



# FOR LEASE

## Miami Warehouse Bay

3580 NW 54 Street, Miami, FL 33142



### OFFERING SUMMARY

**LEASE RATE:** **\$18.95 PSF (Gross)**

**BUILDING SIZE:** 50,485 SF

**AVAILABLE SF:** 7,980 SF

**LOT SIZE:** 1.57 Acres

**ZONING:** IU-1

**MARKET:** Miami Dade

**SUBMARKET:** Hialeah

### PROPERTY OVERVIEW

SVN Commercial Realty is pleased to present space at this multi-tenant warehouse consisting of eleven bays, most with its own office and restroom, grade level door(s), and electric meter. Professionally owned and managed.

### PROPERTY HIGHLIGHTS

- Total of 7,980 SF
- Bay #5301
- 444 SF Office Area
- 467 SF Equipment/Storage Room
- 16' Clear | 240V Power
- Two (2) Street Level Loading Doors



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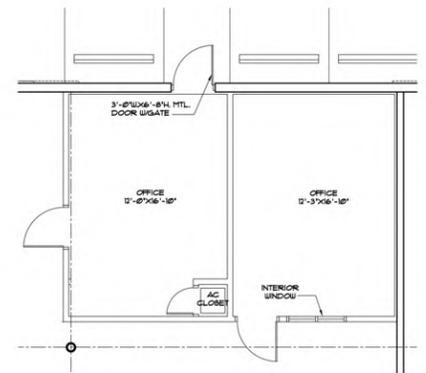
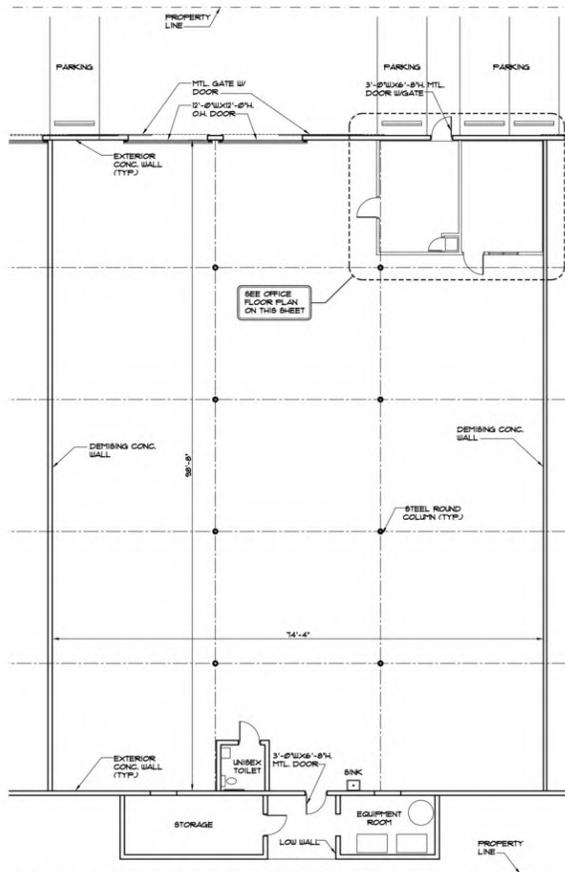


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OFFICE FLOOR PLAN  
SCALE: 1/4"=1'-0" AREA: 444 SQ. FT.

BAY #5301 FLOOR PLAN  
SCALE: 1/8"=1'-0" AREA: 1,493 SQ. FT.  
461 SQ. FT. (HIGH RM + STORAGE)  
TOTAL: 1,954 SQ. FT.



KEY PLAN  
N.T.S.

LEGEND:	
	EXTG. CONC. WALL
	EXTG. PARTITION
	EXTG. DOOR



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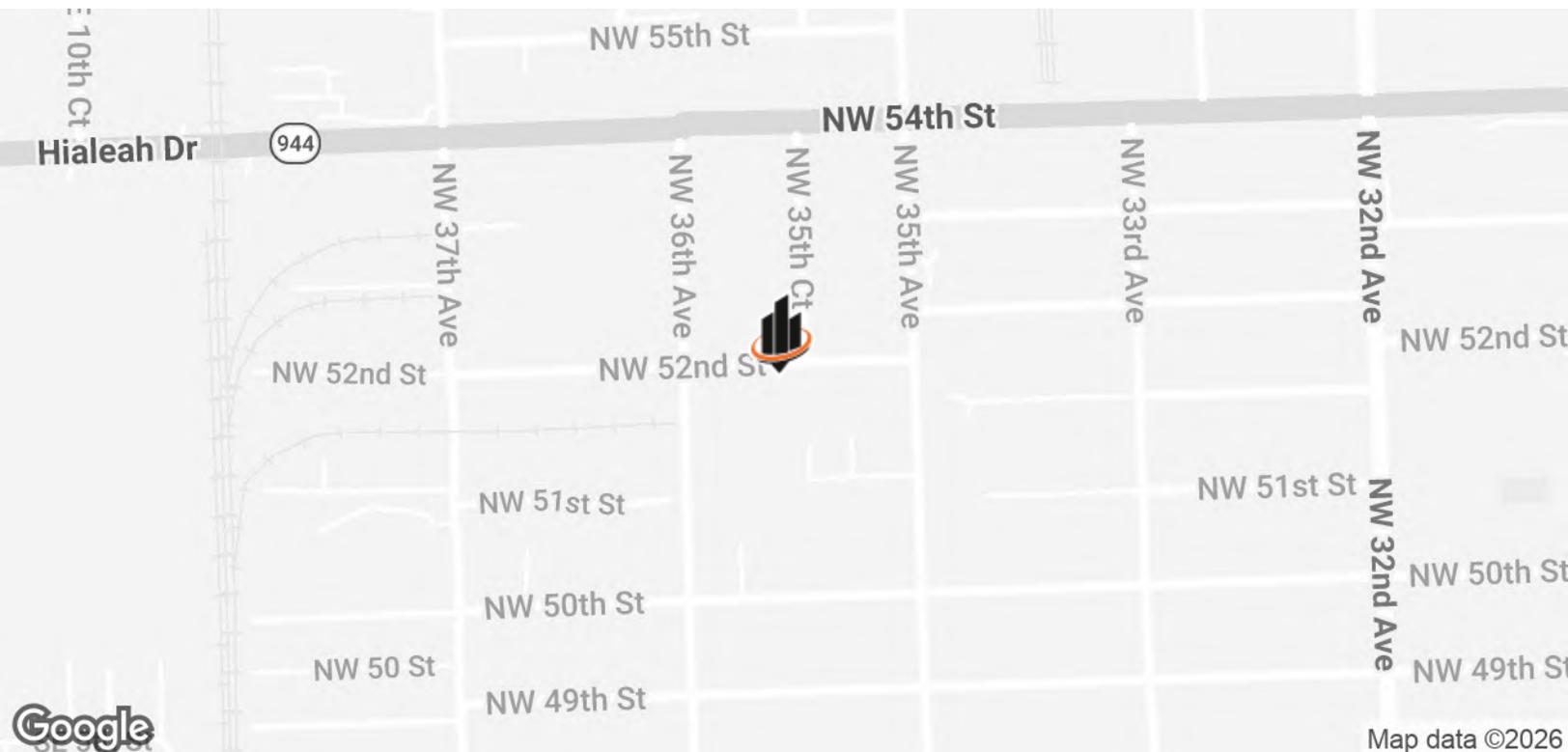
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