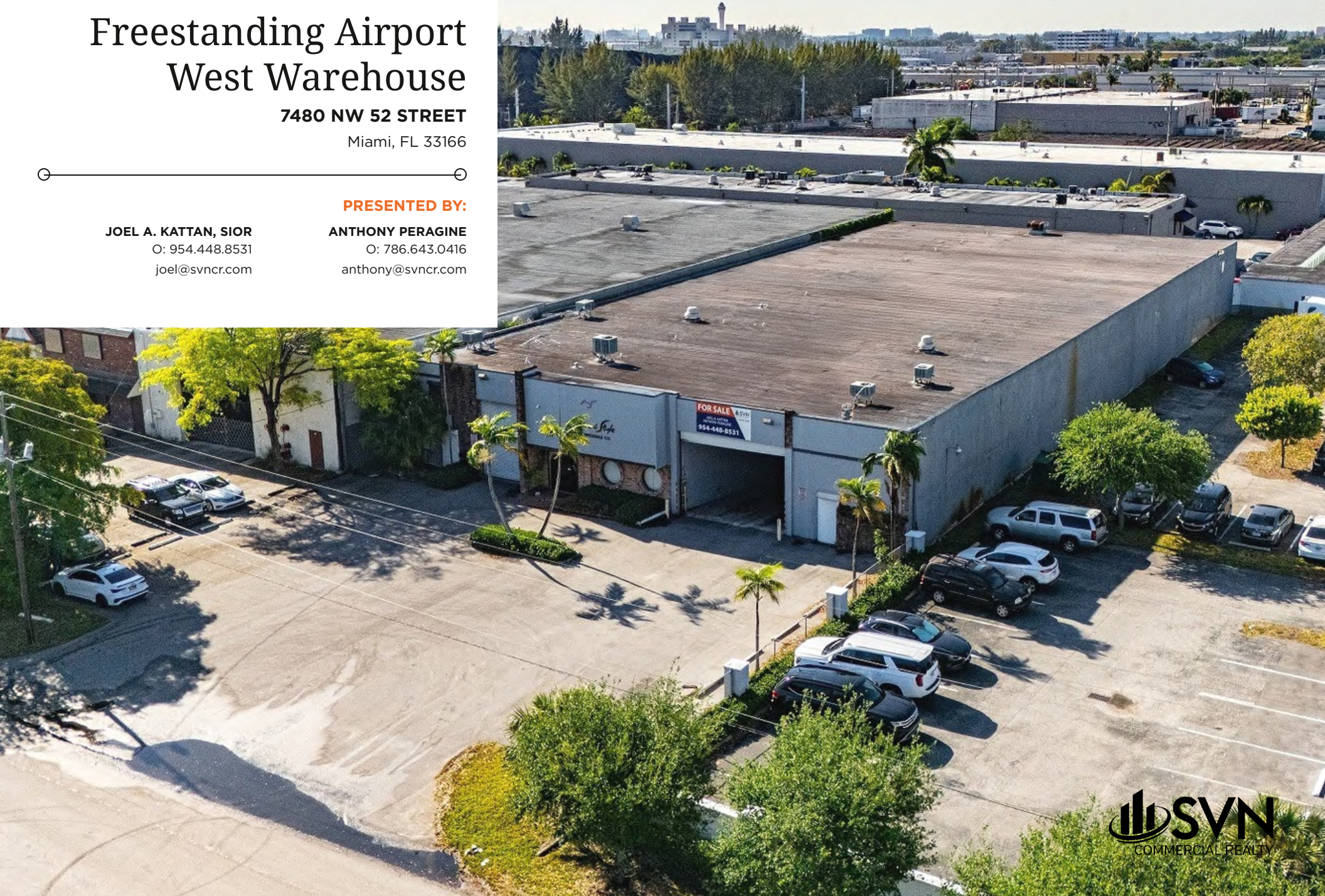
O: 954.448.8531

joel@svncr.com

ANTHONY PERAGINE

O: 786.643.0416

anthony@svncr.com



SVN
COMMERCIAL REALTY

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AIRPORT WEST WAREHOUSE | 7480 NW 52 Street Miami, FL 33166

OFFERING SUMMARY

SALE PRICE	\$6,500,000
BUILDING SIZE	22,274 SF
LOT SIZE	30,854 SF
ZONING	IU-2
YEAR BUILT	1978

PROPERTY HIGHLIGHTS

- Freestanding +/- 22,274 SF Warehouse Building
- +/- 3,500 SF of 1st Floor Office/Showroom Space, plus Additional 2nd Floor Space
- Total of Five (5) Restrooms in Office and Warehouse
- Grade Level Building with Three (3) Loading Positions:
- One (1) Grade 12' W x 14' H Door with Electric Opener
- One (1) Double Wide 45' Recessed Truck Well 20' W x 14' H Door with Two (2) Dock High Positions with Dock Levelers and Electric Opener
- 18' Clear Height
- Minimal Columns | Twin T Roof | Heavy IU-2 Zoning
- Completed and Passed 40 Year Recertification
- Eighteen (18) Parking Spaces
- Excellent Airport West Location on NW 52nd Street between Palmetto Expressway and Milam Dairy Road

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EXTERIOR PHOTOS



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ADDITIONAL EXTERIOR PHOTOS



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WAREHOUSE PHOTOS



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OFFICE/SHOWROOM PHOTOS



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LOCATION AERIAL



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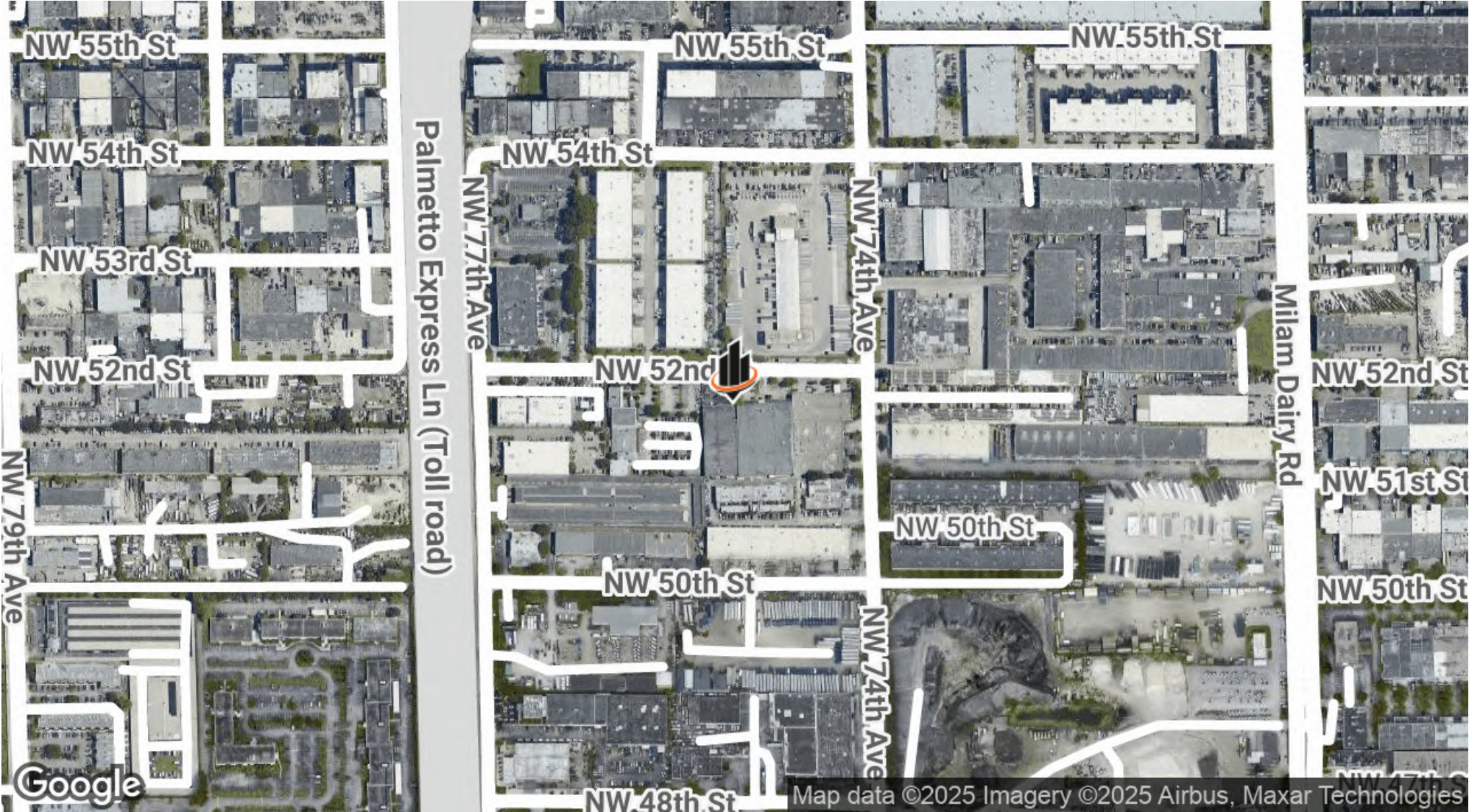
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LOCATION MAP



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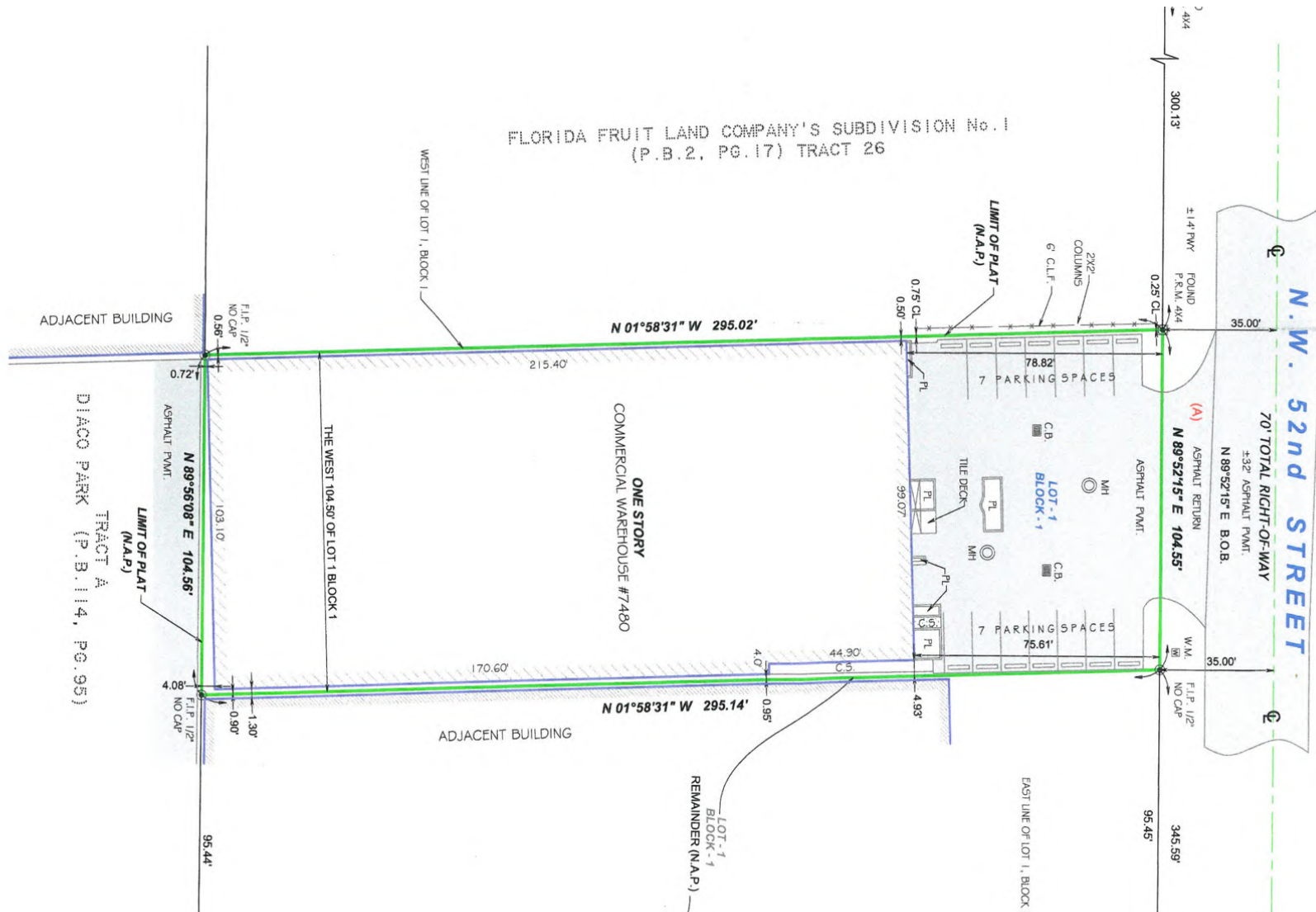
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ENCROACHMENT NOTES:
A. NORTH SIDE OF THE SUBJECT PROPERTY, ASPHALT RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF N.W. 52nd STREET.

MEET THE TEAM



JOEL A. KATTAN, SIOR

Senior Director

Cell: 954.448.8531
joel@svncr.com



ANTHONY PERAGINE

Senior Advisor

Cell: 786.643.0416
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