

INCOME PRODUCING PROPERTY FOR SALE

6955 BUILDING

6955 NW 52nd Street
Miami, FL 33166



Seize the opportunity to own the 6955 Building. This highly coveted property is a $\pm 43,091$ SF freestanding office/flex/warehouse building strategically situated in the heart of the Miami Airport West submarket. The building is centrally located near Miami International Airport, Doral and Miami Springs, offering unparalleled access to a dynamic array of amenities, including restaurants, banks, hotels, shopping centers, and residential communities.

ABOUT PROPERTY

This prime property boasts a tranquil, lushly landscaped environment that enhances its appeal and provides a serene backdrop for its diverse tenant base. Currently, the 6955 Building is 96% occupied which represents a solid investment with strong rental income potential.

PROPERTY FEATURES

- $\pm 43,091$ SF
- Warehouse $\pm 25,370$ SF
- Office $\pm 17,721$ SF
- Parcel Size: ± 2.04 Acres ($\pm 88,862$ SF)
- Doors: 5 loading doors; including 2 drive in doors
- Fire sprinklers
- Hurricane impact windows
- ± 103 parking spaces
- Property Folio #: 30-3023-037-0050
- Zoning: 7300 Industrial
- Heavy Manufacturing
- Land Use Terminal: 4837 Warehouse or Storage

PROPERTY VIDEO

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LOCATION OVERVIEW

- The 6955 building is centrally located in the Miami Airport West submarket
- Florida's Turnpike is approximately 5 miles away
- SR 836 (Dolphin Expressway) is approximately 3 miles away
- SR 826 (Palmetto Expressway) is approximately 1 mile away

For additional information please contact us:

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