



18770

NE 6th Avenue, Miami, FL 33179

MIAMI FREEZER BUILDING
±84,993 SF AVAILABLE SUBLEASE



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SIGNATURE FEATURES

±84,993 SF SUBLEASE SPECIFICATIONS

HIGHLIGHTS

- » ±84,993 SF Sublease
- » Expiration date: November 30, 2031
- » Central location in South Florida within 20 minutes of Port Everglades, Port of Miami, FLL airport and MIA airport
- » 7 insulated dock-high doors with levelers across two separate dock areas and 1 insulated ramp
- » Twin-T roof
- » 5,400 Amp, 3-phase 277/480 Volt power

FREEZER

- » Freezer warehouse with sub 0° capability
- » ±51,000 SF freezer space with 1.2 million+ CF
- » 13,513 SF of 33°F to 39°F cooler space
- » 24' clear height
- » Cooled loading docks (40°F)
- » Racking included
- » Freezers easily converted to cooler space

EXTERIOR

- » Fully fenced and secured
- » Truck court depth: 180'
- » Secure car parking spaces
- » **Call for pricing**

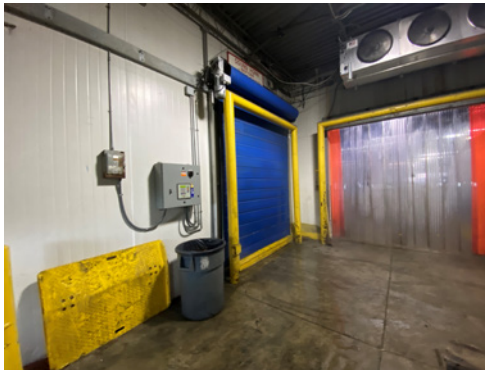
This ±84,993 SF sublease offers a fully equipped cold storage facility with sub-zero capability, including ±51,000 SF of freezer space and additional cooler space.

Ideally located within 28 minutes of Port Everglades, PortMiami, and both FLL and MIA airports, the property features 7 dock-high doors, an insulated ramp, 24' clear height, heavy power, and a secure, fully fenced site with ample truck court depth and parking—**ideal for food distribution, cold storage operators, and 3PL users seeking scalable freezer capacity in a prime South Florida location.**



PROPERTY VISUALS

The images showcase a fully built-out cold storage and freezer facility featuring multiple dock-high loading positions, reinforced concrete truck courts, and clear-span warehouse interiors. Interior views highlight high-clear racking systems, wide aisle configurations, temperature-controlled freezer rooms with insulated paneling, and heavy-duty industrial finishes designed for efficient food and cold-chain distribution. The facility is equipped to support high-throughput logistics operations with flexible storage, loading, and material-handling capabilities.



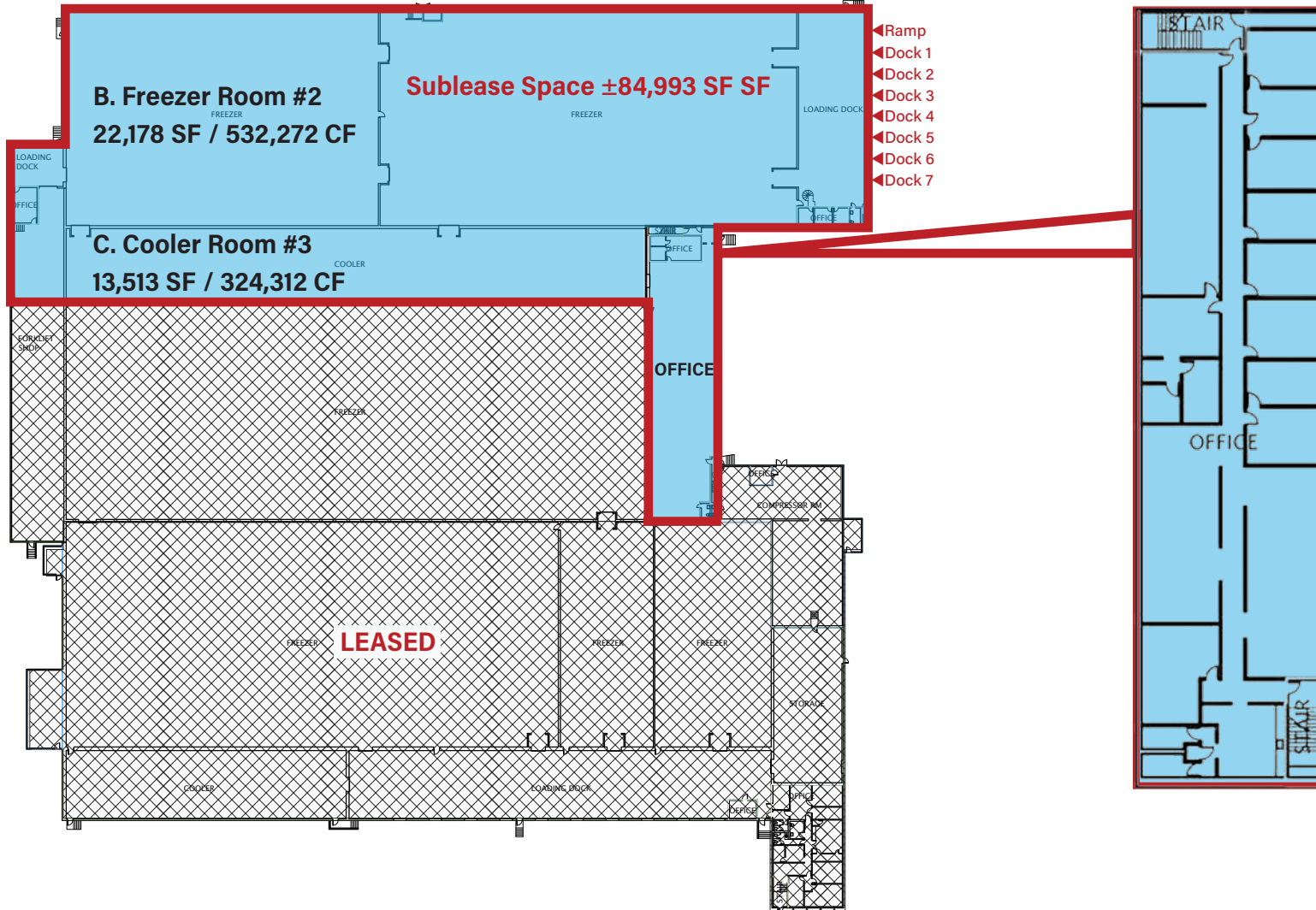


FLOOR PLAN

FIRST FLOOR

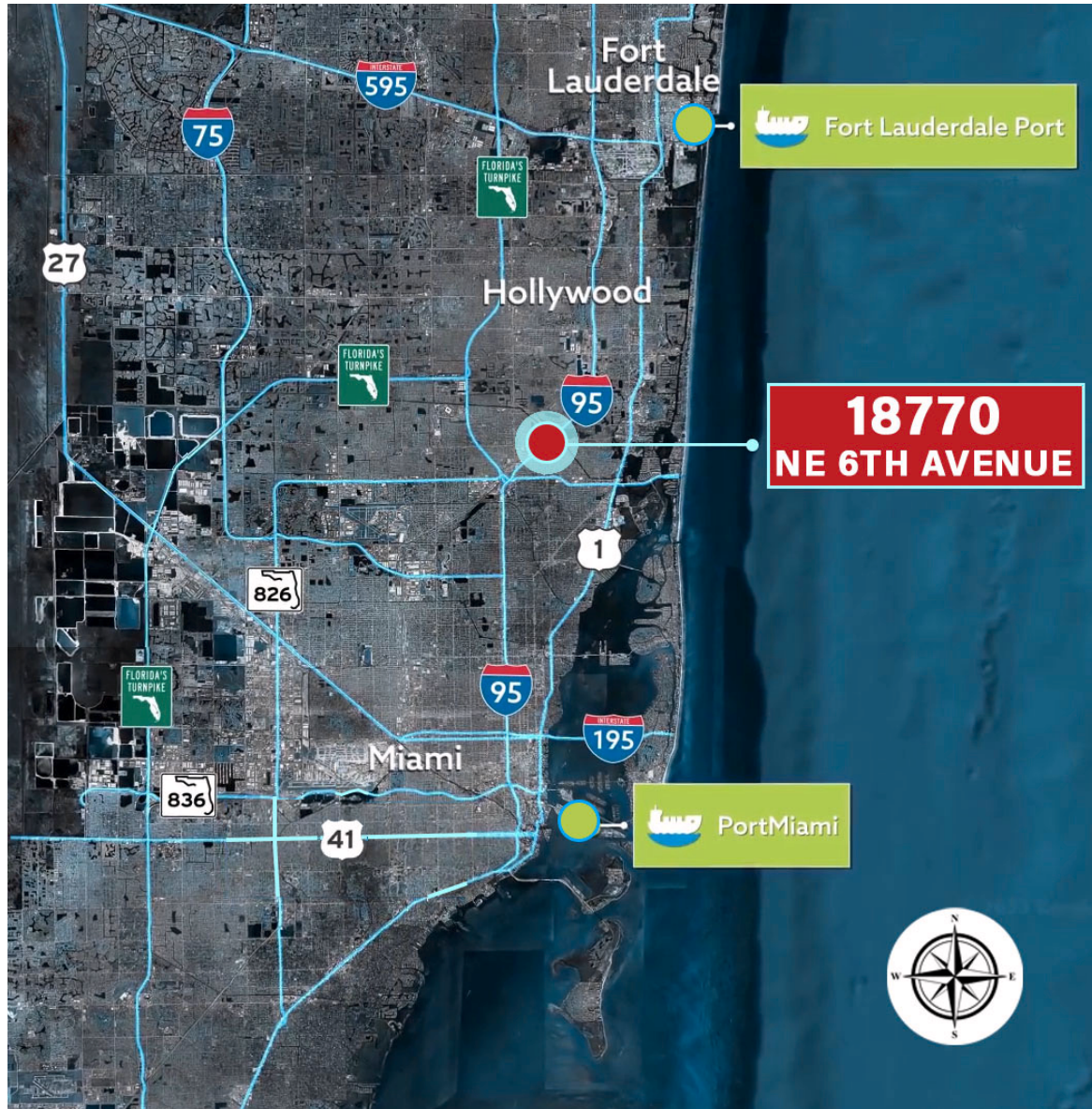
SECOND FLOOR

8 electric stations for route trucks





STRATEGICALLY POSITIONED BETWEEN SOUTH FLORIDA'S TWO MAJOR SEAPORTS



Located at **18770 NE 6th Avenue, Miami, FL 33179**, the property benefits from a highly strategic infill location positioned between PortMiami and Port Everglades, providing efficient access to South Florida's two major deep-water ports.

This dual-port advantage allows for flexible drayage options and optimized import/export distribution throughout Miami-Dade and Broward Counties. The site also offers immediate connectivity to I-95 and the Florida Turnpike via the Golden Glades Interchange, supporting seamless north-south and statewide logistics.

With strong proximity to major air cargo hubs and dense population centers, the property is ideally suited for port-driven users, regional distribution, and last-mile operations seeking central access across the South Florida market.

PROXIMITY TO PORTMIAMI AND PORT EVERGLADES

To Port Miami

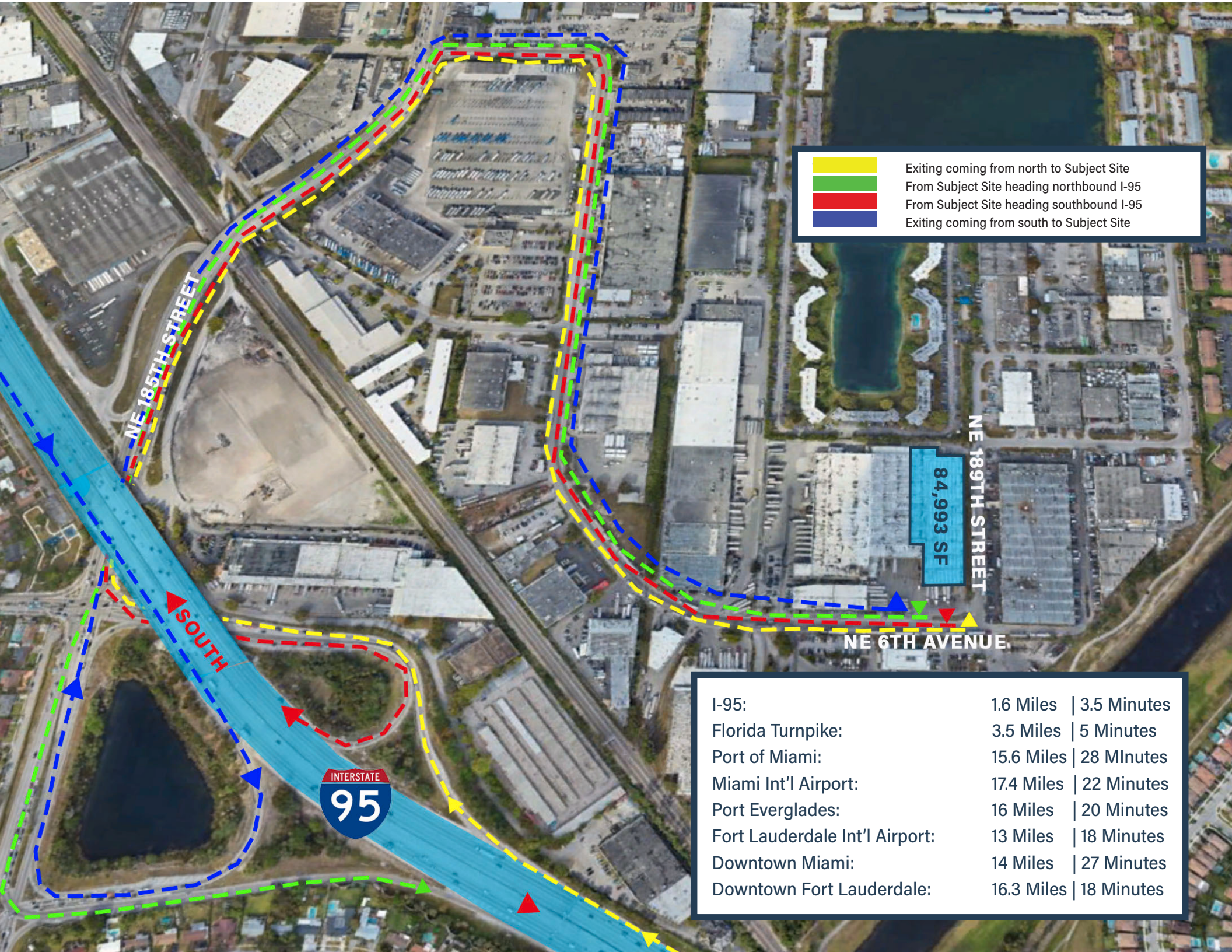
Distance: 15.6 miles

Typical drive time: 28 minutes via FL-826, I-95 and MacArthur Causeway

To Port Everglades

Distance: 16 miles

Typical drive time: 20 minutes via I-95 north



- Exiting coming from north to Subject Site
- From Subject Site heading northbound I-95
- From Subject Site heading southbound I-95
- Exiting coming from south to Subject Site

84,993 SF

NE 185TH STREET

NE 189TH STREET

NE 6TH AVENUE

SOUTH

**INTERSTATE
95**

I-95:	1.6 Miles		3.5 Minutes
Florida Turnpike:	3.5 Miles		5 Minutes
Port of Miami:	15.6 Miles		28 Minutes
Miami Int'l Airport:	17.4 Miles		22 Minutes
Port Everglades:	16 Miles		20 Minutes
Fort Lauderdale Int'l Airport:	13 Miles		18 Minutes
Downtown Miami:	14 Miles		27 Minutes
Downtown Fort Lauderdale:	16.3 Miles		18 Minutes

PROXIMITY BENEFITS



Port Everglades

16 Miles
20 Minutes



Fort Lauderdale/ Hollywood Intl. Airport

13 Miles
18 Minutes



I-95

1.6 Miles
3.5 Minutes



Downtown Fort Lauderdale

16.3 Miles
18 Minutes



Port of Miami

15.6 Miles
28 Minutes



Miami Intl. Airport

17.4 Miles
22 Minutes



Florida Turnpike

3.5 Miles
5 Minutes



Downtown Miami

14 Miles
27 Minutes