

Exclusive Opportunity For Sale

Marcus & Millichap
THE ZYLBERGLAIT GROUP



2955 NW 75th St, Miami FL 33147

Investment Highlights:

- Prime location with direct access to all major transportation routes
- Just minutes away from Miami International Airport and Port Miami
- Versatile property suitable for both owner-users and investors with a flexible floor plan
- Expansive rear lot offering potential for increased rental income through Industrial Outdoor Storage
- Affordable acquisition with a competitive price per square foot
- Equipped with multiple loading doors, including dock-high access

Price: \$1,975,000
Occupancy: Vacant
Type: Single Tenant Industrial
RBA: ~10K ft²
Lot Size: 0.77 AC
Pro Forma Cap Rate: 7.7%

Offering Memorandum



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