

AVAILABLE FOR LEASE



FOUR LEASE OPTIONS:

- ±5,375 SF
- ±10,800 SF
- ±16,175 SF
- ±26,975 SF

INDUSTRIAL WAREHOUSE

6952-7166 NW 89 AVE
MIAMI, FL 33126

CONTACT:

📞 305.817.8899

VIVO
REAL ESTATE GROUP

LEASE OPTION 1

UNIT 6952: $\pm 5,375$ SF

OFFICE: ± 540 SF

CEILING HEIGHT: 20'

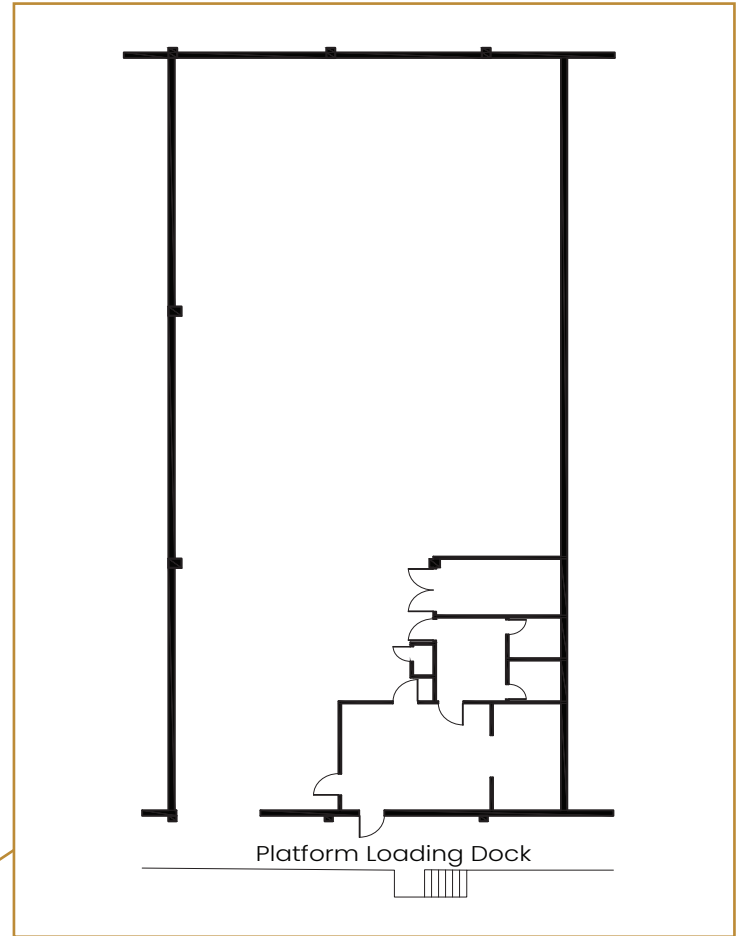
LOADING: 1 DOCK HIGH LOADING POSITION

POWER: 3 PHASE

COLUMN SPACING: 35' X 35'

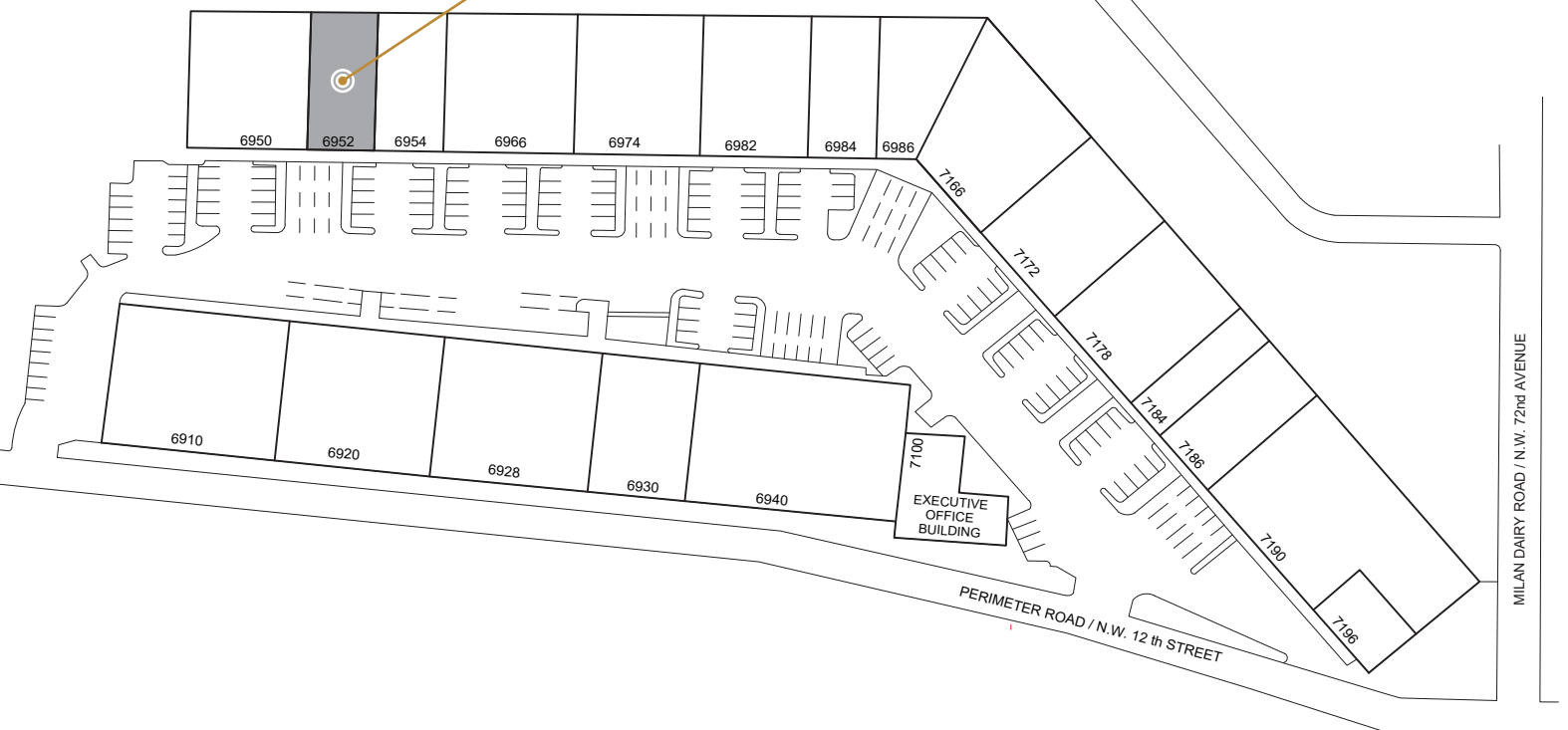


FLOOR PLAN



SKYWAY CENTER

DOLPHIN / 836 EXPRESSWAY

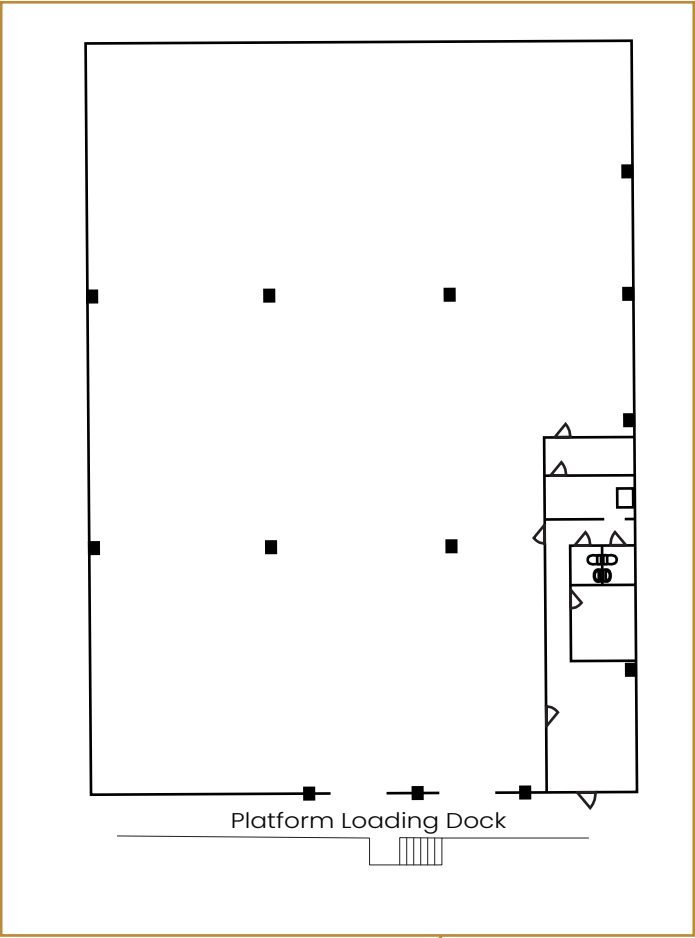


LEASE OPTION 2

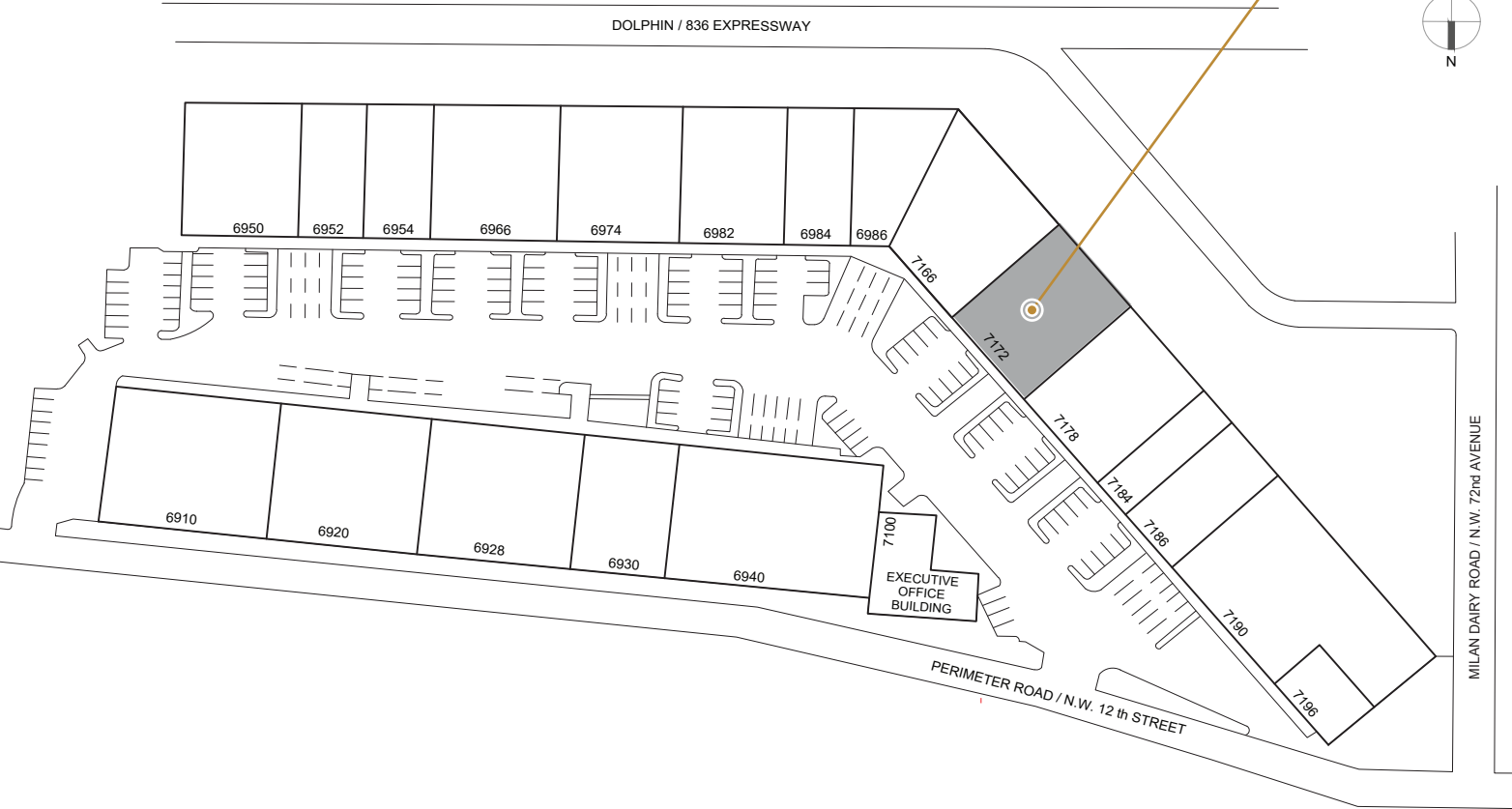
- UNIT 7172: ±10,800 SF
- OFFICE: ±1,000 SF
- CEILING HEIGHT: 20'
- LOADING: 3 DOCK HIGH LOADING POSITIONS
- POWER: 3 PHASE
- COLUMN SPACING: 35' X 35'



FLOOR PLAN



SKYWAY CENTER



LEASE OPTION 3

UNIT 7166: $\pm 16,175$ SF

OFFICE: $\pm 1,000$ SF

CEILING HEIGHT: 20'

LOADING: 3 DOCK HIGH LOADING POSITIONS

POWER: 3 PHASE

COLUMN SPACING: 35' X 35'

LEASE OPTION 4

UNIT 7172 & 7166: $\pm 26,975$ SF

OFFICE: $\pm 2,000$ SF

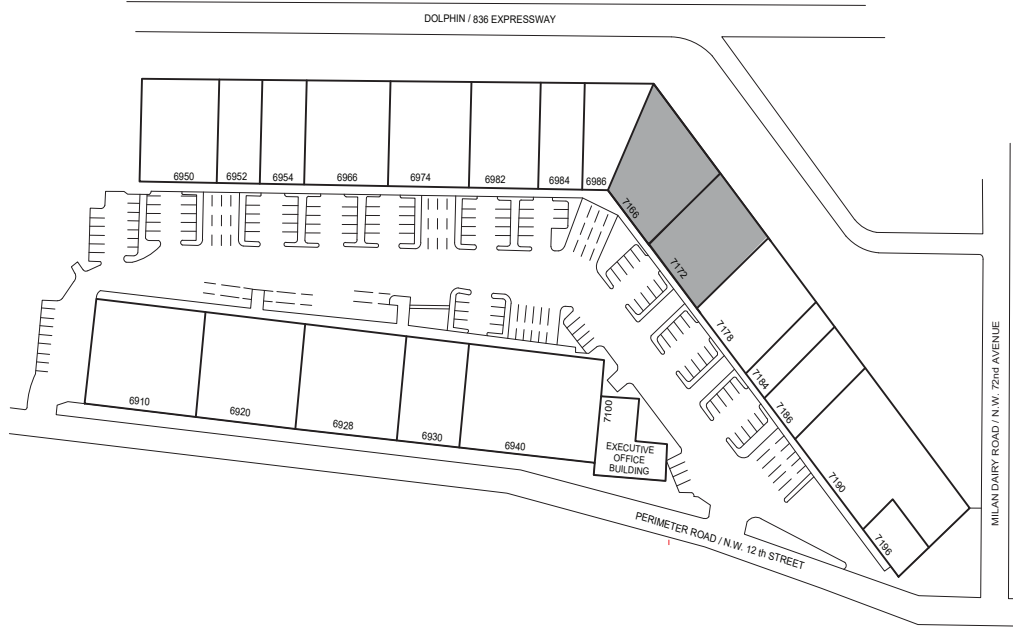
CEILING HEIGHT: 20'

LOADING: 6 DOCK HIGH LOADING POSITIONS

POWER: 3 PHASE

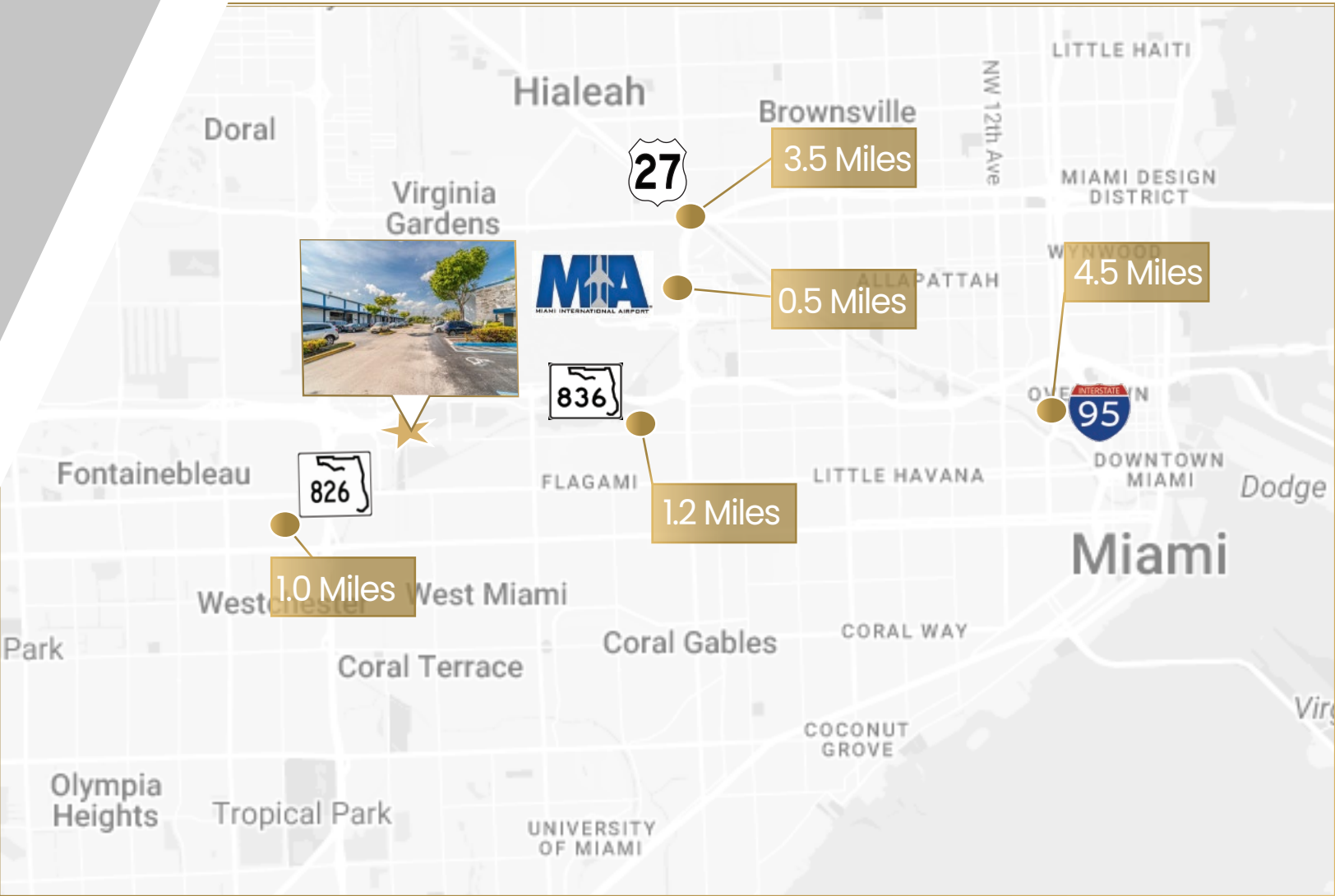
COLUMN SPACING: 35' X 35'

SKYWAY CENTER



LOCATION DESCRIPTION

Fronting Miami International Airport and situated directly on NW 12th Street, this Property provides immediate access to the airport's cargo and business corridors. Ideally positioned in the Airport West submarket, this property offers unparalleled visibility and access for businesses serving domestic and international markets.



LISTING AGENTS



Rene Vivo, SIOR
CEO
✉ rvivo@vivogroup.net
☎ 305.817.8899

Brandon Careaga, CCIM, MSRE
Director
✉ bcareaga@vivogroup.net
☎ 786.261.4232

Juliano Lopez
Associate Director
✉ jlopez@vivogroup.net
☎ 786.523.9790

© 2024 VIVO REAL ESTATE GROUP, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. VIVO REAL ESTATE GROUP, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. VIVO REAL ESTATE GROUP and the VIVO logo are service marks of VIVO REAL ESTATE GROUP, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of VIVO REAL ESTATE GROUP. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



305.817.8899



info@vivogroup.net



www.vivogroup.net