



**FOR LEASE**

# Miami Warehouse Bay

**3601 NW 55 STREET**

Miami, FL 33142

**PRESENTED BY:**

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PROPERTY SUMMARY



LEASE RATE	\$13,500.00 PER MONTH
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OFFERING SUMMARY

BUILDING SIZE:	48,895 SF
AVAILABLE SF:	10,590 SF
YEAR BUILT:	1951
ZONING:	M-2
MARKET:	Miami-Dade
SUBMARKET:	Airport East

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PROPERTY OVERVIEW

Available for lease is this +/- 48,895 SF warehouse property situated on a +/- 92,000 SF lot. Only one bay currently available for lease.

PROPERTY HIGHLIGHTS

- Only One (1) Bay Available for Lease
- Bay 104 | +/- 10,590 SF
- Plus +/- 3,200 SF Yard
- Office Space on Two Floors
- Two (2) Restrooms
- 18' Clear
- Sprinklered
- 3 Phase Power | 400 Amps
- Two (2) Oversized Street Level Doors
- Plus a Dock Loading Platform

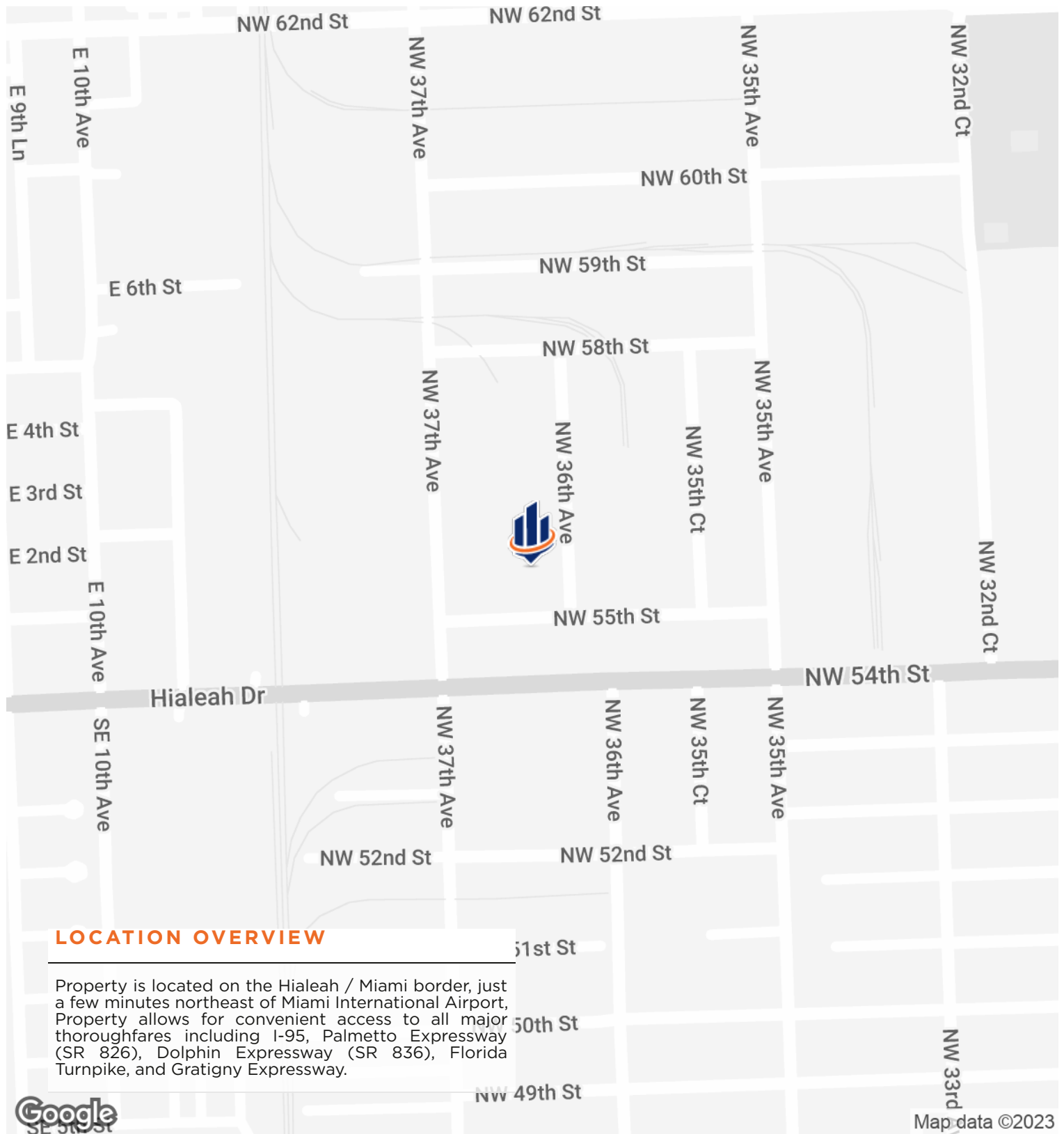


## ADDITIONAL PHOTOS



**JOEL A. KATTAN, SIOR**    **ANTHONY PERAGINE**  
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## LOCATION MAP



### LOCATION OVERVIEW

Property is located on the Hialeah / Miami border, just a few minutes northeast of Miami International Airport. Property allows for convenient access to all major thoroughfares including I-95, Palmetto Expressway (SR 826), Dolphin Expressway (SR 836), Florida Turnpike, and Gratigny Expressway.

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