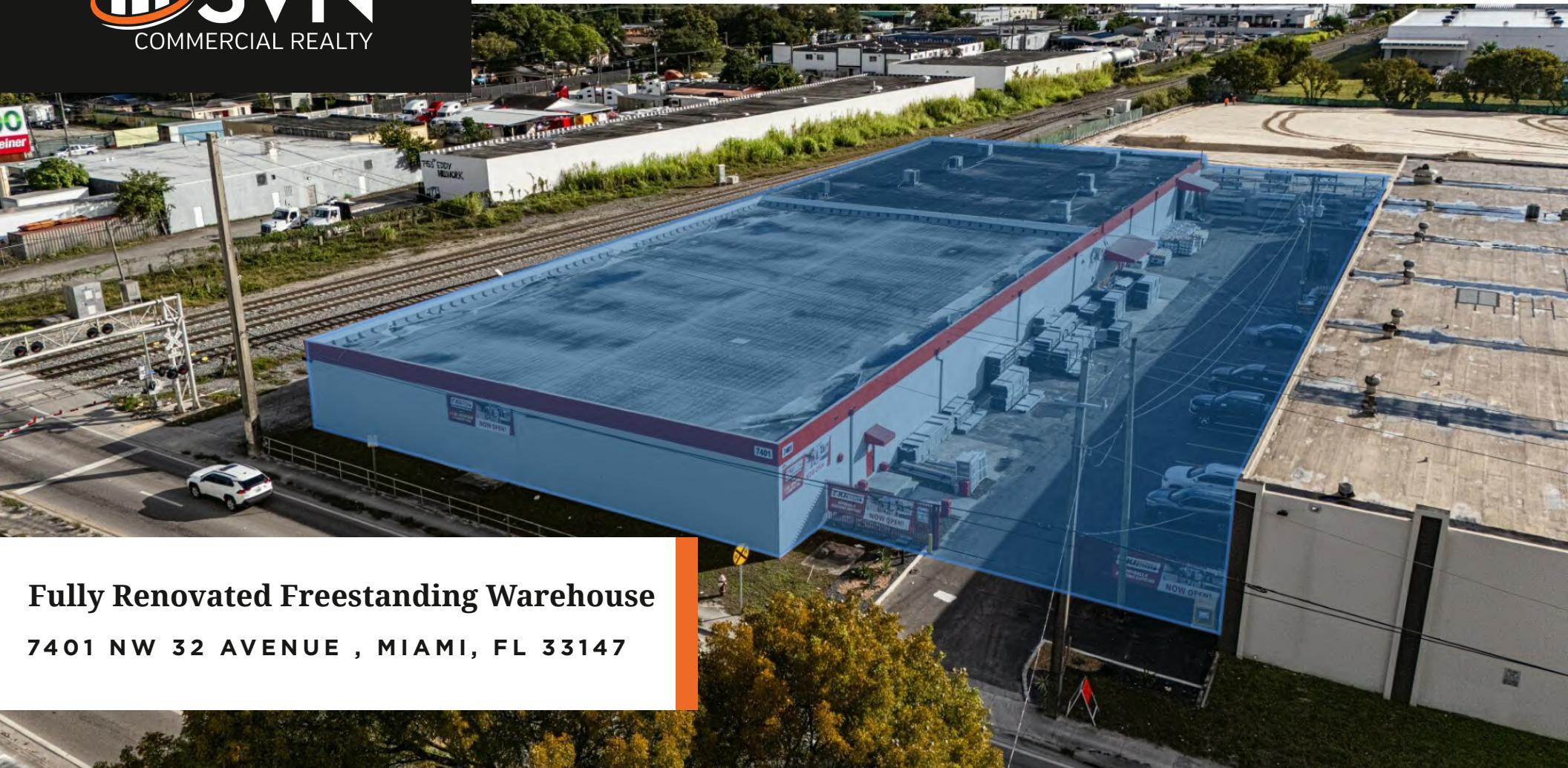




# FOR SALE

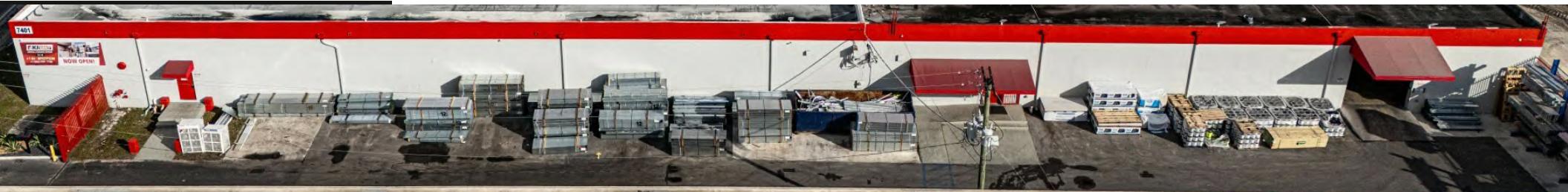


**Fully Renovated Freestanding Warehouse**

**7401 NW 32 AVENUE , MIAMI, FL 33147**

**PRESENTED BY:**

**JOEL A. KATTAN, SIOR** **ANTHONY PERAGINE**  
Senior Director Senior Advisor  
O: 954.448.8531 O: 786.643.0416  
joel@svnrcr.com anthony@svnrcr.com



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**ASKING PRICE****\$6,995,000**

PRICE/ SF	\$244.60
BUILDING SIZE	28,598 SF
LOT SIZE	1.11 AC
ZONING	IU-1
MARKET	Miami-Dade
SUBMARKET	Airport East
FOLIO #	30-3109-000-0610



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# FOR SALE

## Fully Renovated Freestanding Miami Warehouse

7401 NW 32 Avenue, Miami, FL 33147

- 28,598 SF Freestanding Warehouse
- Situated on 1.11 AC Lot
- +/- 3,000 SF of Fully Renovated Office Space that includes:
  - Reception Area, Showroom/Sales Counter, Conference Room and Breakroom plus Private Offices
- Total of Five (5) Renovated Restrooms - 2 in Office and 3 in Warehouse
- Three (3) Street Level Loading Doors (1 Front/ 2 Rear)
- 15' Clear Height
- Building is Fully Sprinklered
- New Electrical Panels | 1000 Amp, 120/240V, 3 Phase Power
- LED Lighting Throughout Warehouse
- Approximately 1/2 the Warehouse is Fully A/C
- Asphalt Parking Lot w/ 21 Spaces
- Some Outside Storage
- Secure Property w/ Automated Gated Entry
- On Active Rail | Out of Wellfield

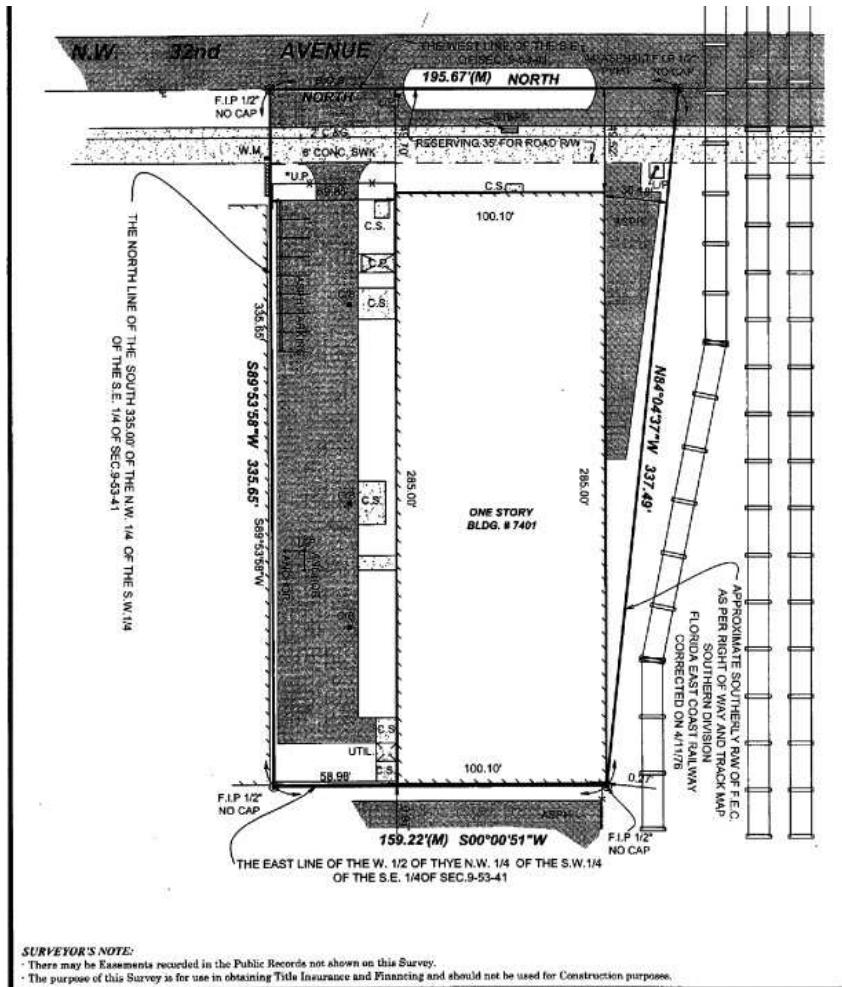




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## BOUNDARY SURVEY



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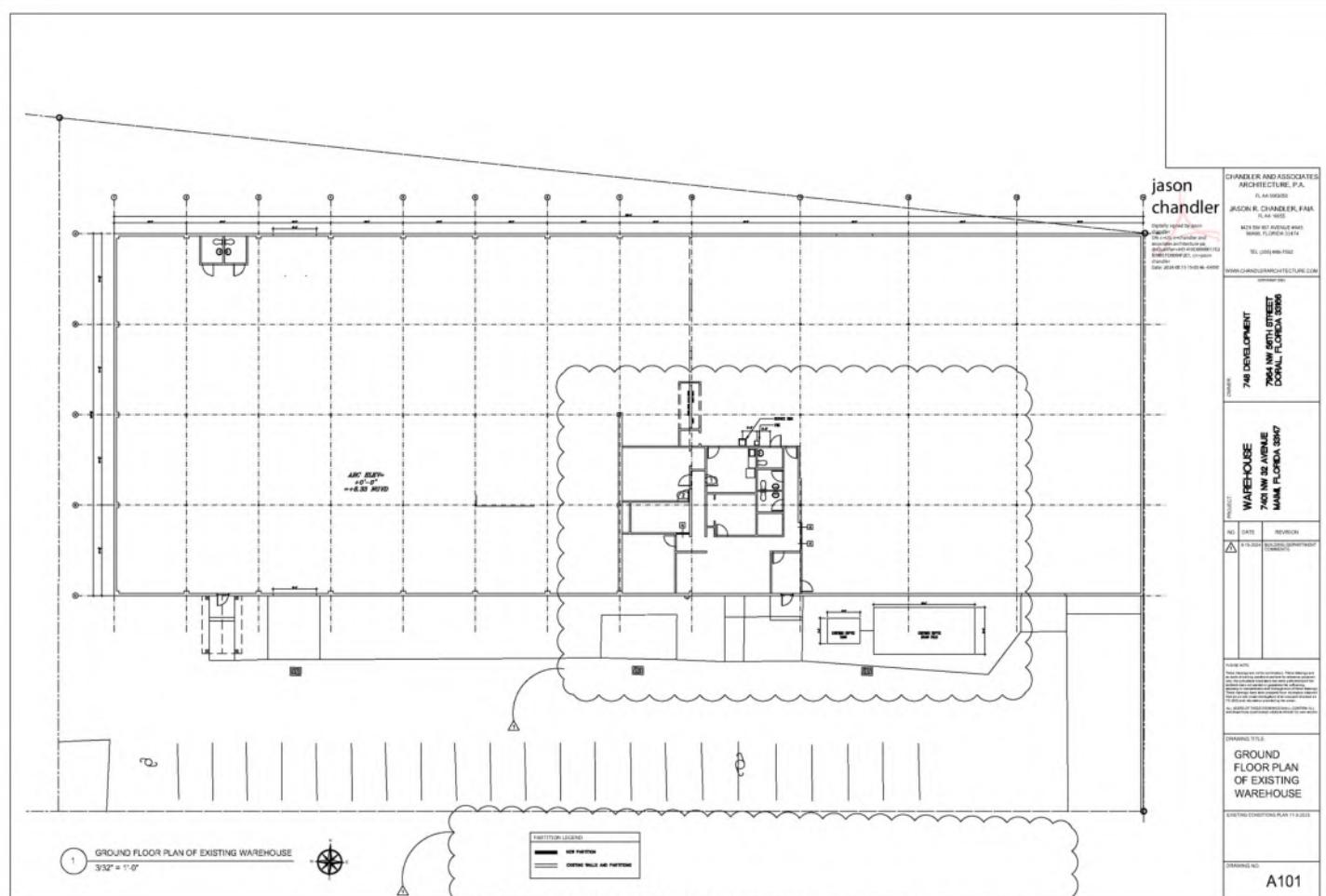




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## SITE PLAN



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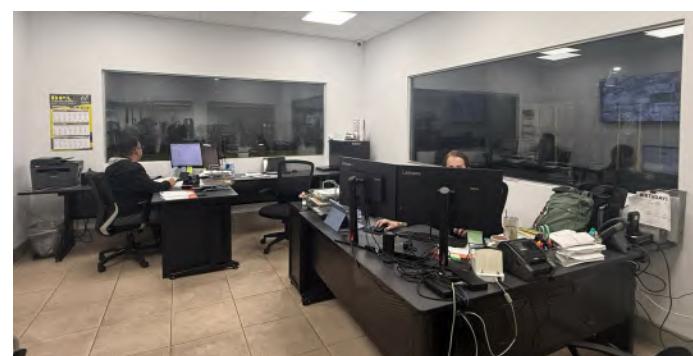
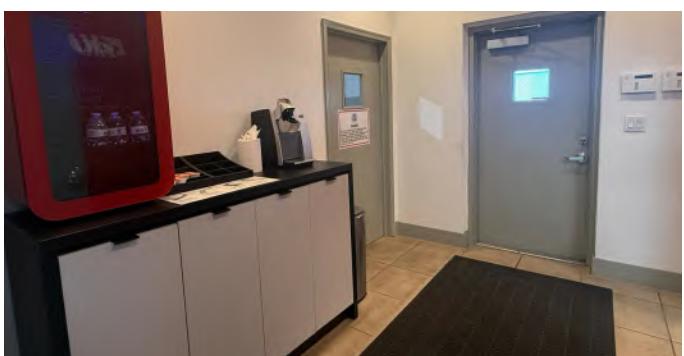
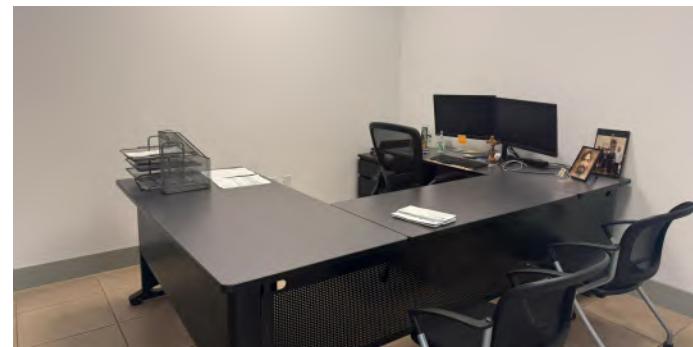




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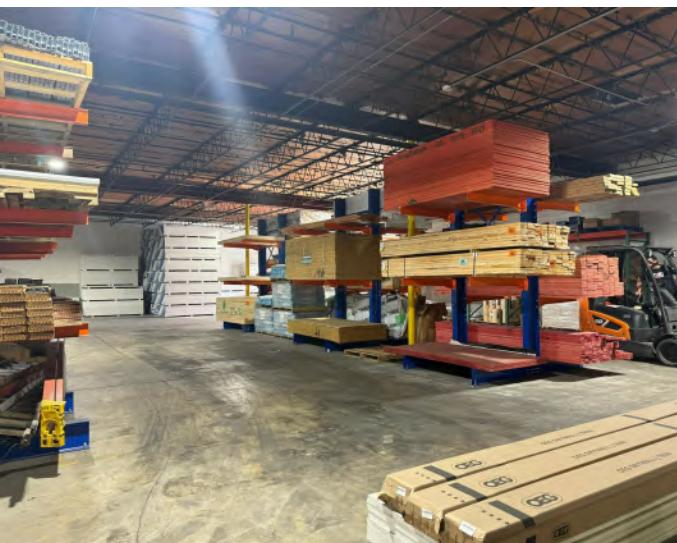




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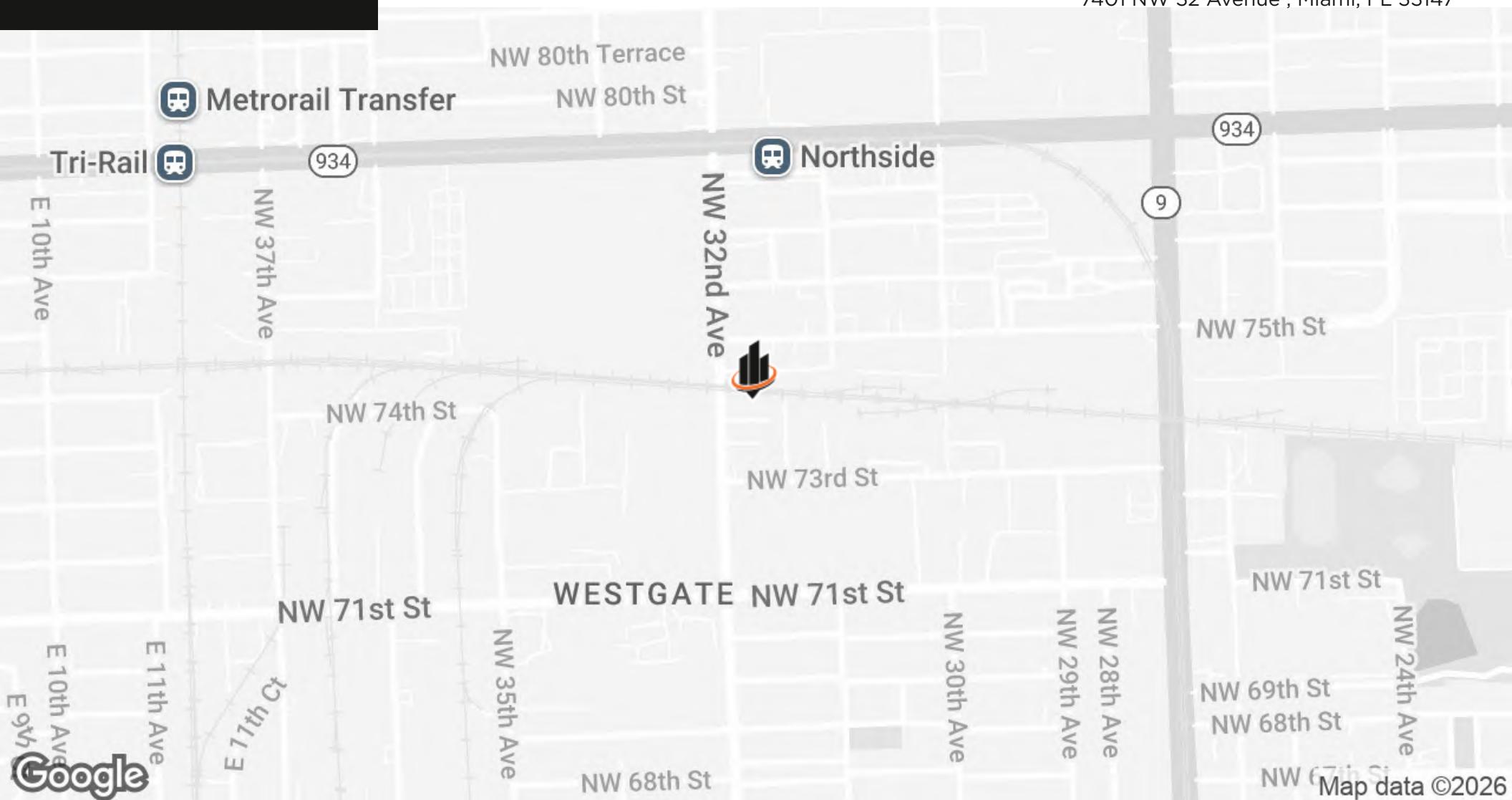




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# Collective Strength, Accelerated Growth

460 WEST 84TH STREET  
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