

# FREESTANDING INDUSTRIAL WAREHOUSE

+/- 15,150 SF For Lease

4301 NW 35<sup>th</sup> Ave, Miami, FL 33142



## PROPERTY FEATURES

- ▶ +/- 15,150 SF TOTAL
- ▶ +/- 81,022 SF Lot Size
- ▶ +/- 2,100 SF Office on 2nd Floor
- ▶ +/- 13,050 SF Warehouse
- ▶ Three (3) Dock Level Loading Doors
- ▶ Building Height 23'
- ▶ Construction Reinforced Concrete
- ▶ 7300 Industrial - HEAVY MFG
- ▶ Ample Parking
- ▶ Single Tenancy
- ▶ Opportunity Zone

**LEASE PRICE: \$22,000.00 MONTHLY GROSS  
+ SALES TAX**



## FOR MORE INFORMATION PLEASE CONTACT:

Raul Bode, P.A.  
Commercial Associate

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Raul@AmericasCRE.com



Licensed Real Estate Broker

10598 NW South River Drive, Medley, Florida 33178 | Tel. 305.883.1921 | [www.AmericasCRE.com](http://www.AmericasCRE.com)

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