

# FOR LEASE 2+ ACRES LAST MILE INDUSTRIAL SITE

2003-2065  
NW 7TH AVENUE  
MIAMI, FL 33127



Buena Vista

Design District

Bay Point

Midtown

Edgewater

Wynwood

Health District

Overtown

Omni

Park West

Spring Garden

Little Havana

Lummas Park

Riverside

Downtown

Port of Miami

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**CENTRAL  
COMMERCIAL**  
REAL ESTATE

# PROPERTY OVERVIEW



**PROPERTY ADDRESS: 2003-2065 NW 7TH AVENUE  
MIAMI, FL 33127**



**RATE UPON REQUEST**



**VACANT LAND: +/- 63,739 SF**



**3 WAREHOUSES TOTALING: +/- 32,483 SF**



**2 MEANS OF SITE EGRESS**



**355' DIRECT FRONTAGE ON NW 7 AVE/ US 441**



**EASY ACCESS TO DOLPHIN EXPY, I-95, AND SR 112**



**LAST MILE SITE**



**CENTRALLY LOCATED WITH PROXIMITY TO HEALTH DISTRICT, DOWNTOWN, MIAMI INTL AIRPORT, AND PORT OF MIAMI**



**ZONED D2 - INDUSTRIAL**

2003-2065 NW 7th Ave  
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# LOCATION MAP



Distance to Major Thoroughfares and Cities	
Port of Miami	2.8mi
MIA Cargo Facility	9.5mi
Palmetto ExpWay	10mi
I-75	14mi
FL Turnpike	20.4mi
Doral	13mi
North Miami	13mi
Miami Beach	6.9mi
Kendal	6.2mi
Aventura	13.6mi
Sunny Isles	14mi
Davie	23mi
Hollywood	17.8mi
Tamarac	33mi
Fort Lauderdale	25.9mi
Homestead	30mi
Deerfield Beach	39.4mi
Boca Raton	42.6mi
Delray Beach	50mi
West Palm Beach	68.2mi

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# SITE DATA



**VACANT LAND SF:  
63,739 SF**

**TOTAL WAREHOUSE  
SF:32,483 SF**



**NW 20TH ST**

**SR 441 / NW 7TH AVENUE**



**RENDERING**

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# THE WAREHOUSES

THIS +/- 96,222 SF CONTIGUOUS SITE FEATURES THREE AVAILABLE BUILDINGS. TOTALING +/- 32,483 SF.



## BUILDING 1 – 2065 NW 7 AVE

- / 14,437 SF
- / Ceiling Height:
  - Bay 1 - 12'-14'
  - Bay 2 - 15'
- / Bays at Grade
- / Overhead Doors
  - Bay 1 - 12' W X 13' H
  - Bay 2 - 24' W X 12' H
 with interior well

## BUILDING 2 – 2055 NW 7 AVE

- / 11,149 SF
- / Ceiling Height:
  - Bay 1 - 18'
  - Bay 2 - 14'
- / Bays at Grade
- / Overhead Doors
  - Bay 1 - 10' X 10'
  - Bay 2 - 12' X 10'

## BUILDING 3 – 2035 NW 7 AVE

- / 6,897 SF
- / Ceiling Height:
  - 13' Clear
- / Dock Height
- / Overhead Doors
  - Bay 1 - 10' W X 9' H
  - Bay 2 - 10' X 10'
  - Bay 3 - 10' X 10'

# SURVEY



2003-2065 NW 7th Ave  
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# WAREHOUSE PHOTOS



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 **CENTRAL  
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# EAST AERIAL

Wynwood

Edgewater



Subject Property

SR 441 / NW 7th Ave

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# SOUTH EAST AERIAL

Downtown

Brickell

UM /  
Converge  
Miami

Lindsey Hopkins  
Technical College



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# SOUTH WEST AERIAL

UM / Jackson Health District

NW 20th St

SR 441 / NW 7th Ave

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# NORTH AERIAL

Allapattah



SR 441 / NW 7th Ave

NW 20th St



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## CONTACT INFORMATION

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