



FOR SALE



Fully Renovated Freestanding Warehouse

7401 NW 32 AVENUE , MIAMI, FL 33147

PRESENTED BY:

JOEL A. KATTAN, SIOR

Senior Director

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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

- 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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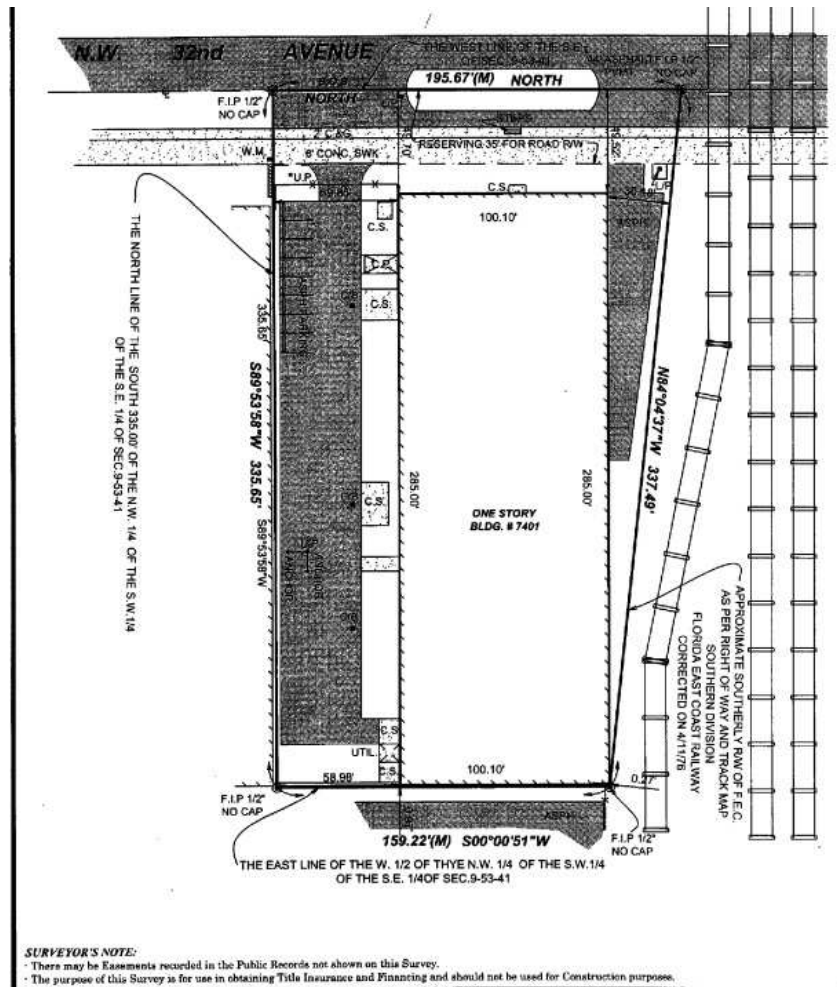
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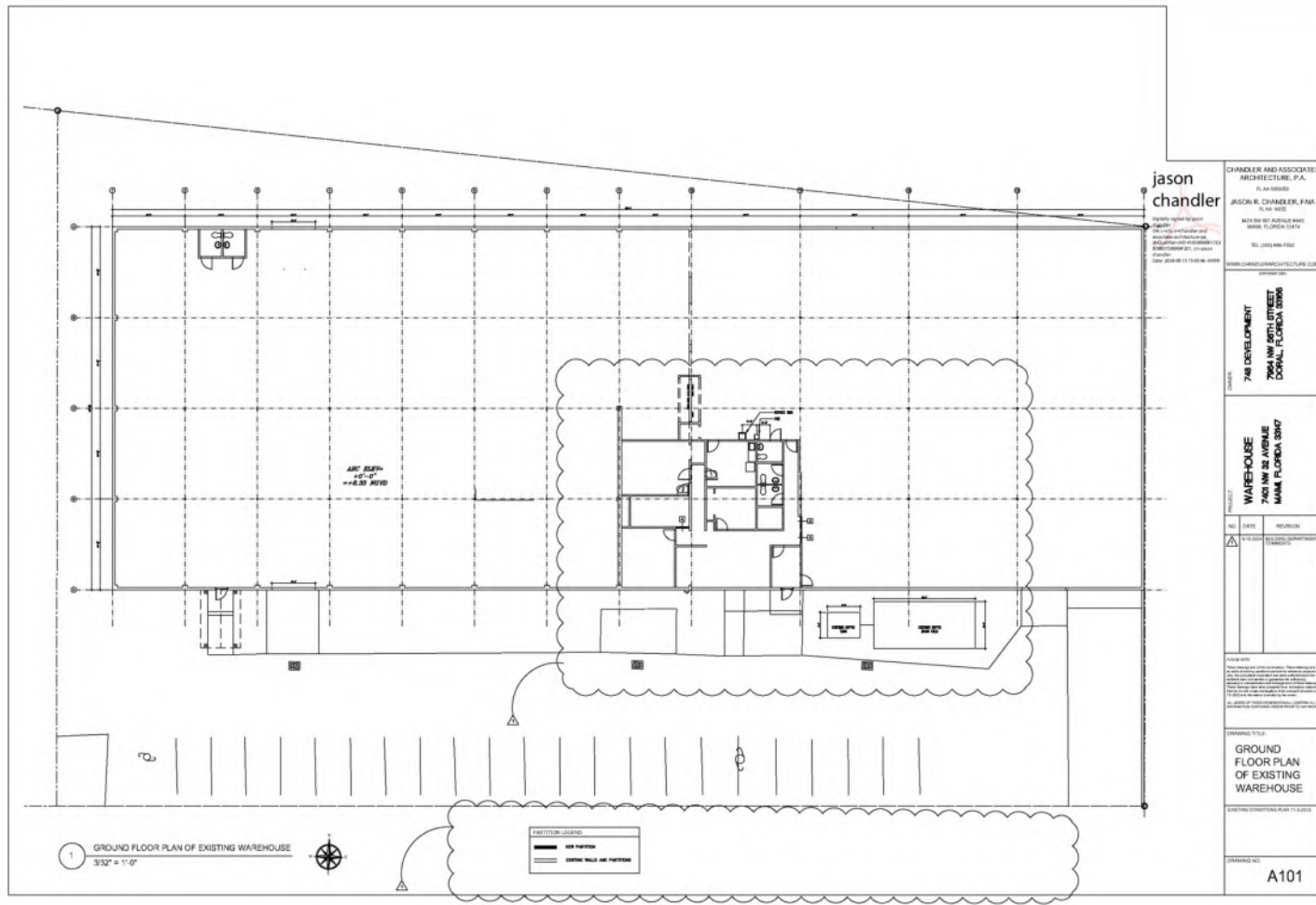
BOUNDARY SURVEY



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SITE PLAN



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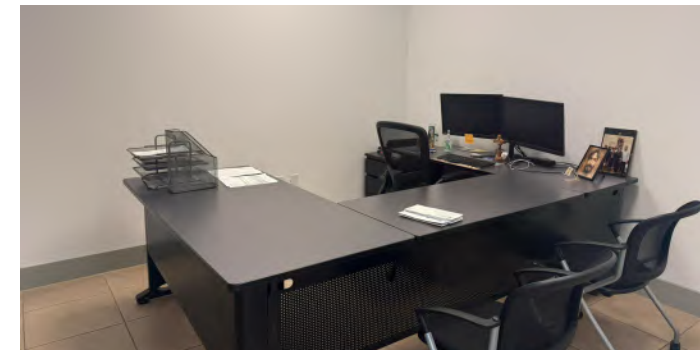




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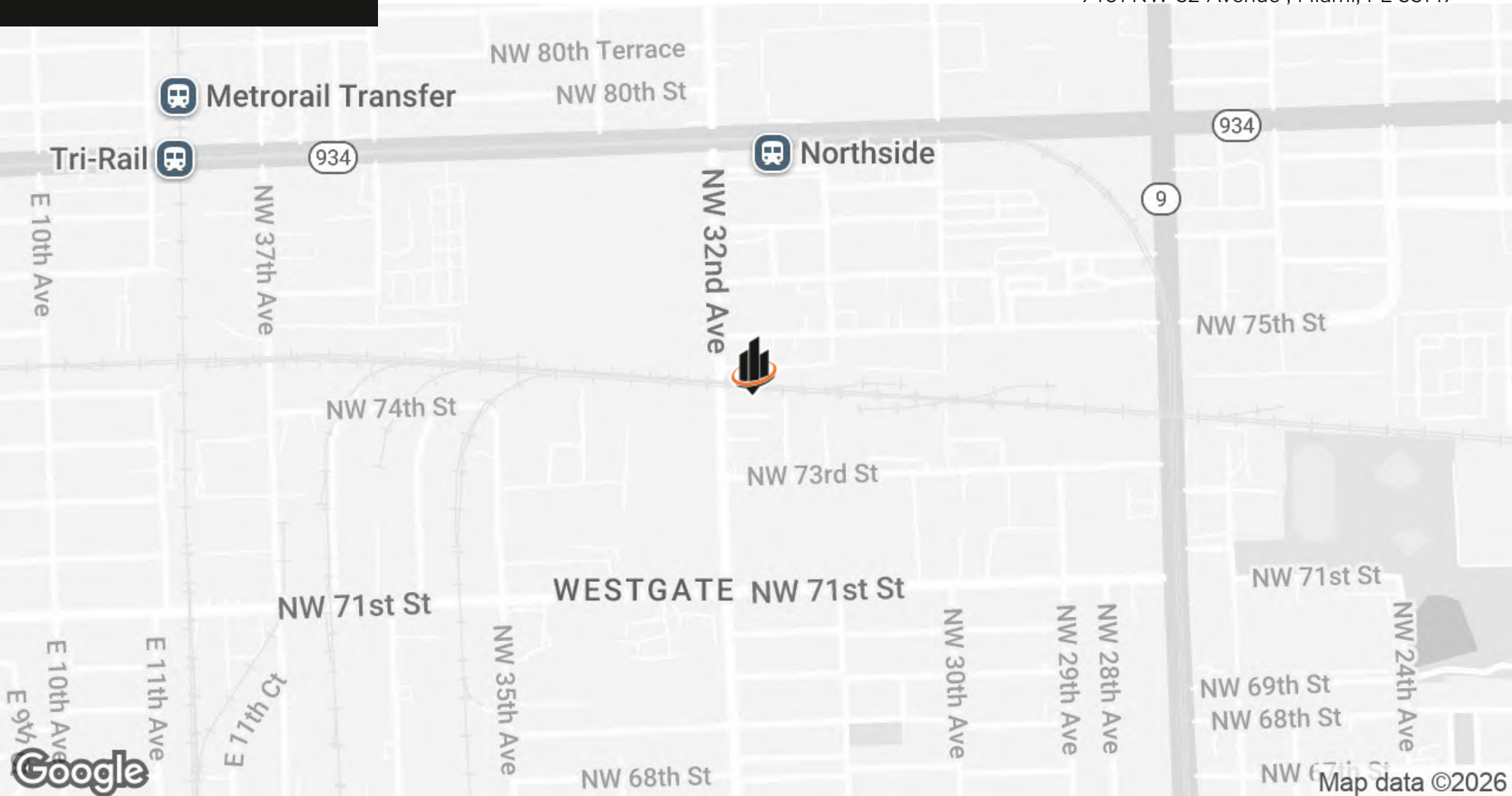




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