

FOR LEASE 2+ ACRES LAST MILE INDUSTRIAL SITE



2003-2065 NW 7TH AVENUE MIAMI, FL 33127

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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



2024 POPULATION: 2 MILES: 172,552 / 5 MILES: 583,296

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SITE DATA

VACANT LAND:
63,739 SF

TOTAL WAREHOUSE:
32,483 SF

SR 441 / NW 7TH AVENUE

NW 20TH ST

RENDERING

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THE WAREHOUSES

THE THREE AVAILABLE BUILDINGS TOTAL
+/- 32,483 SF.
THE ENTIRE CONTIGUOUS SITE TOTALS
+/- 96,222 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' Hwith 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'

LOCATION MAP

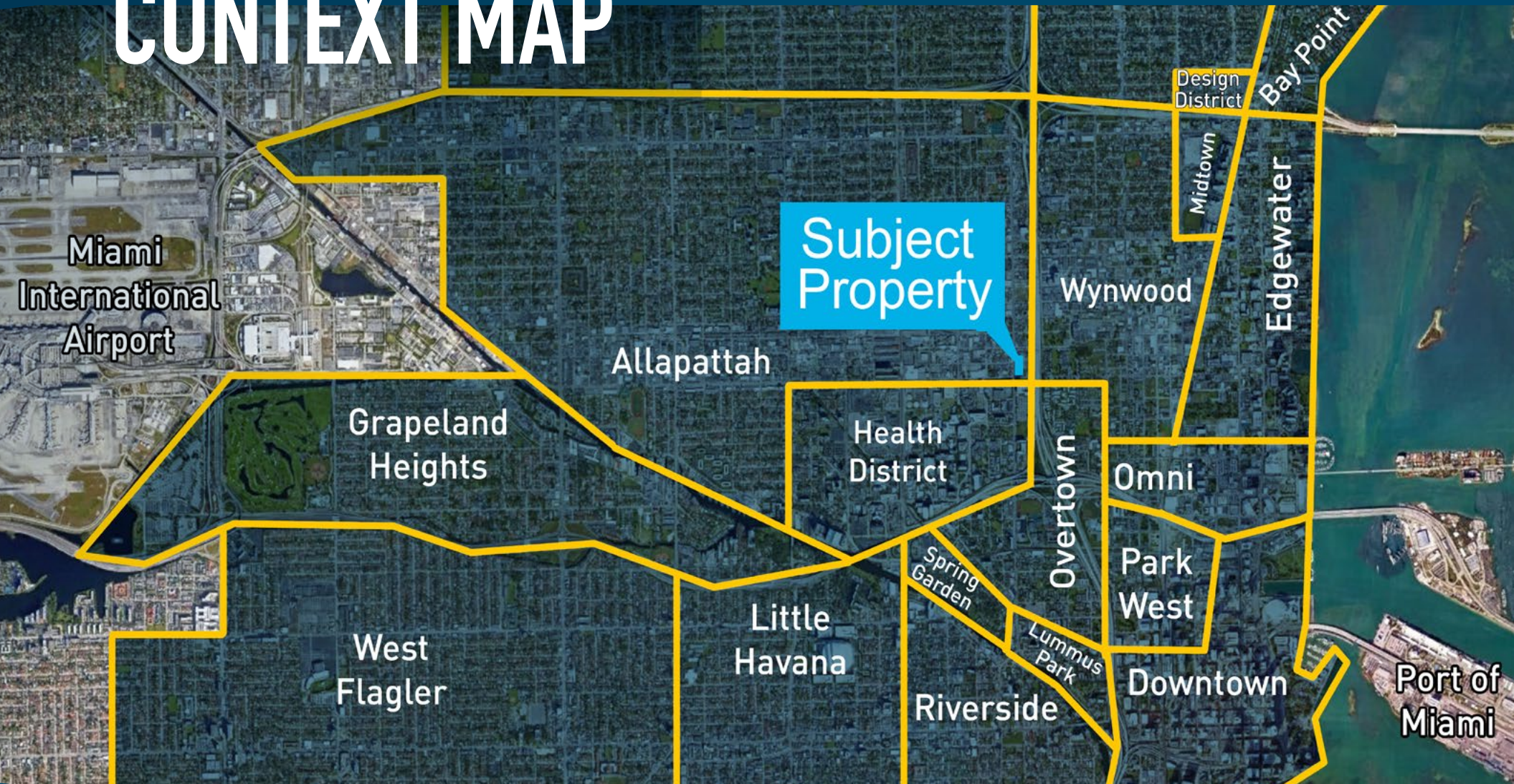


Distance to Major Thoroughfares and Cities

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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NEIGHBORHOOD CONTEXT MAP

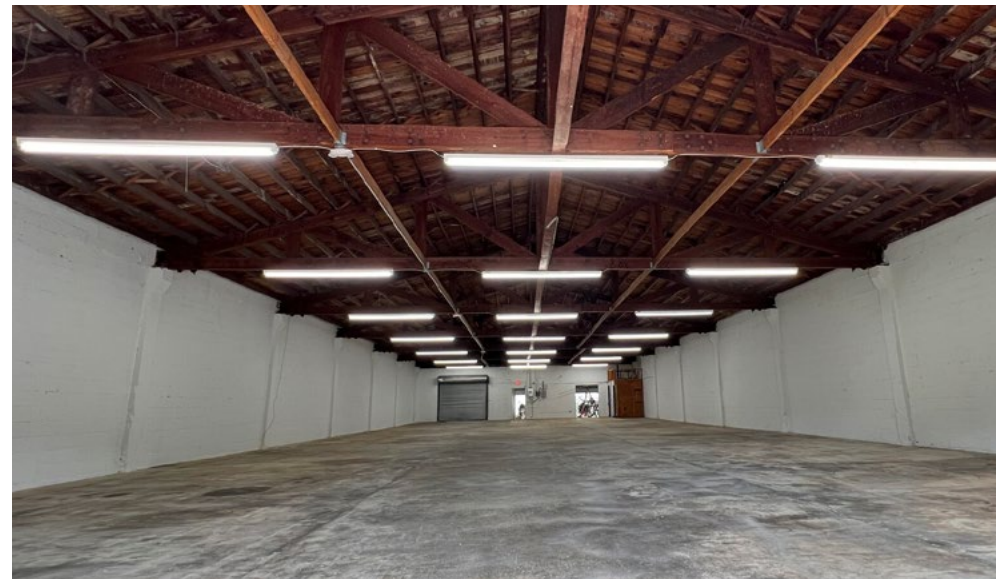


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WAREHOUSE PHOTOS



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EAST AERIAL

WYNWOOD



SR 441 / NW 7th Ave

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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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CENTRAL
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REAL ESTATE

SOUTH EAST AERIAL

Downtown

Brickell



UM /
Converge
Miami

SR 441 / NW 7th Ave



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