



**7300 NW 35 AVE  
MIAMI FL 33147**

**HEAVY INDUSTRIAL  
OFFICE + YARD**



**SCAN FOR INFO**

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**VISIT FAUSTOCOMMERCIAL.COM**  
**1761 W FLAGLER ST, MIAMI, 33135**



**\$18/SF (BUILDING) \$3/SF (YARD)**

This 9,900 SF heavy industrial facility offers a well-balanced mix of 2,050 SF of modern, air-conditioned office space and 7,700 SF of functional warehouse, featuring 16-foot clear heights and three-phase power to support demanding industrial operations. The property includes a 17,000 SF secured yard leased separately, two loading docks (one with ramp), a fire sprinkler system, and two restrooms. The renovated office buildout features two private offices and a large conference room, with optional racking available for added flexibility.

**Yard Size ... 17,000 SF**  
**Building Size ... 9,900 SF**



**SPACE FOR**

- **Showroom**
- **Warehouse**
- **Distribution**
- **General industrial**

