

OWNED BY:

NW 6TH ST & 137TH AVE, MIAMI, FL

LEASED BY:



Sagard

AIRPORT WEST OUTSIDE STORAGE

FOR SALE OR LEASE



**±1.23 ACRES
UP TO
±4.12 ACRES**

**IMMEDIATE ACCESS TO
DOLPHIN EXPY/836**

**NW 137TH AVE FRONTAGE
NEARLY 50,000 VEHICLES
PER DAY**

**DIVISIBLE FROM
±1.23 UP TO
±4.12 ACRES**

**LANDLORD CAN
BUILD TO SUIT
OFFICE/WAREHOUSE**

SITE DETAILS



PROPERTY: ±4.12 ACRES | ±179,530 SF



DIVISIBLE FROM
±1.23 ACRES UP TO ±4.12 ACRES



DIRECT ACCESS TO
DOLPHIN EXPRESSWAY SR-836



FRONTAGE ON NW 137TH AVE
• NEARLY 50,000 VEHICLES PER DAY
• 283' DIRECT FRONTAGE



SIGNALIZED CORNER AT NW 6TH ST



ZONED IU-1 (UNINCORPORATED MIAMI-DADE)



3 SEPARATE POINTS OF INGRESS/EGRESS



FULLY FENCED, LIT AND PARTIALLY PAVED



OFFICE TRAILER INCLUDED



LANDLORD CAN BUILD ADDITIONAL OFFICE/
WAREHOUSE TO SUIT



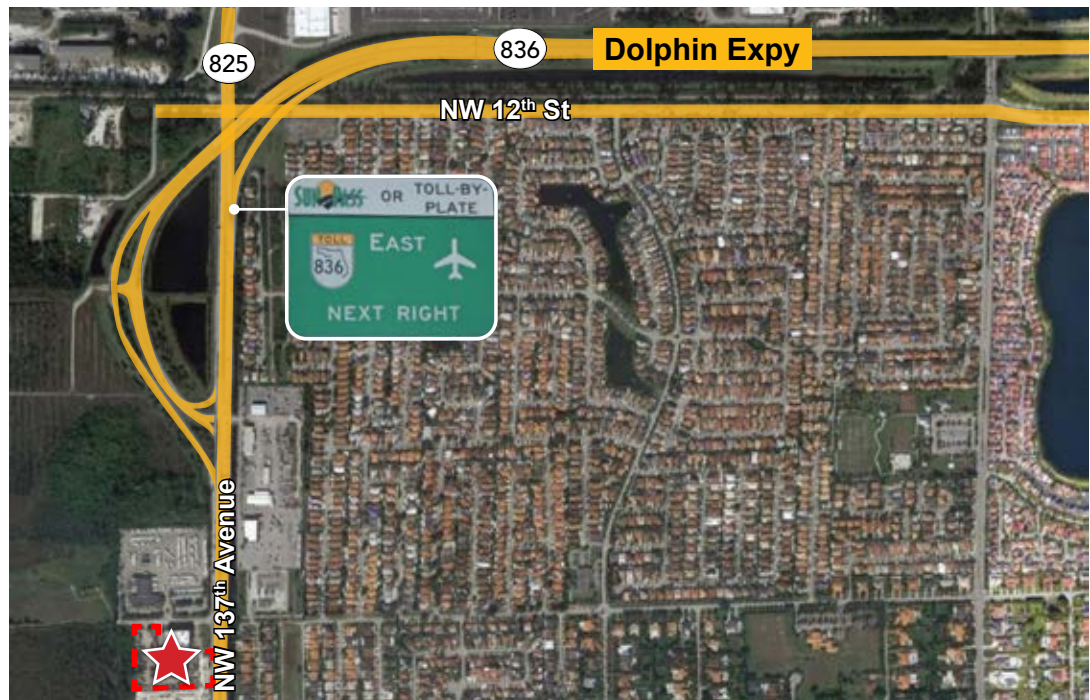
OUTSIDE OF THE WELLFIELD



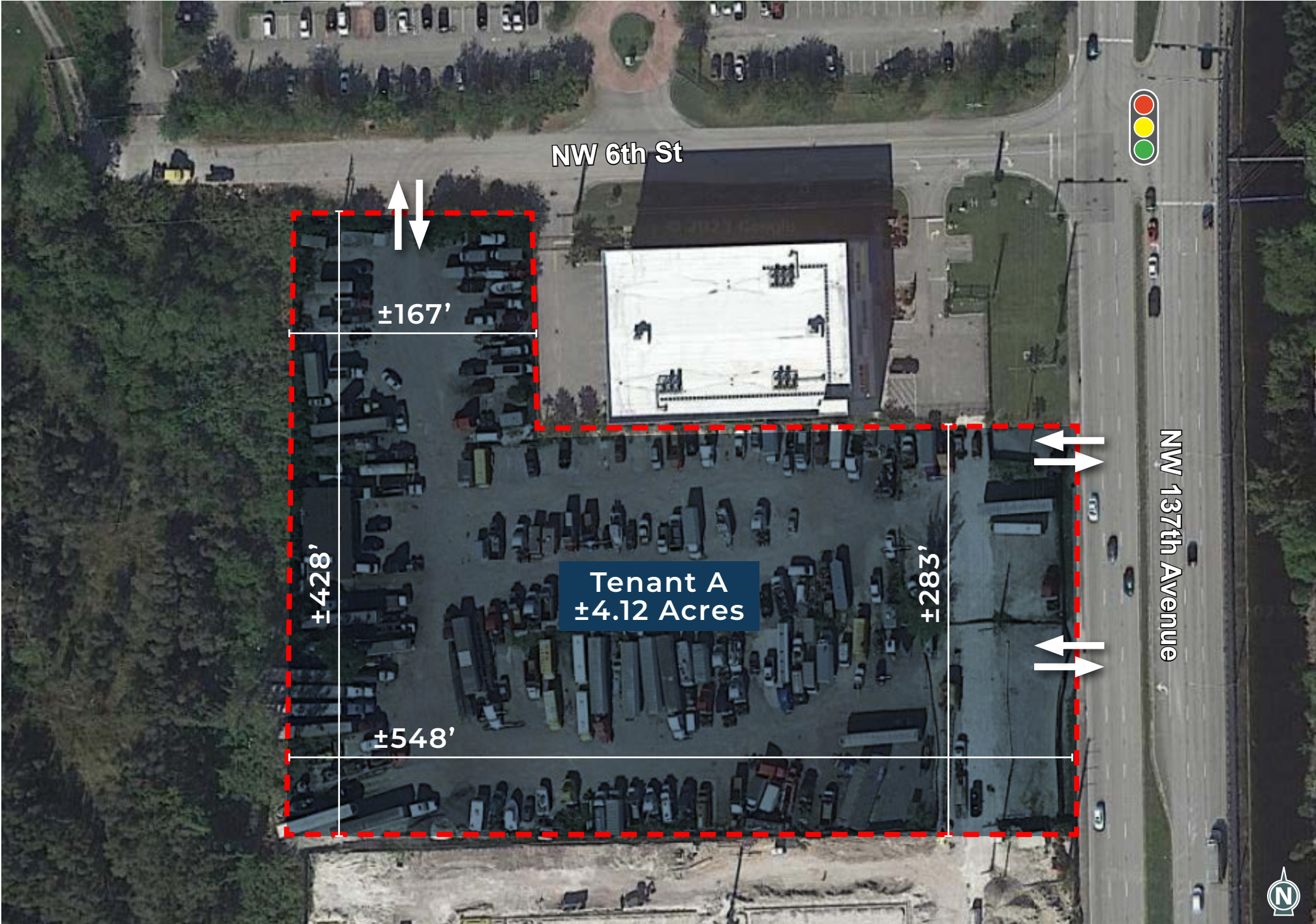
FOR LEASE - \$4.25 PER LAND FOOT NNN



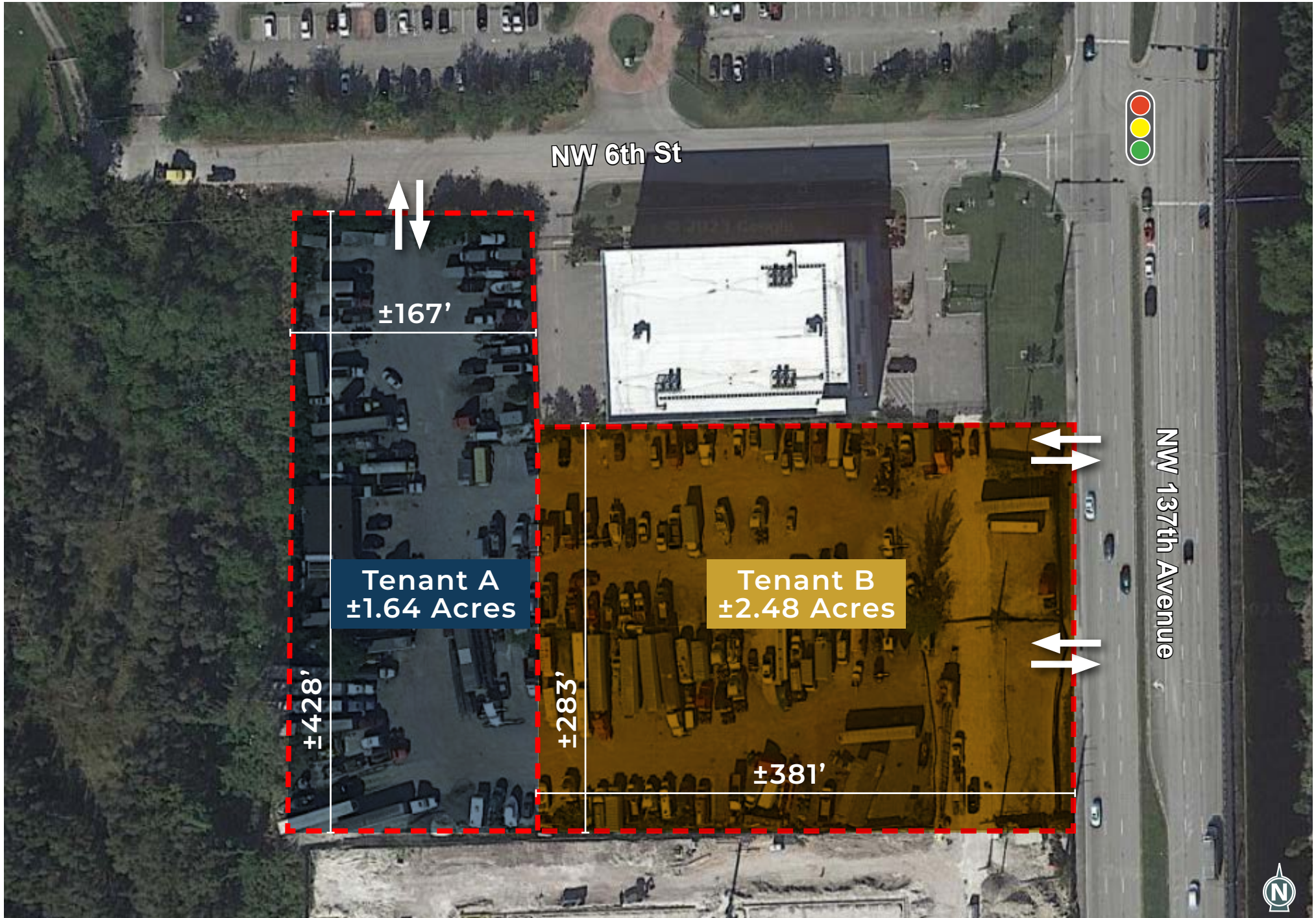
FOR SALE - \$15,450,000



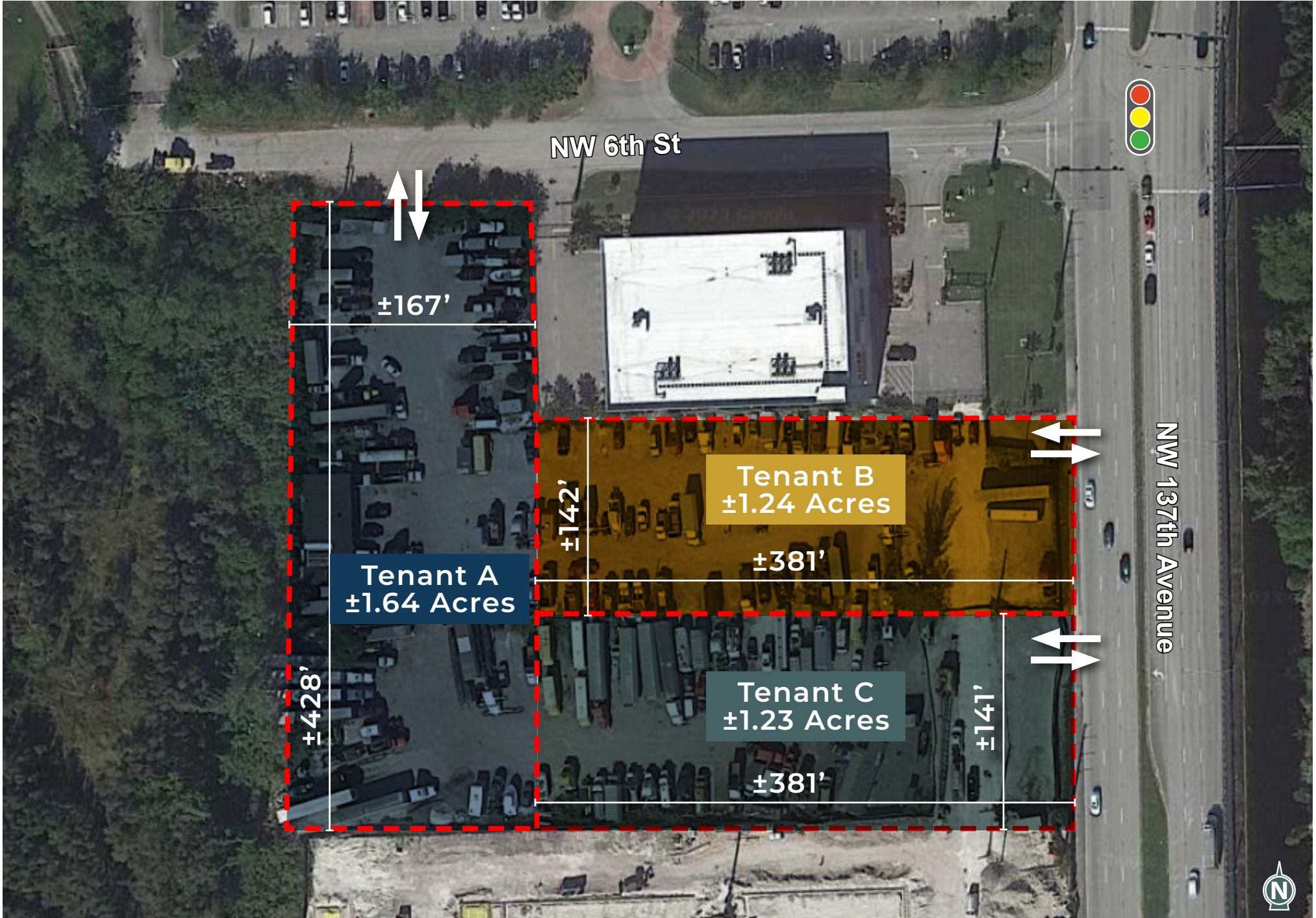
SCENARIO A - 1 TENANT



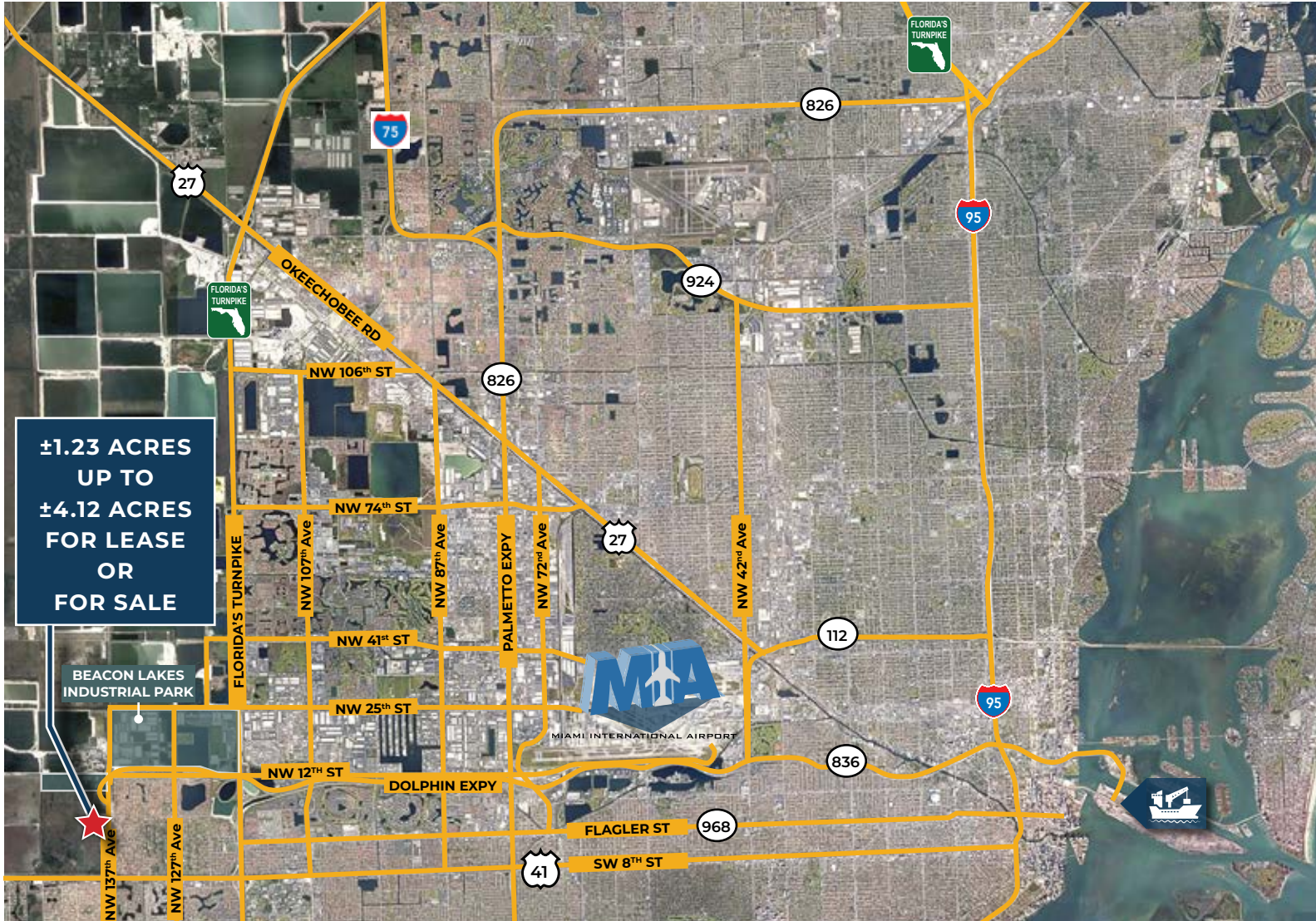
SCENARIO B - 2 TENANTS









SCENARIO C - 3 TENANTS



LOCATION DETAILS



**±1.23 ACRES
UP TO
±4.12 ACRES
FOR LEASE
OR
FOR SALE**

- 
836
DOLPHIN EXPRESSWAY
±0.3 MILES
- 
41
US-HWY 41
±0.75 MILES
- 
FLORIDA'S TURNPIKE
±2.8 MILES
- 
826
PALMETTO EXPRESSWAY
±7.6 MILES
- 
27
OKEECHOBEE RD
±12.0 MILES
- 
MIA AIRPORT
±9.0 MILES

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