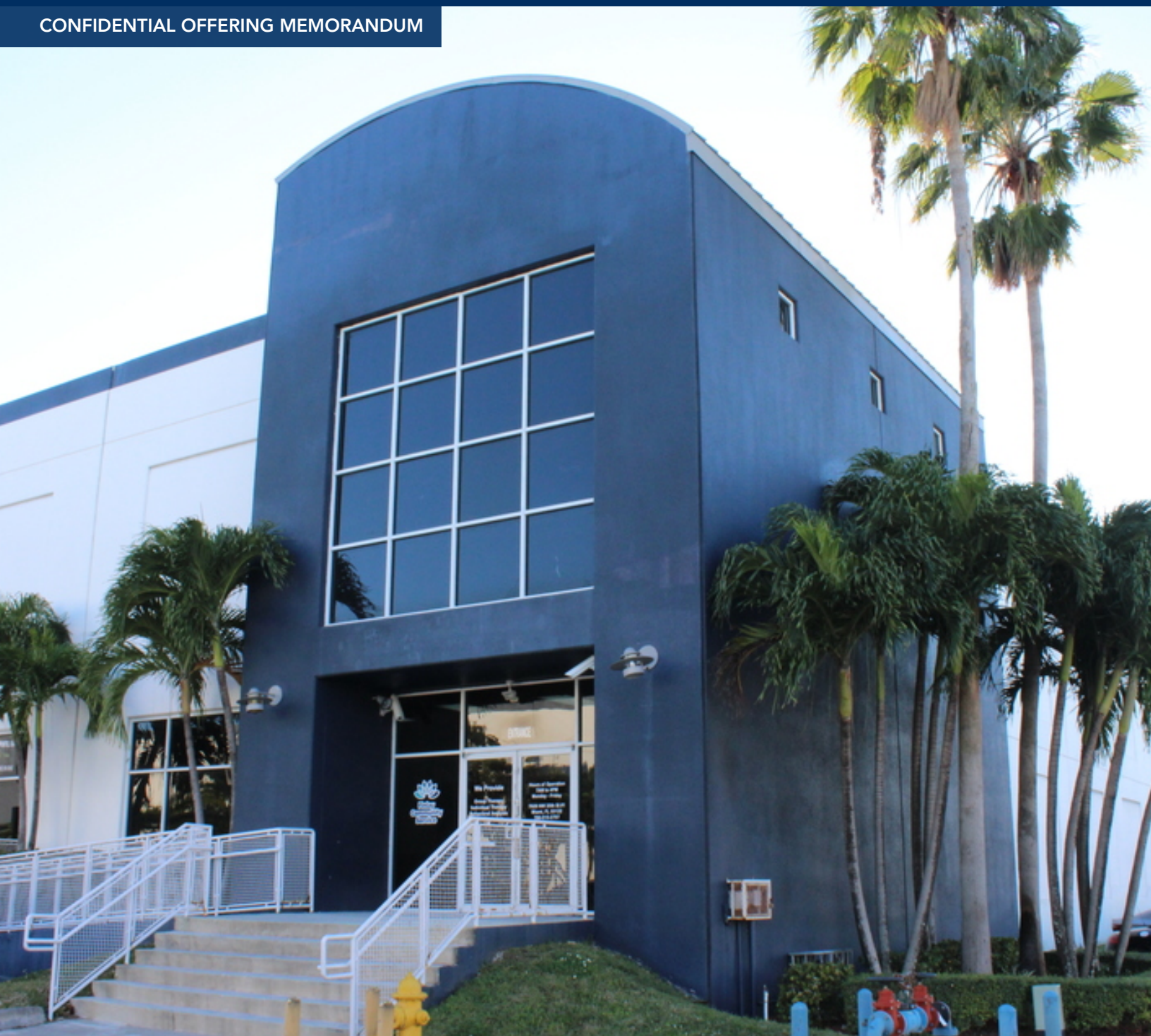


MIAMI AIRPORT CENTER - OFFICE / WAREHOUSE FOR LEASE

7620 NW 25TH STREET, UNIT 1 , MIAMI, FL 33122

CONFIDENTIAL OFFERING MEMORANDUM



Luciano H. Rappa, PA, CCIM | President | 305.490.4373 | luciano@kaizenre.com

EXECUTIVE SUMMARY

7620 NW 25TH STREET, UNIT 1 , MIAMI, FL 33122

Kaizen.
REALTY PARTNERS



OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (Gross)
Building Size:	6,969 SF
Available SF:	6,969 SF
Number of Units:	1
Year Built:	1996
Renovated:	2015
Zoning:	7300/Industrial-Heavy MFG
Market:	Airport West

PROPERTY OVERVIEW

Front Corner Office/Warehouse unit totaling +/- 6,969 SF with +/-1,765 SF of Office, 1 Double Wide Rear Loading Dock High Door, Ample Loading Court, 24' Ceiling Height. Built in 1996 and renovated in 2011. The unit also has 3 Phase Heavy Power, Fire Sprinklers, and Ample Parking. Great location in Miami Airport Center that has Night and Weekend Security.

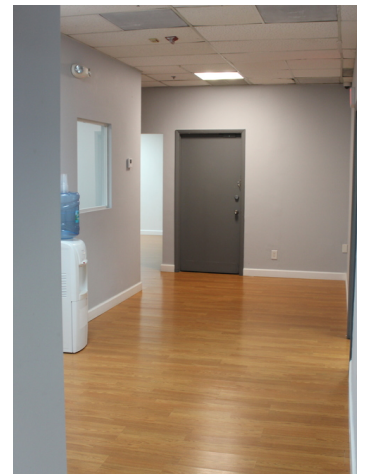
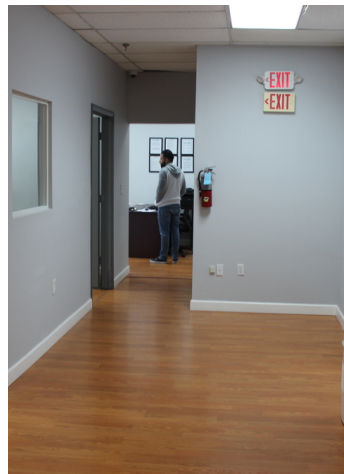
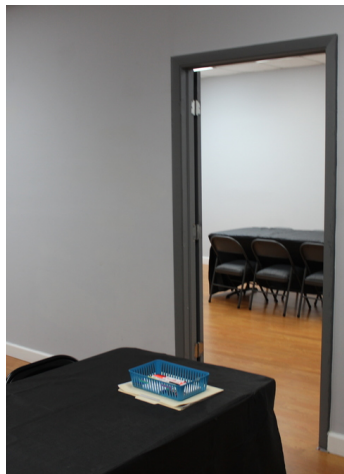
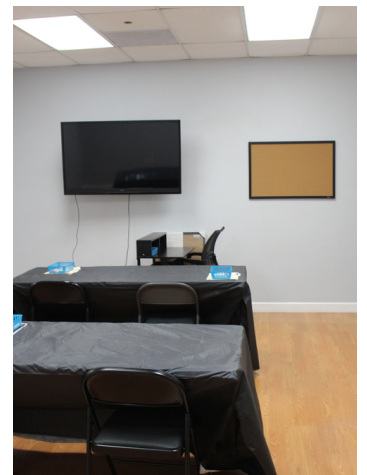
PROPERTY HIGHLIGHTS

- Front Corner Unit
- 1 Double Wide Dock Door
- Rear Loading
- Ample Loading Court
- 24' Ceiling Height
- 3 Phase Heavy Power
- Fire Sprinklers
- Ample Parking
- Night & Weekend Security

ADDITIONAL PHOTOS

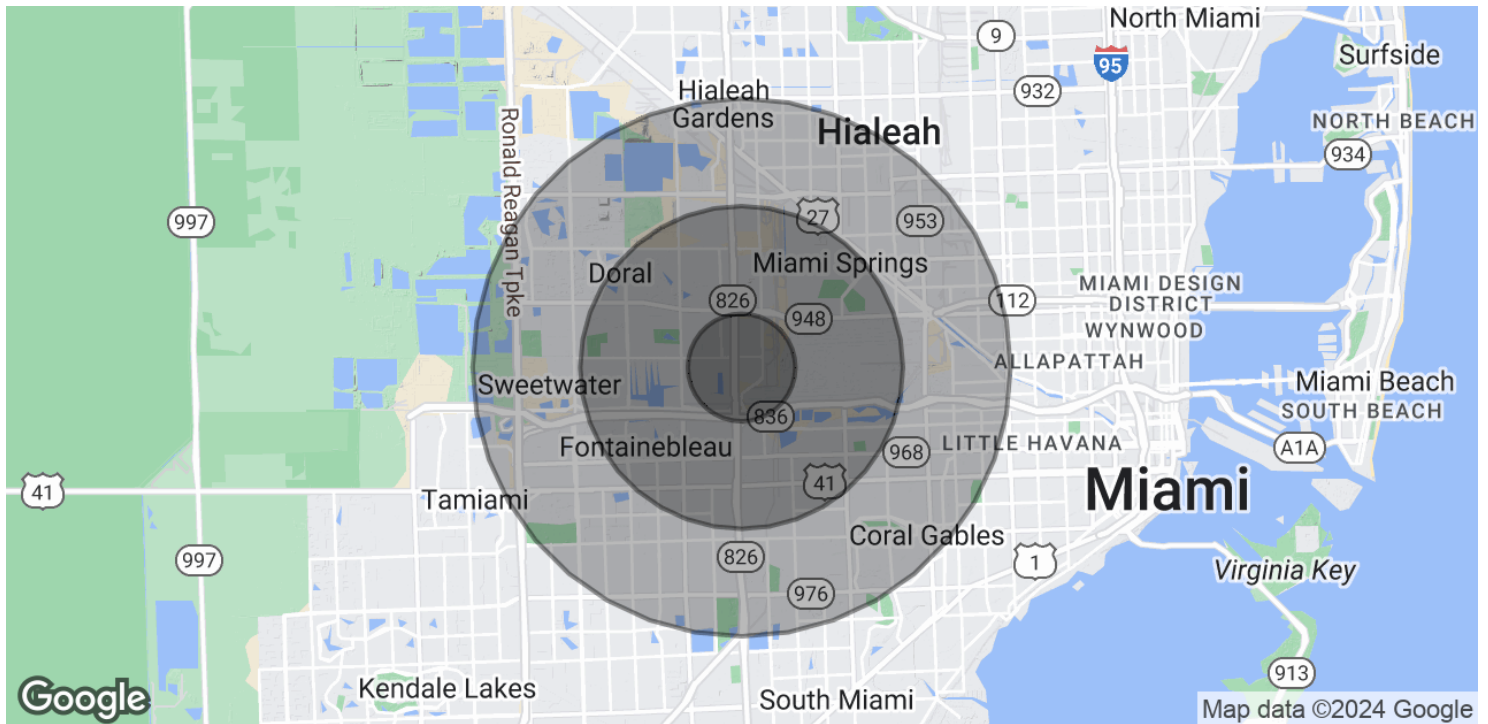
7620 NW 25TH STREET, UNIT 1 , MIAMI, FL 33122

Kaizen
REALTY PARTNERS



DEMOGRAPHICS MAP & REPORT

7620 NW 25TH STREET, UNIT 1 , MIAMI, FL 33122



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,937	103,261	429,923
Average Age	40.0	41.2	42.2
Average Age (Male)	37.6	39.2	40.3
Average Age (Female)	41.5	43.1	43.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	849	36,821	148,795
# of Persons per HH	3.5	2.8	2.9
Average HH Income	\$56,999	\$55,837	\$54,486
Average House Value	\$277,018	\$274,123	\$313,752

2020 American Community Survey (ACS)