

FOR SALE

7290 SW 42nd Ter.  
Miami, FL 33155





COLDWELL BANKER  
REALTY



# PROPERTY DESCRIPTION

Small-bay warehouse with four equal sized units of 2,760+/- sq.ft. each. There are 5 overhead doors ranging from 11'x10' to 14'x10'. The building has 3P power and ample parking. Office space varies with each bay. Currently leased to a single user at below market rate. Inquire for more details.

 <b>List Price:</b> <b>\$3,800,000</b>	 <b>4 Bays</b> <b>2,760 sq.ft.+/-</b>
 <b>Total: 11,040 sq.ft.</b>	 <b>Lot Size:</b> <b>18,360 sq.ft.</b>
 <b>Clear Height: 15 ft.</b>	 <b>3-Phase Power</b>
 <b>12 Parking Spaces</b>	 <b>Zoning: IU-2</b>



Information herein has been obtained from sources believed reliable but not verified. It is recommended to conduct independent research regarding the property to verify all information. No guarantees or representations are made through this document and reliance on this information is at your own risk.



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# LOCATION FEATURES

- Close proximity to Coral Gables, South Miami, Pinecrest and MIA.
- Quick access to 826 (Palmetto Expy.).
- Quick access to Coral Gables, Pinecrest and points south.
- Steps from Bird Road Arts District.
- Adjacency to pending Ludlum Trail re-development.
- Large corner lot, straight shot to Bird Rd.



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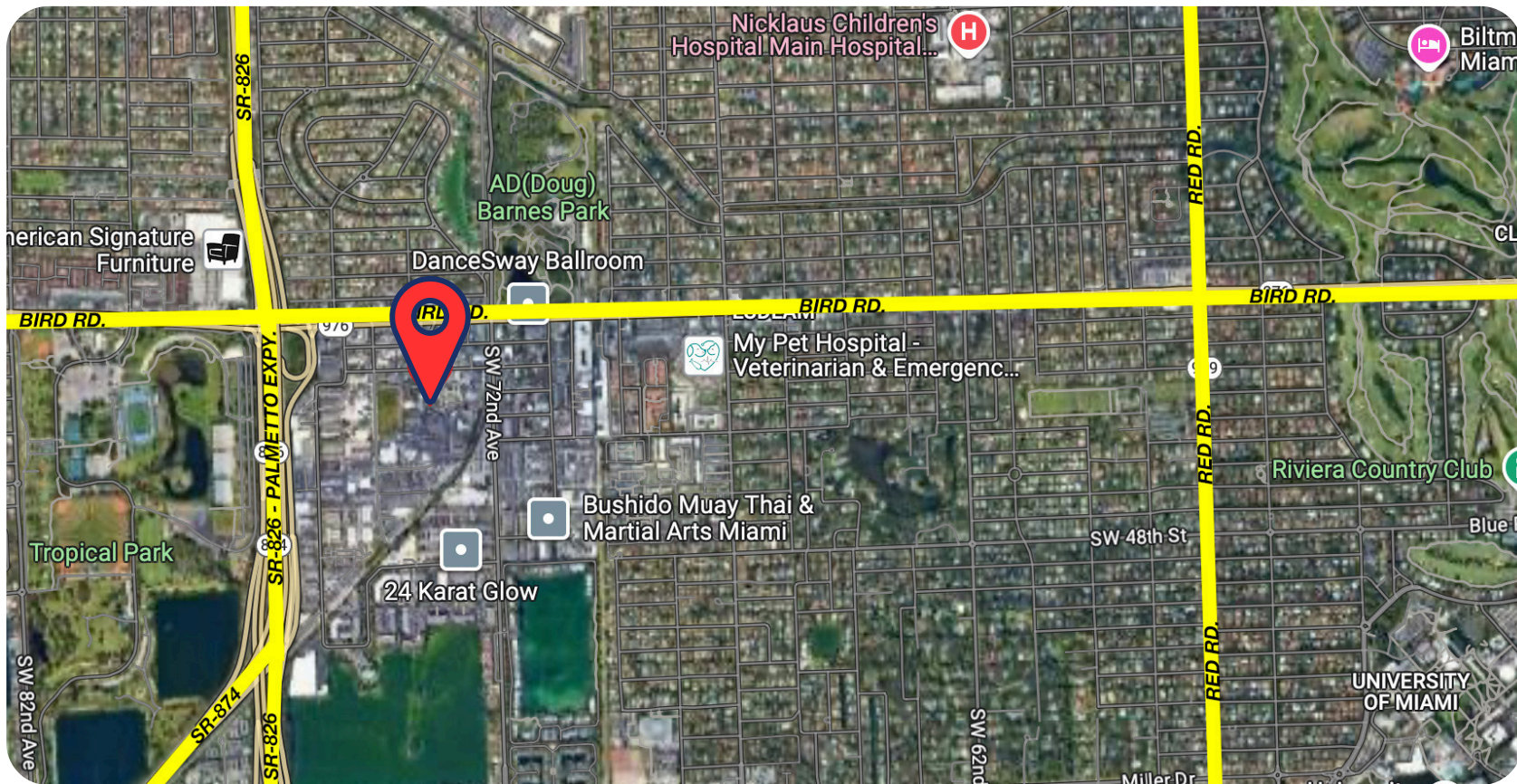
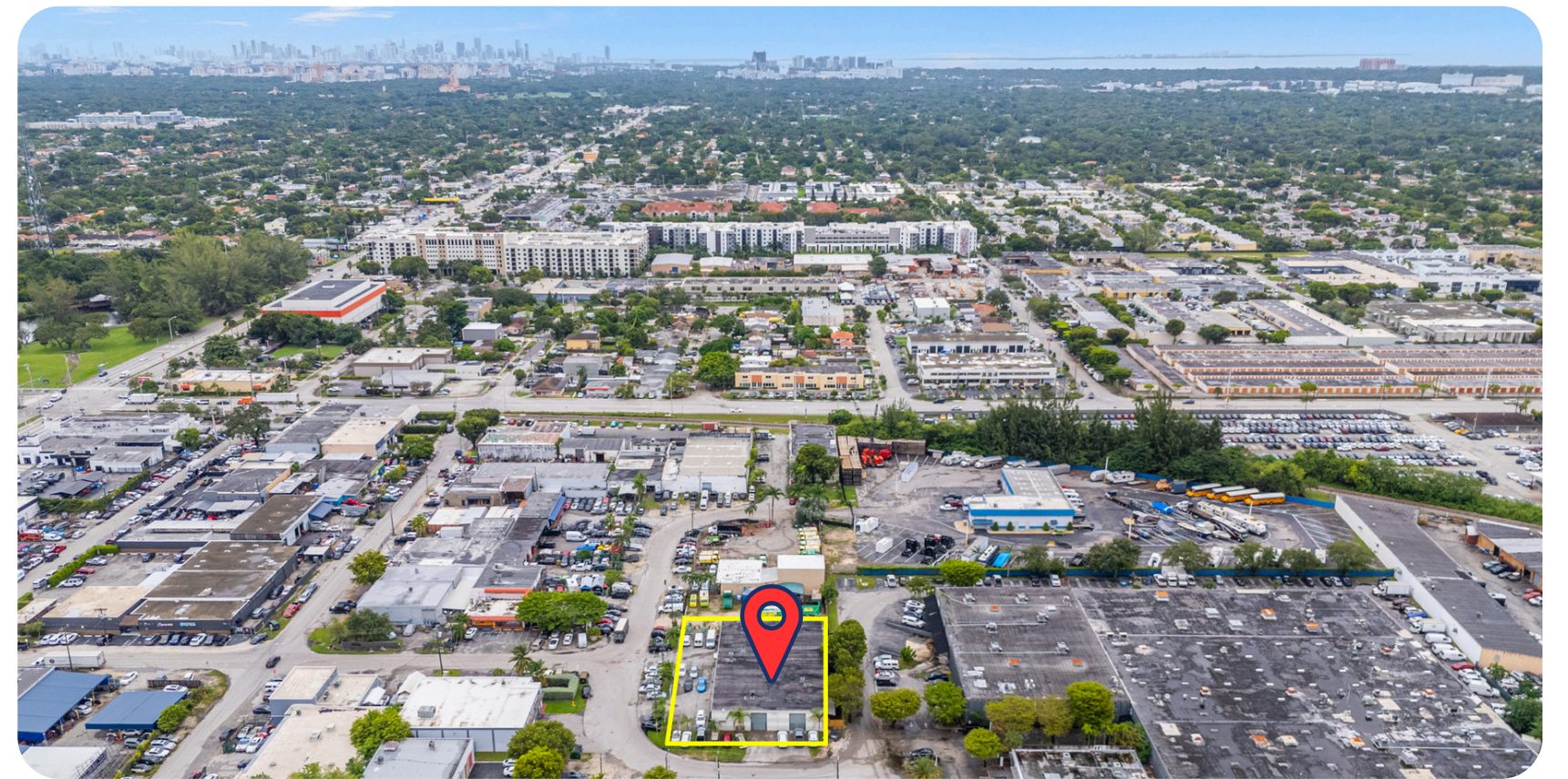
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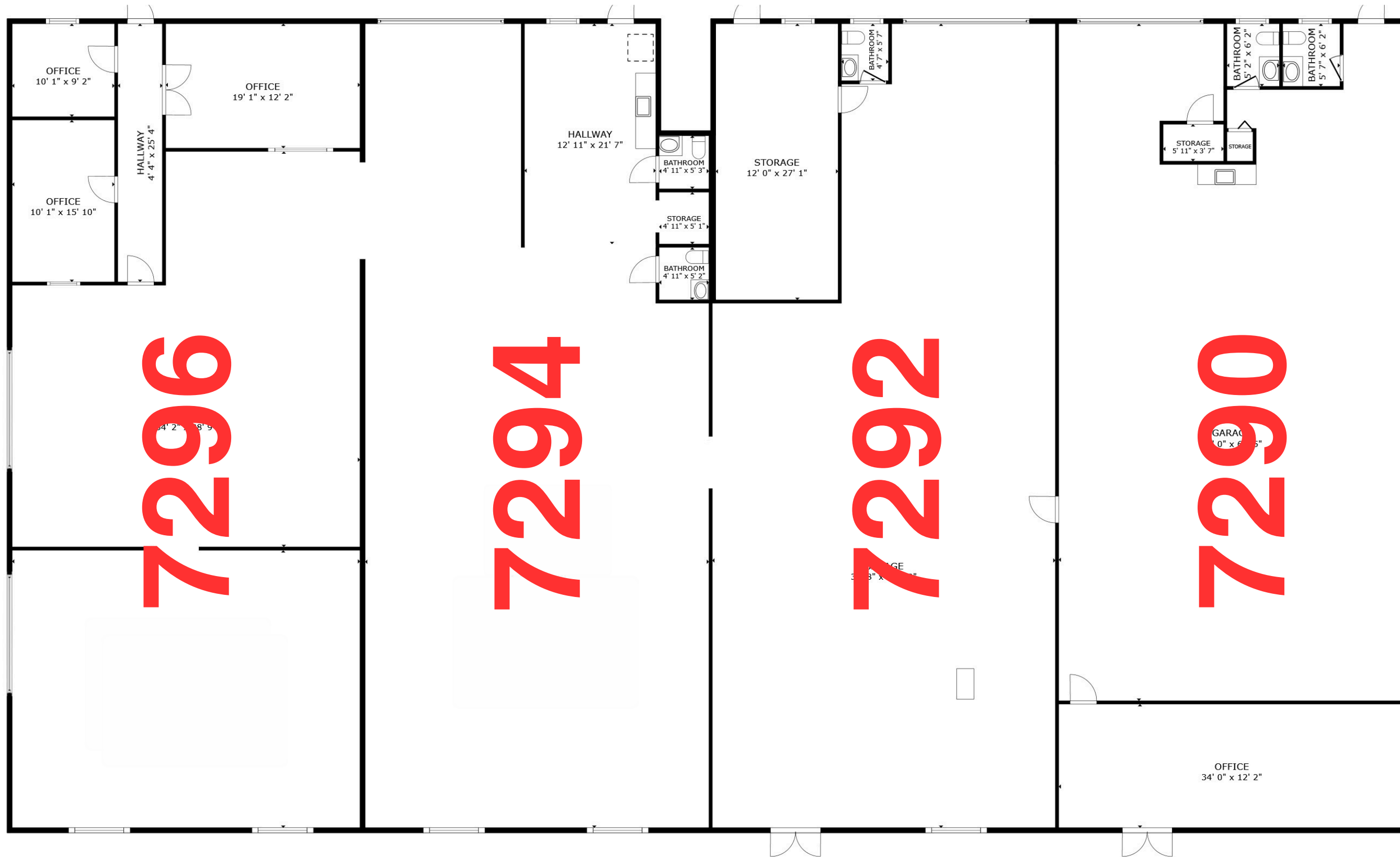
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FLOOR PLAN

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