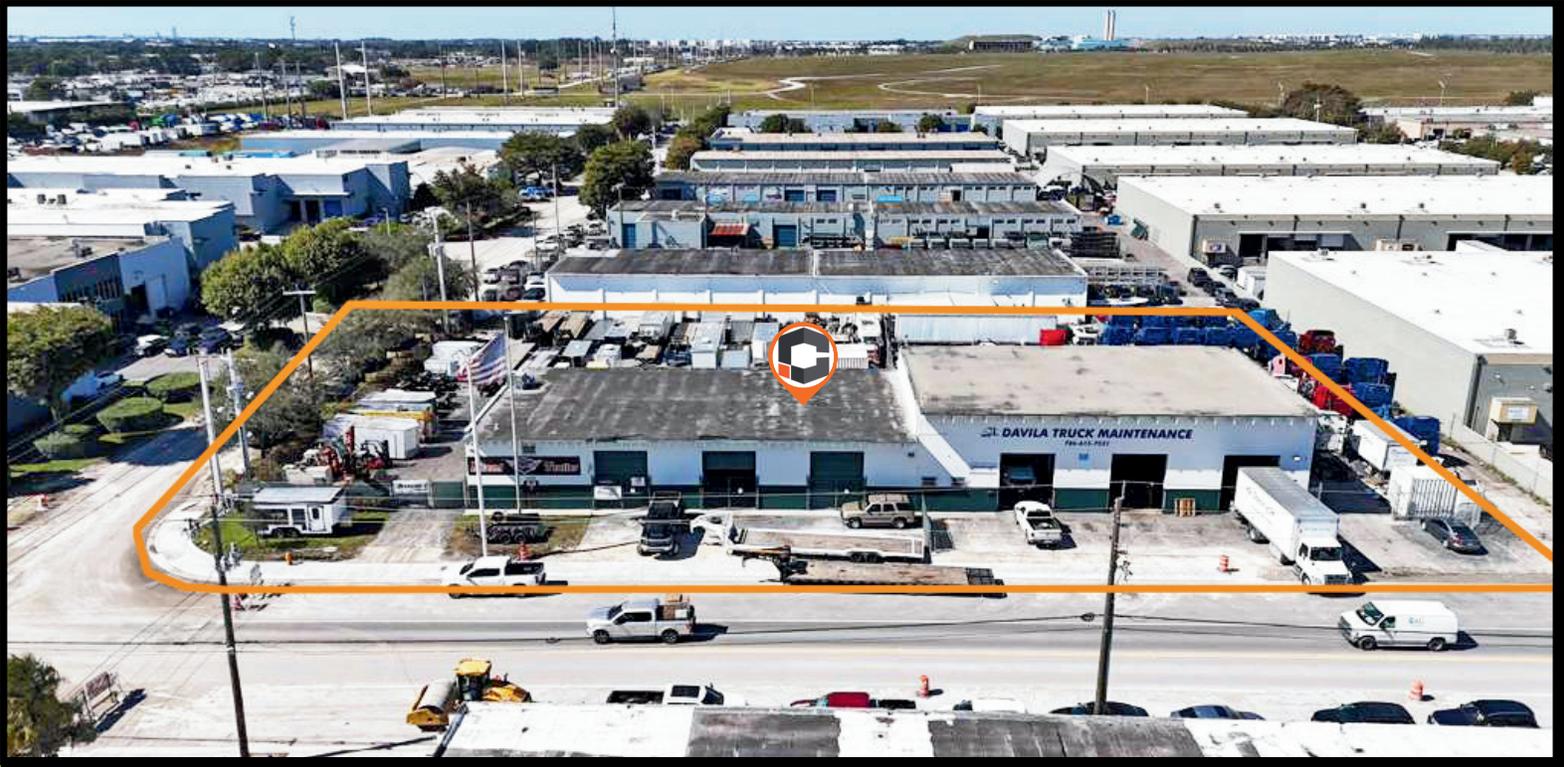


# FOR SALE / LEASE

## INDUSTRIAL

6400 NW 84<sup>th</sup> Avenue, Miami, FL 33166



## PROPERTY FACTS

-  1.02 AC (44,605 SF)
-  IU3 ZONING
-  FOR SALE - \$6,900,000.00
-  FOR LEASE - \$48,000/MO. IG
-  CORNER OF NW 64<sup>TH</sup> ST AND 84<sup>TH</sup> AVENUE

**+/- 10,297** PSF **INDUSTRIAL**

## REMARKS:

Excellent opportunity to acquire a well-located industrial property. Excellent traffic flow in front of the building provides strong accessibility and visibility. The building features a cross-dock configuration with front and rear loading, offering efficient operations and superior circulation. IU-3 zoning provides an incredible amount of permitted uses that can be applied to this building, making it ideal for a wide range of industrial and commercial users.



**CORNERSTONE**  
INTERNATIONAL REALTY



INDUSTRIAL



OFFICE



RETAIL



MULTIFAMILY



DEVELOPMENT



HOTEL

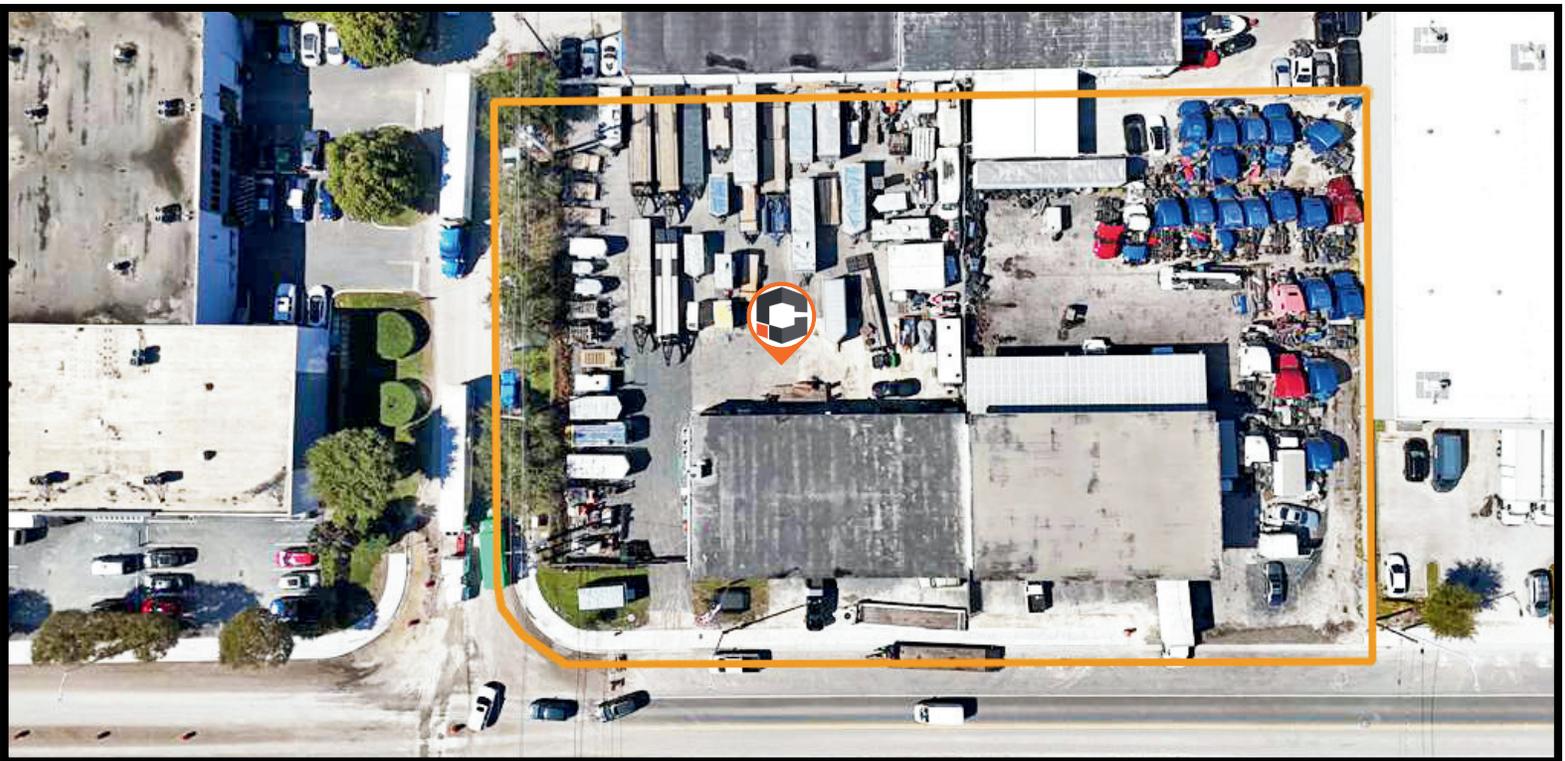
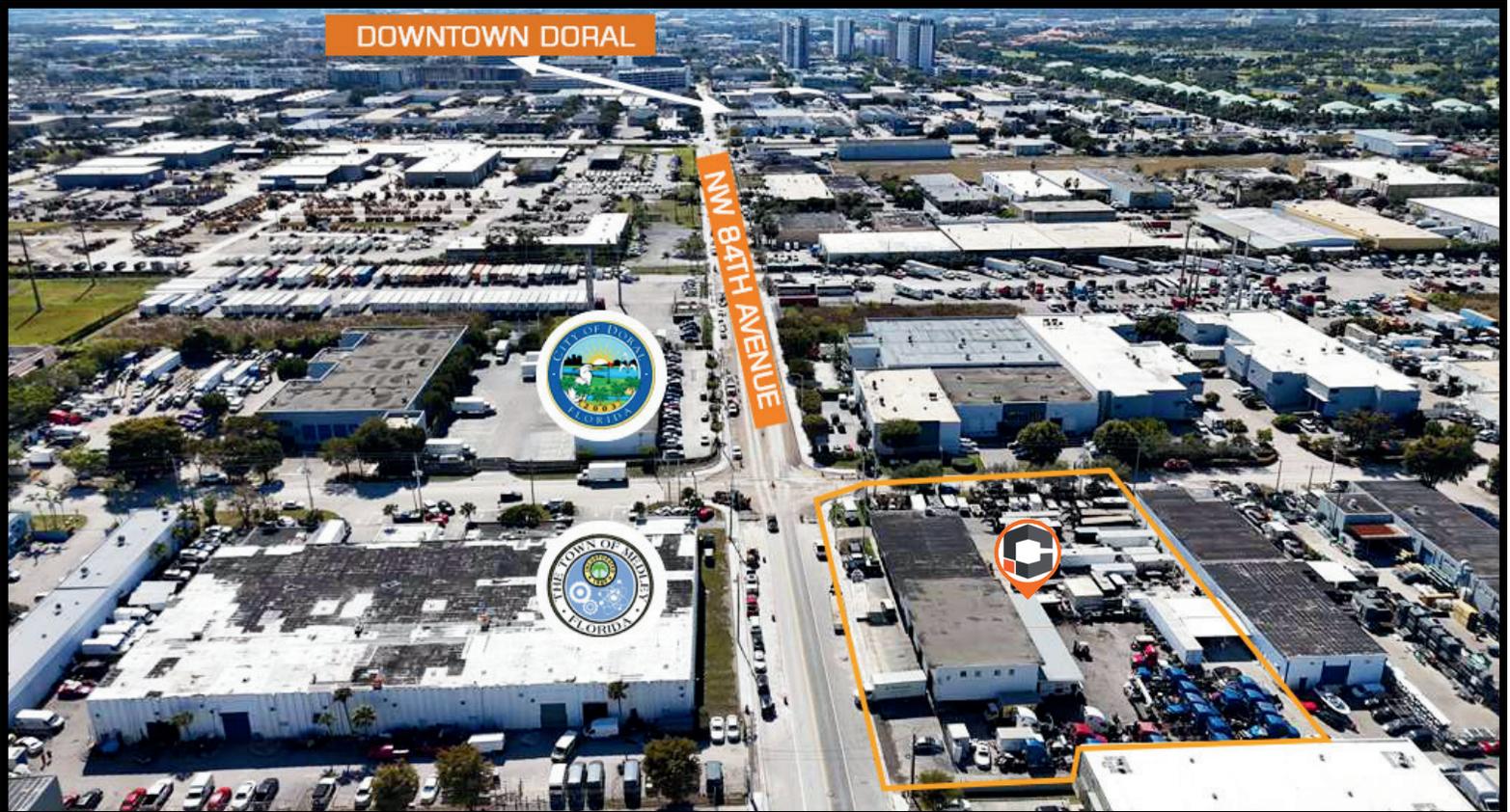
*For more information, please contact:*

**HECTOR CATANO**  
T: 786-280-5100

INFO@CORNERSTONE-IR.COM  
(305) 428-2708  
8200 NW 27TH ST #107, DORAL, FL 33122

# FOR SALE / LEASE

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- HIGHLIGHTS:**
- Front-loading
  - Strategic location near MIA Airport
  - Excellent access to (SR-826), (SR-836) and FL Turnpike.
  - Strategically located in Medley, directly on the Doral city boundary.

