

# FOR SALE OR LEASE

6721 NW 36TH AVENUE  
HIALEAH, FL 33147

**FEE BONUS:**  
**3% SALE**  
**5% LEASE**

**\$1.67 M CAPITAL  
IMPROVMENTS**

**NEW 40 YEAR  
RE-CERTIFICATION**

HIALEAH CORPORATE  
HEADQUARTERS

**For Sale: ±59,161SF**  
**For Lease: ±27,822 SF - ±59,161SF**

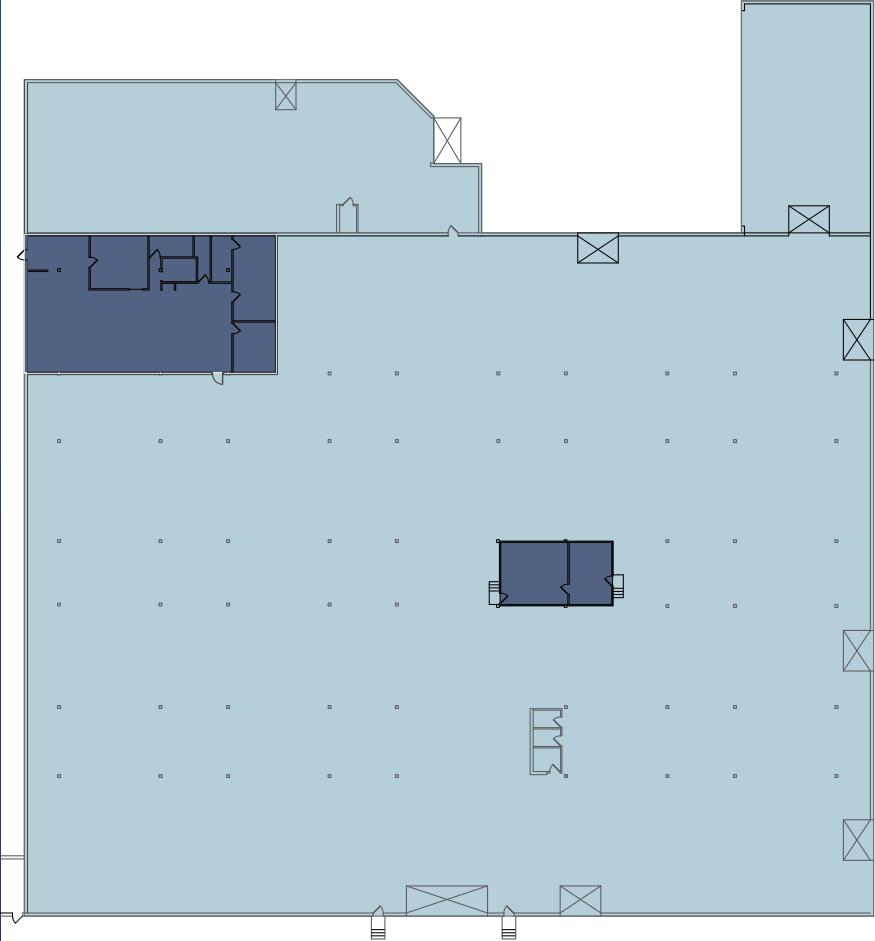


# PROPERTY FEATURES

FOR LEASE	±27,822 SF - ±59,161 SF
FOR SALE	±59,161 SF
AVAILABLE SPACE	Full building available
OFFICE AREA	3,689 SF
BUILDING HEIGHT	16' - 20' clear height
DOCKS	10 dock high doors and 1 ramp
TRAILER PARKING	Large, secure outdoor storage component
FIRE SYSTEM	Fire sprinkler system
PARKING	Ample parking
SECURITY	Fully fenced and secured
ZONING	IU2 Zoning
LOCATION	On rail
ROOF	Full roof replacement completed March 2023 with a new 15-year warranty
RATES	Lease: \$15.75 MG Sale: Please Inquire



# FLOOR PLAN



**55,472 SF**  
WAREHOUSE

**3,689 SF**  
OFFICE

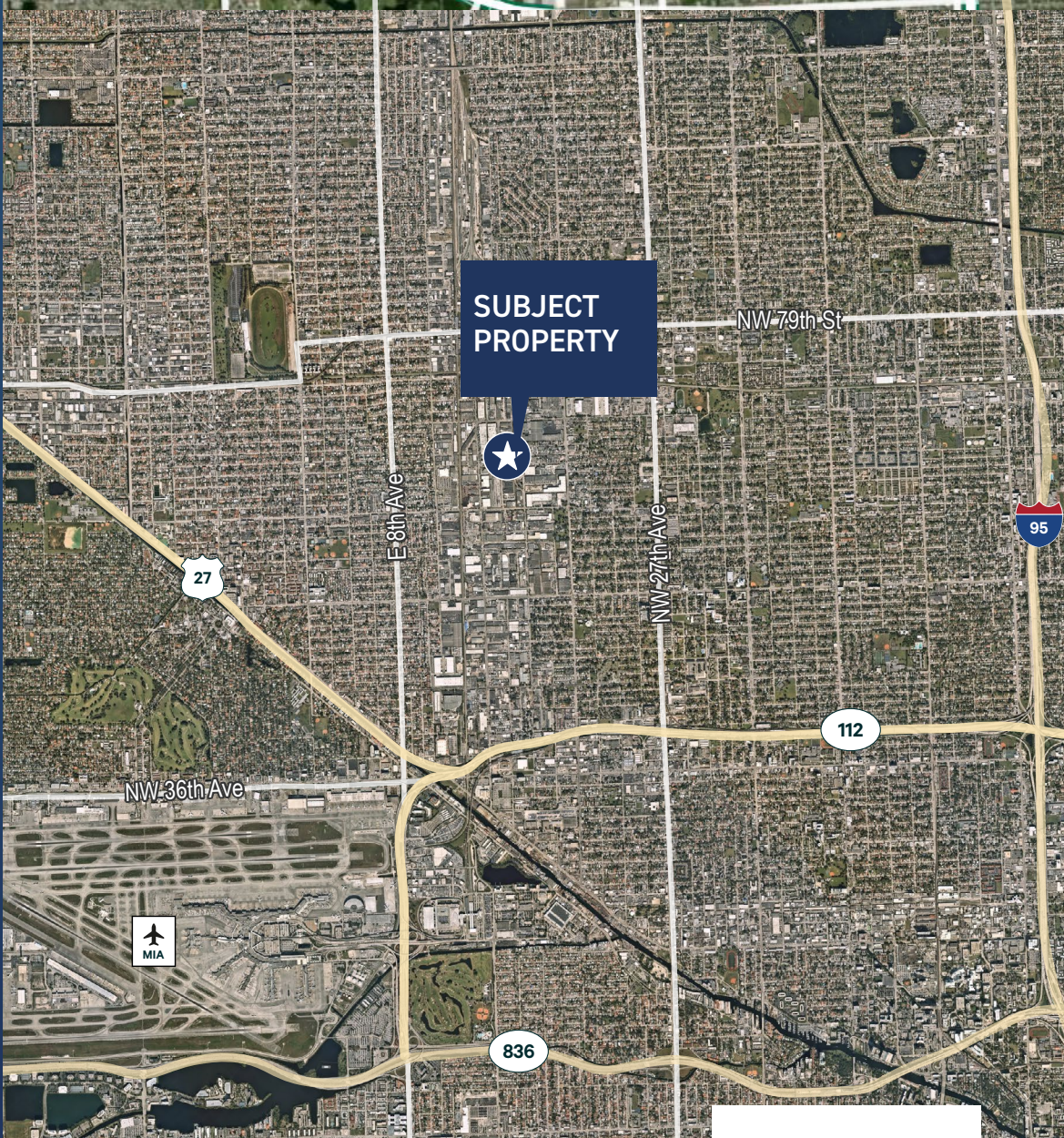
**59,161 SF**  
TOTAL



**Capital Improvements**

New Roof - 15 Year Warranty	\$592,000
Interior Reconfiguration & Turnkey Office	\$253,000
Parking Lot	\$55,000
Fence	\$25,000
Paint	\$84,000
Structural	\$204,000
MEP Upgrades	\$166,000
<b>Total</b>	<b>\$1,672,000</b>

# LOCATION MAP



EXCELLENT  
LOCATION

- Convenient access to Miami International  
Airport (5 miles / 10 minutes)

- Central location to major thoroughfares  
including Florida's Turnpike

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### HIALEAH CORPORATE HEADQUARTERS

C O N T A C T   U S

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