

42,800 SF AVAILABLE

# 12050

**NW 28th Avenue**

Miami, FL 33167



**INDUSTRIAL | FOR LEASE**



# AVAILABLE FOR LEASE

A single-tenant manufacturing, food processing & distribution building with heavy power, grease trap, floor drains and natural gas in place.

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The ±42,800-square-foot, high-quality distribution center was built in 1995, expanded in 1998, and completely renovated in 2011.

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The Building features 22'-24' clear span heights, a dock-high covered loading area with 10 loading positions, newly renovated office space and fire sprinklers throughout.

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The parking and loading area are fully secured with a perimeter fence and configured to provide flexibility to the tenant to park cars, store trailers and load cargo.

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# PROPERTY FEATURES

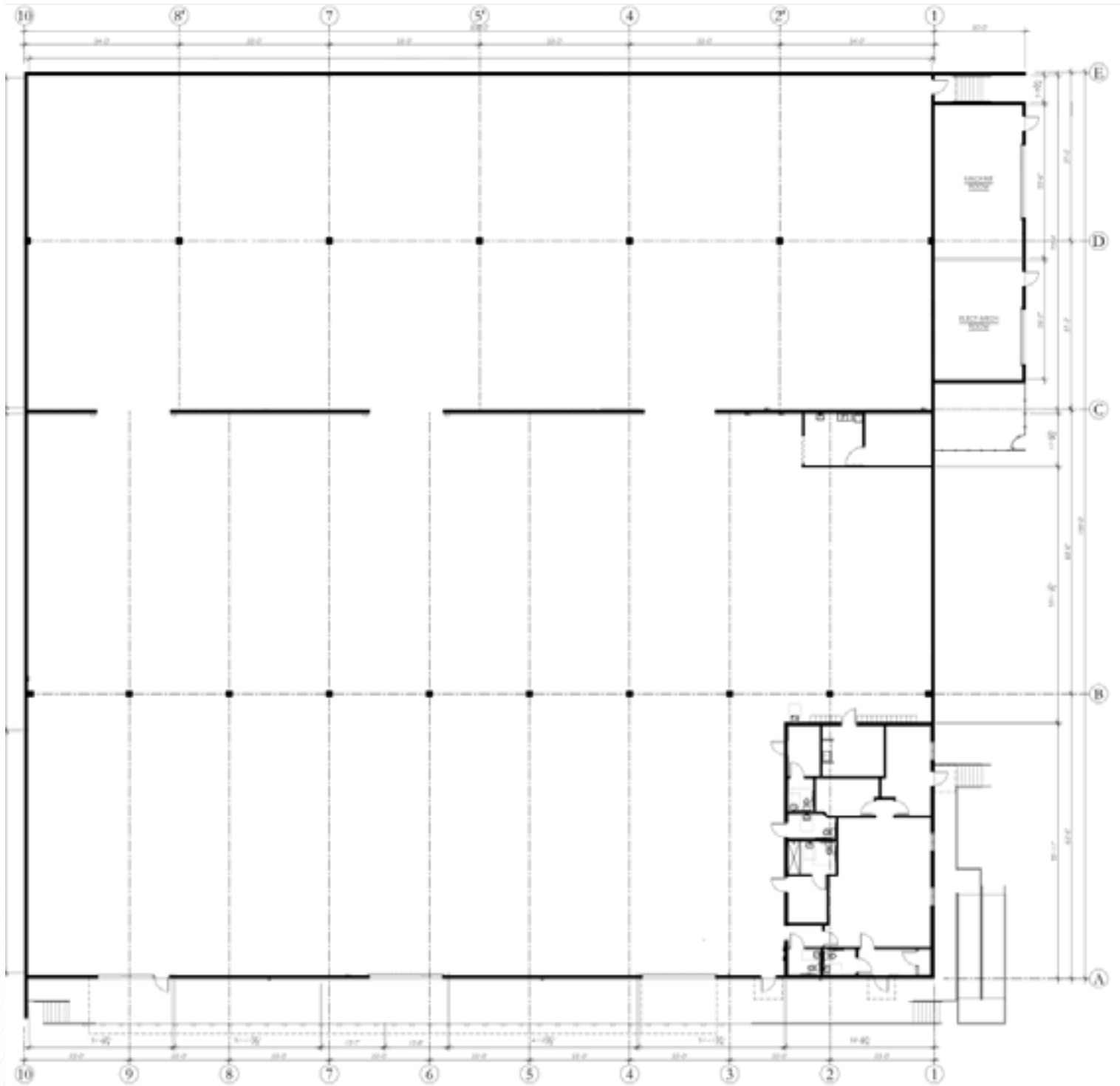
**42,800**  
Available SF

**22'-24'**  
Clear Height

**10**  
Loading Positions

<b>Building</b>	42,800 SF
<b>Warehouse</b>	40,972 SF
<b>Office</b>	1,828 SF
<b>Clear Height</b>	22' - 24'
<b>Building Depth</b>	200'D x 200'W
<b>Truck Court</b>	90'
<b>Dock-High Loading Positions</b>	10
<b>Car Parking</b>	34 spaces
<b>Power</b>	Original Building: 800 Amps - 120/240-Volt single-phase, three-wire Additional Building: 2,000 Amps - 277/480-Volt, three-phase, four-wire
<b>Additional Notes</b>	Natural gas and grease traps available
<b>Security</b>	Parking & loading area is fully fenced and secured
<b>Available</b>	Immediate
<b>Lease Rate</b>	Contact broker for pricing

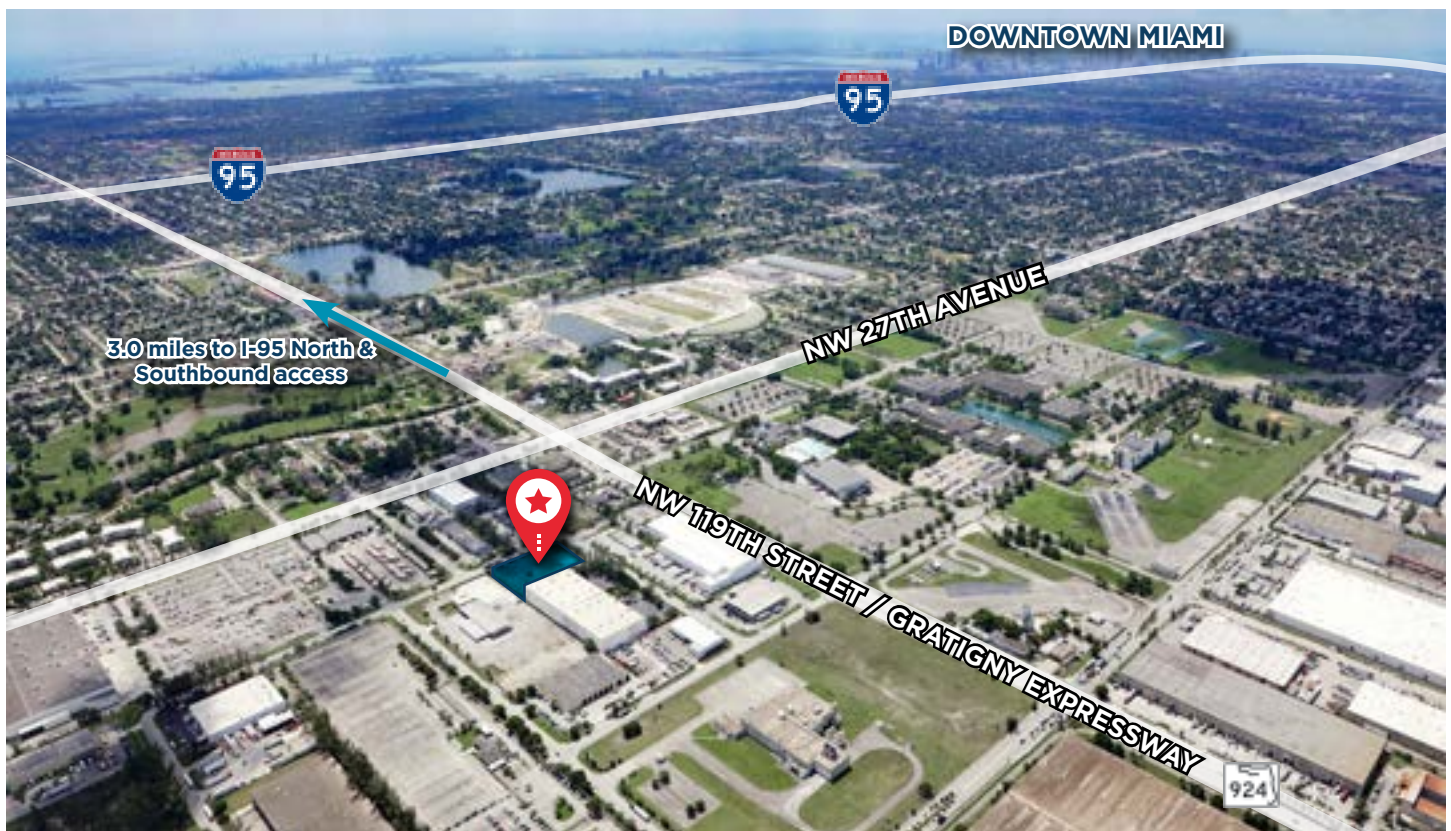
# FLOOR PLAN



# LOCATION HIGHLIGHTS

SR 924, I-95, I-75, 826 and the Florida Turnpike are all located within 9-miles of the building

Proximity to the Miami/Dade and Broward County line provides access to both Miami International Airport and Fort Lauderdale-Hollywood International Airport, as well as PortMiami and Port Everglades



## CONTACT



**NICOLAS PALAZZO**  
Managing Director  
+1 812 327 7088  
nico.palazzo@cushwake.com



**ANDREW FERNANDEZ**  
Managing Director  
+1 305 467 1449  
andrew.fernandez@cushwake.com

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