



# FOR LEASE

## Freestanding Warehouse Plus Yard

4725 NW 36th Ave, Miami, FL 33142



### OFFERING SUMMARY

**LEASE RATE:** **\$17.95 SF/yr (MG)**

**AVAILABLE SF:** 11,450 SF

**BUILDING SIZE:** 11,450 SF

**LOT SIZE:** 19,166 SF

**ZONING:** IU-1

### PROPERTY HIGHLIGHTS

- Freestanding Warehouse with Yard
- +/- 1,500 SF of Office Space
- Four (4) Private Offices
- Reception & Showroom Areas, and Kitchen
- Two (2) Restrooms in Office
- One (1) Restroom in Warehouse
- 16' Clear Height
- Heavy 3 Phase Power
- Four (4) Oversized Grade Level Doors
- Five (5) Parking Spaces in Front of Building
- Gated Side Yard and Rear Yard



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**Anthony Peragine**  
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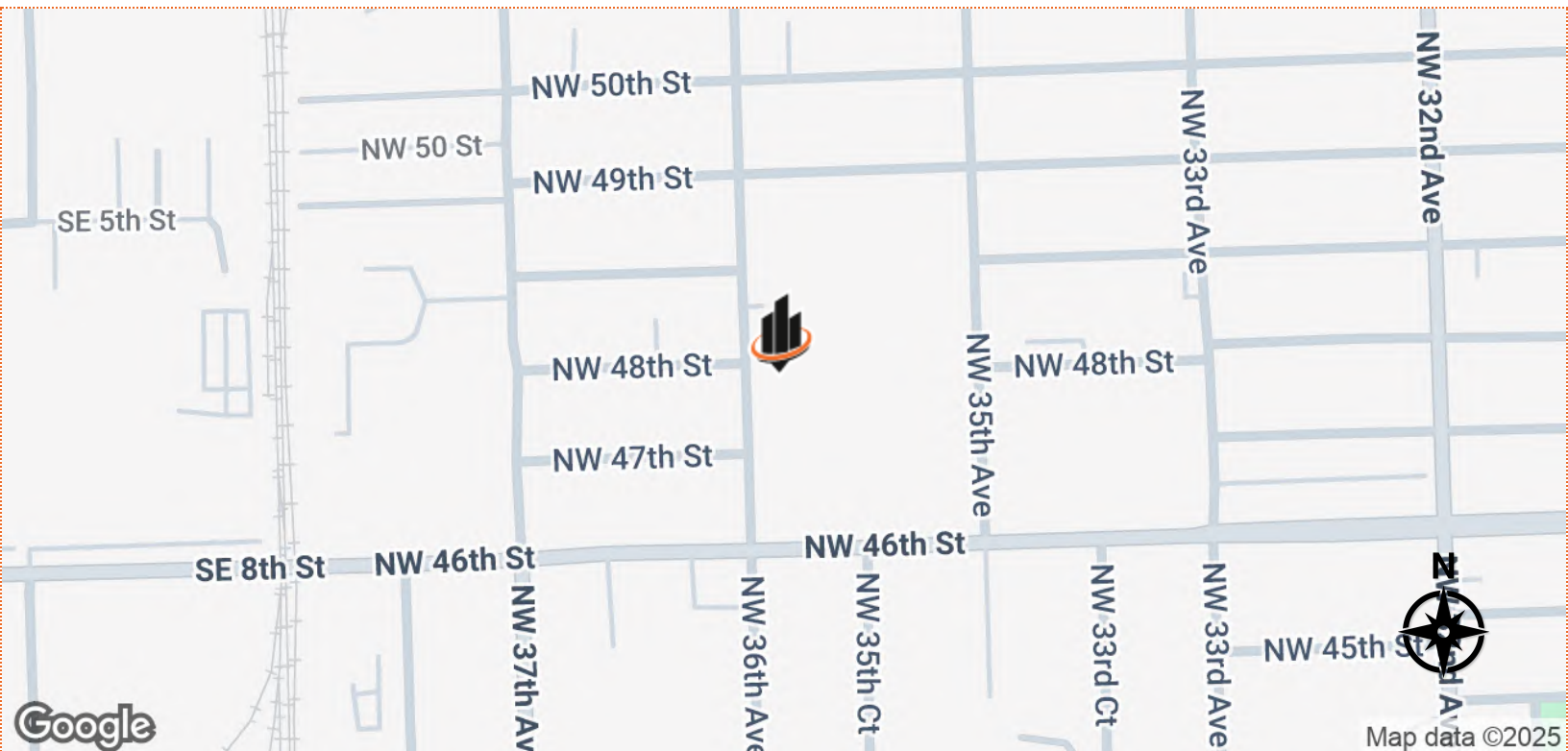
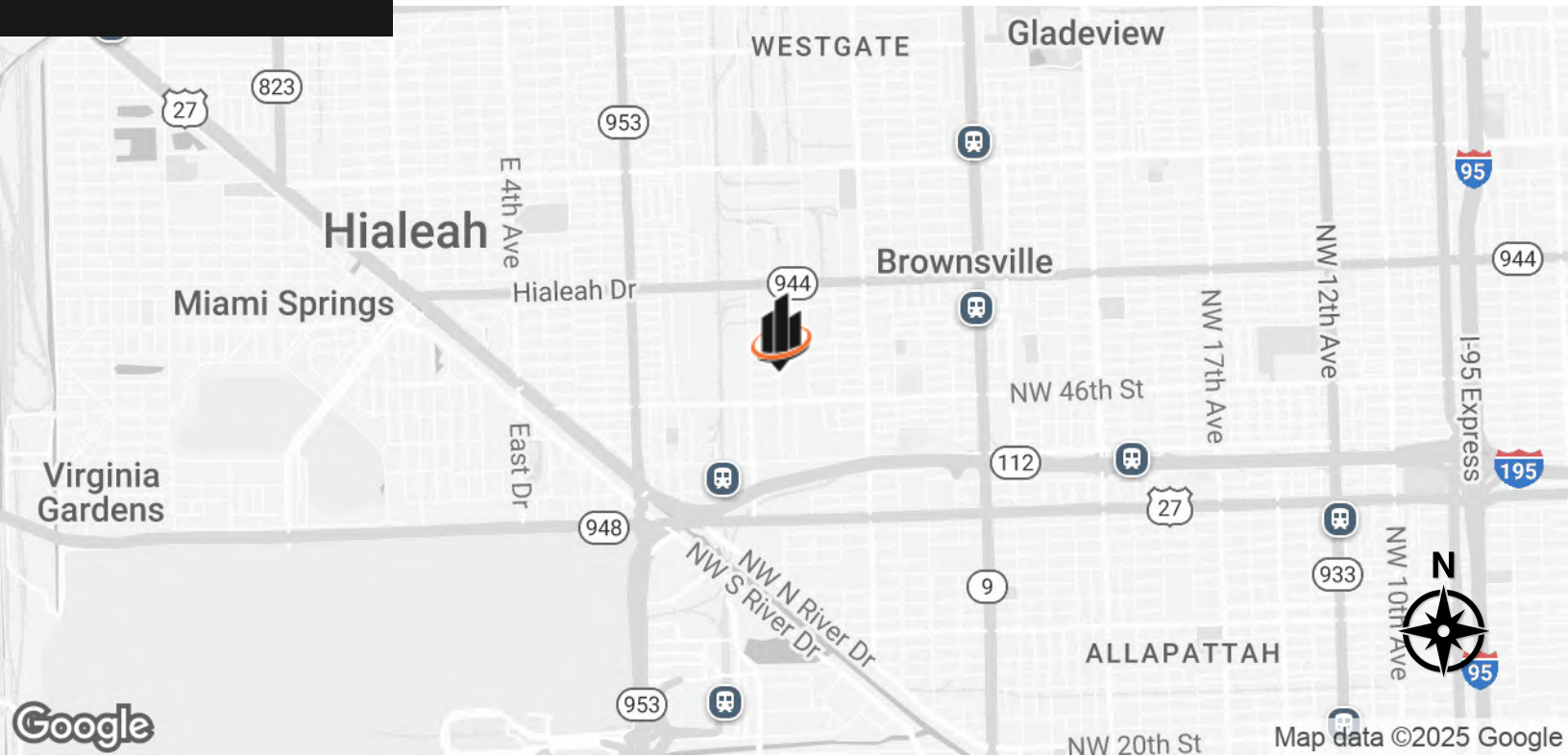




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# Collective Strength, Accelerated Growth

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