

FOR LEASE

6830 SW 81st Ter.
Miami, FL 33143



COLDWELL BANKER
REALTY



PROPERTY DESCRIPTION

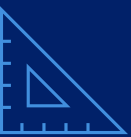
Single-user warehouse featuring 32' clear height and a clear-span layout with no interior columns. Includes one covered dock-high loading door and one overhead drive-in door. Equipped with 3-phase power and two 3.2-ton cranes. On-site parking for up to 9 vehicles with 6 spaces inside a gated area. The detached 1,500 sf office area offers a private office with a full bathroom and kitchenette, large secondary office space, large open reception area and one additional half bathroom.



Rental Rate:
\$22/sq.ft. – NNN



Tenancy:
Single Tenant



Total: ±10,415 sq.ft.
Office: ±1,500 sq.ft.



Doors:
1 – Dock High
1 – Overhead



Clear Height: 32 ft.



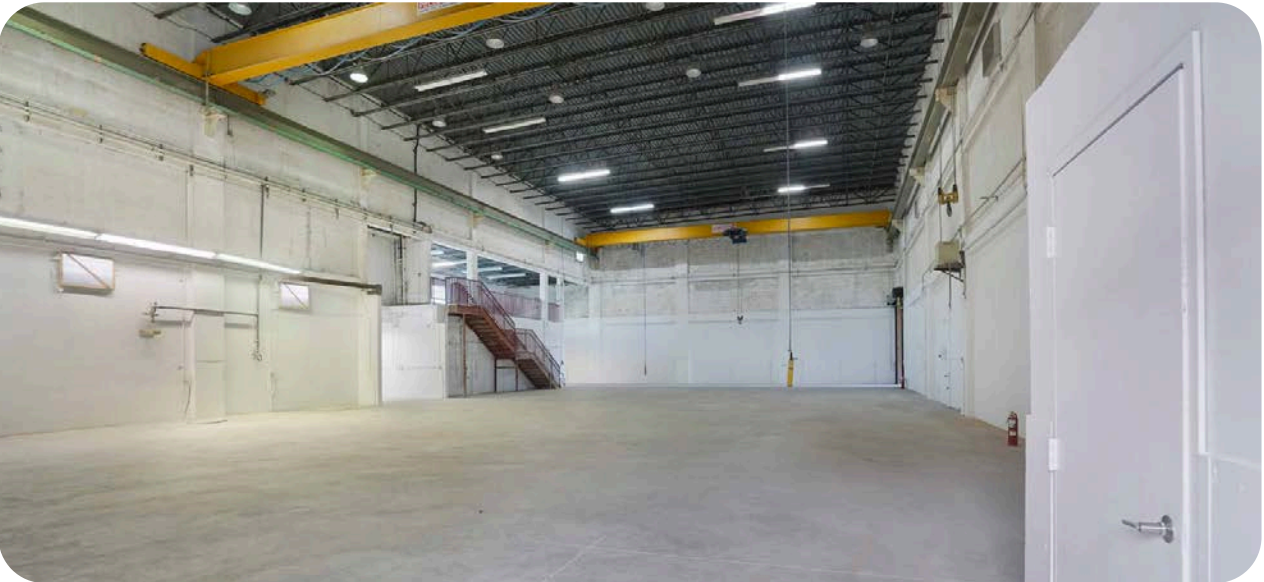
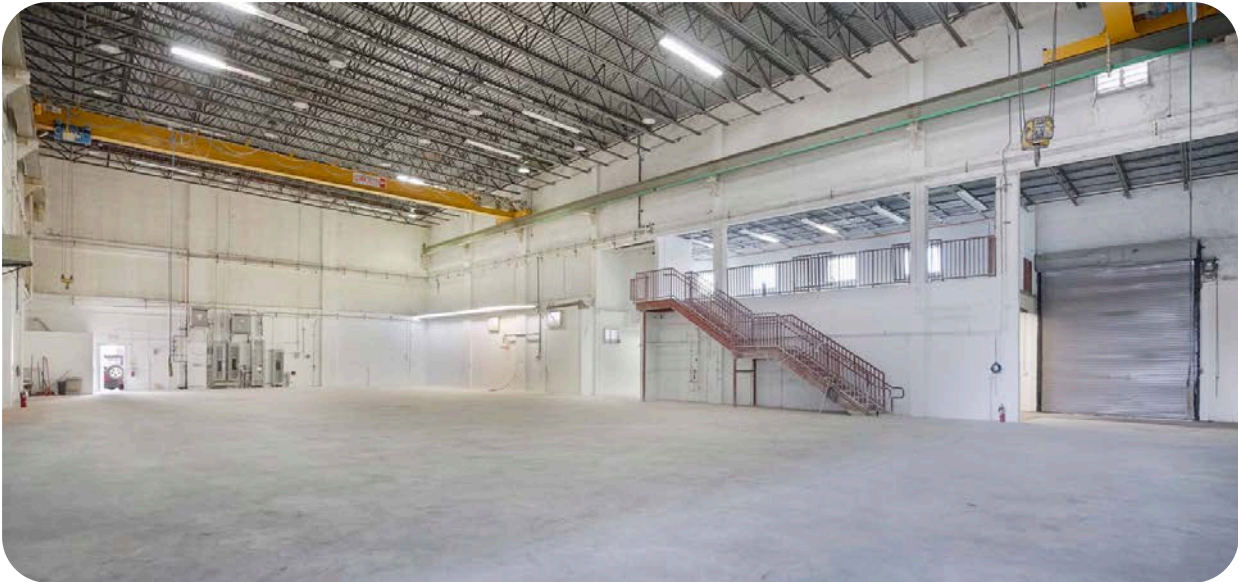
Two
3.2 Ton Cranes



9 Parking Spaces



Zoning: IU-2



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LOCATION FEATURES

- Close proximity to Coral Gables, South Miami, Pinecrest and Palmetto Bay.
- Quick access to 826 (Palmetto) and FL Turnpike via 878 (Snapper Creek Expy.).
- Steps from S. Dixie Hwy.
- Close to Dadeland mall and Dadeland North Metro stop.
- 1.5 Miles from University of Miami.
- Secured parking / yard.



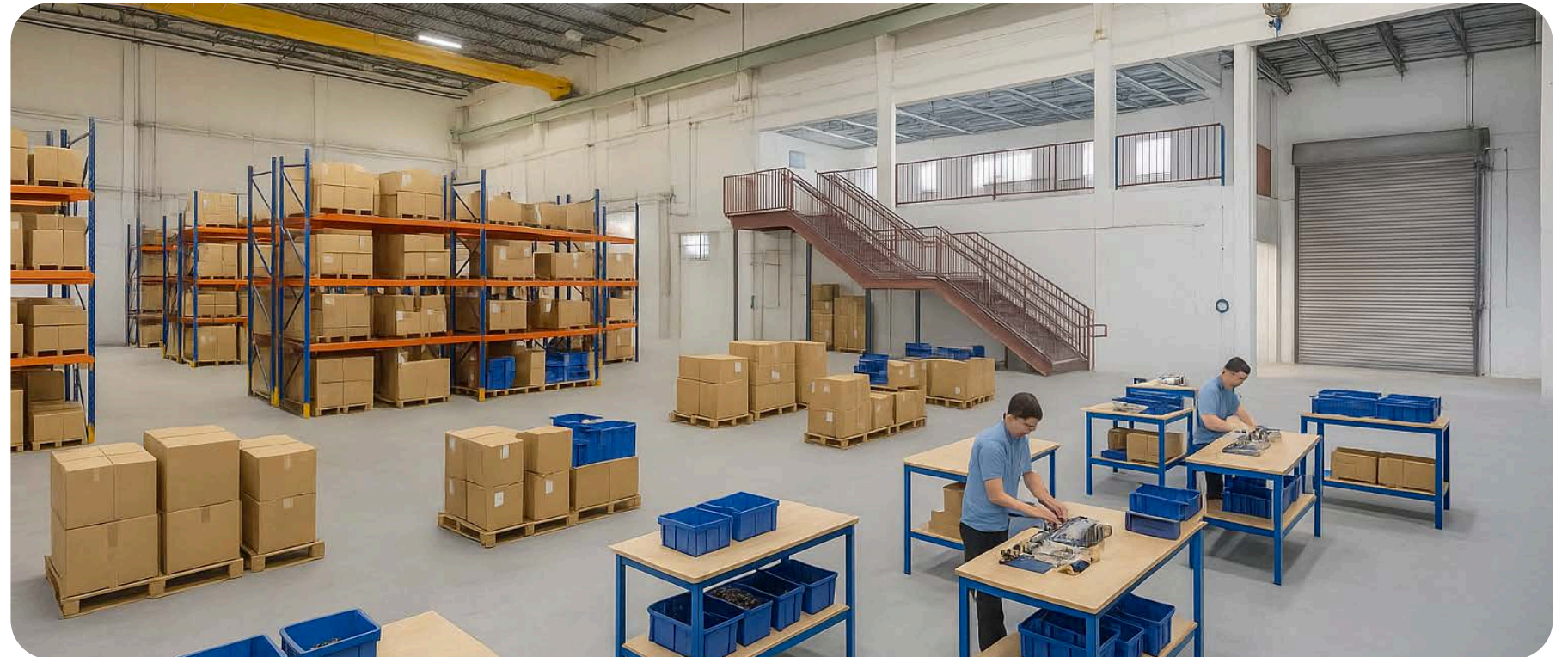
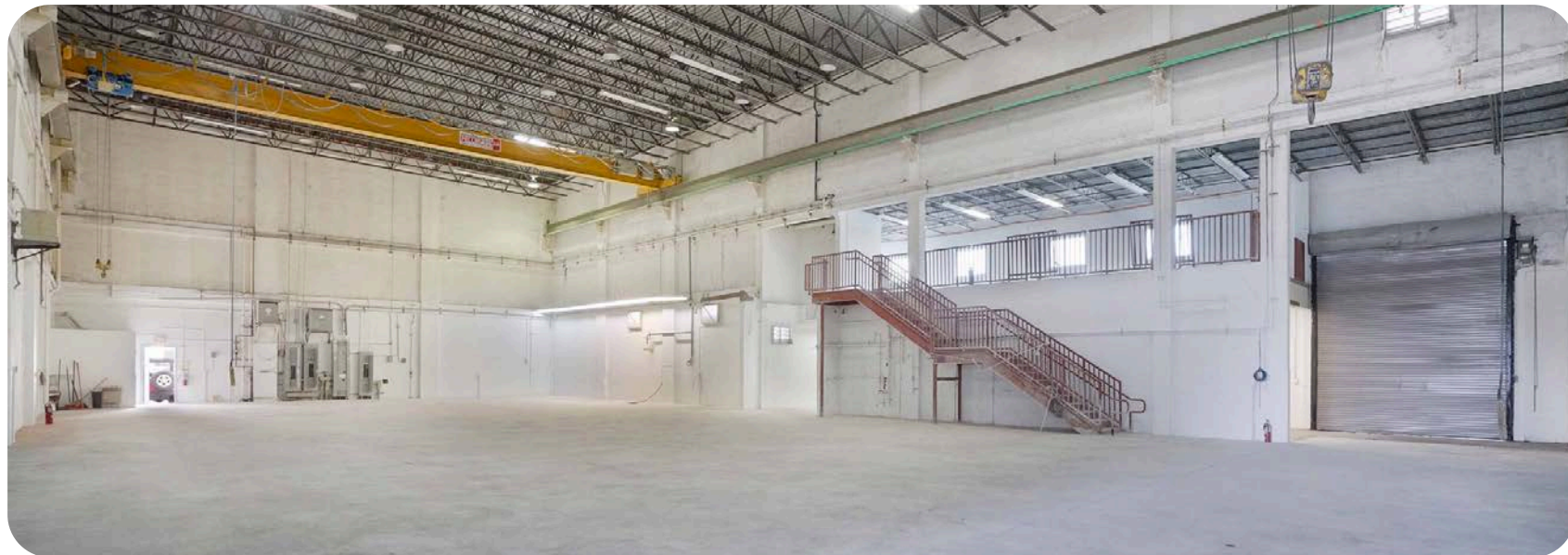
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SUGGESTED USES

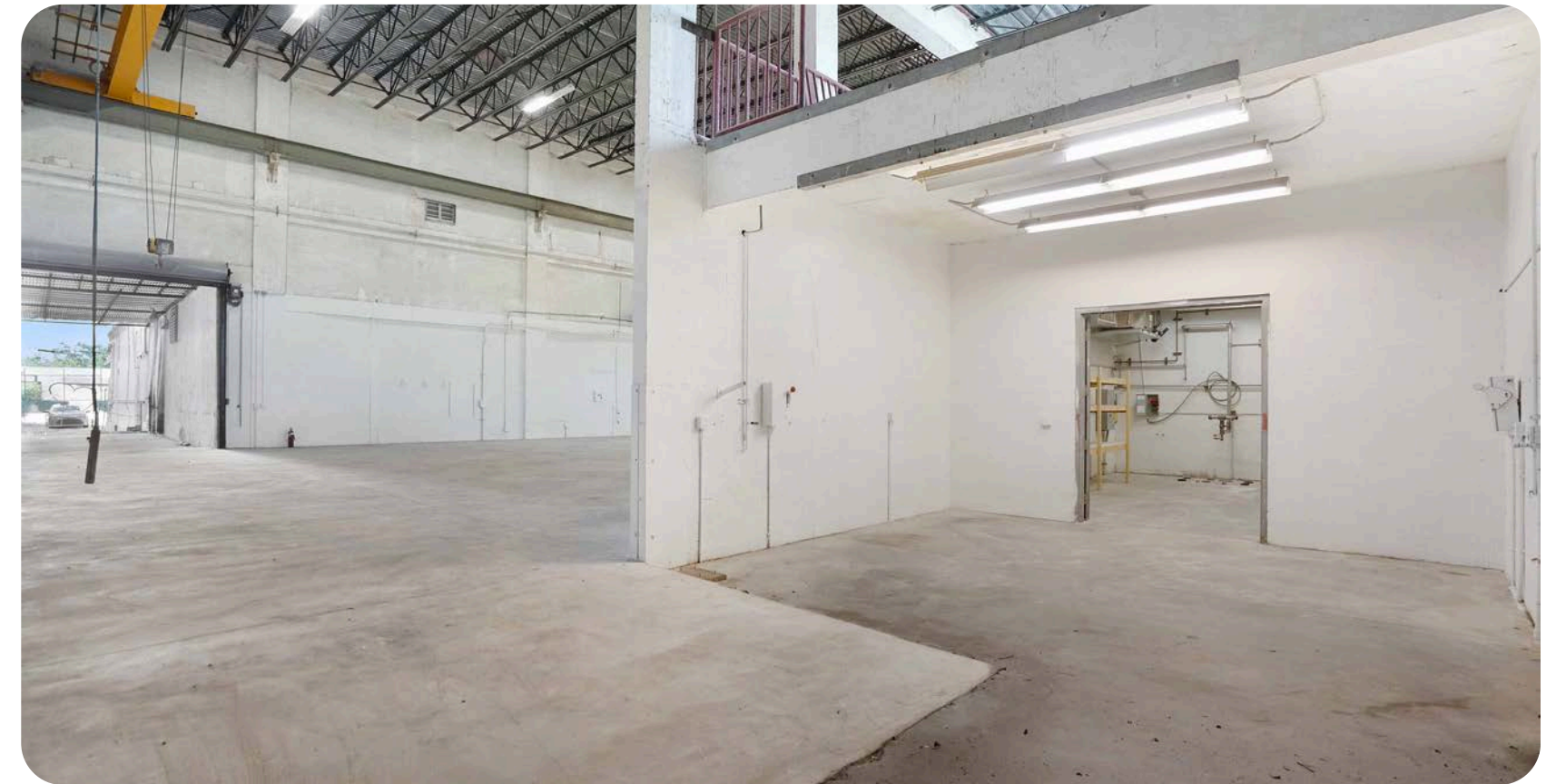
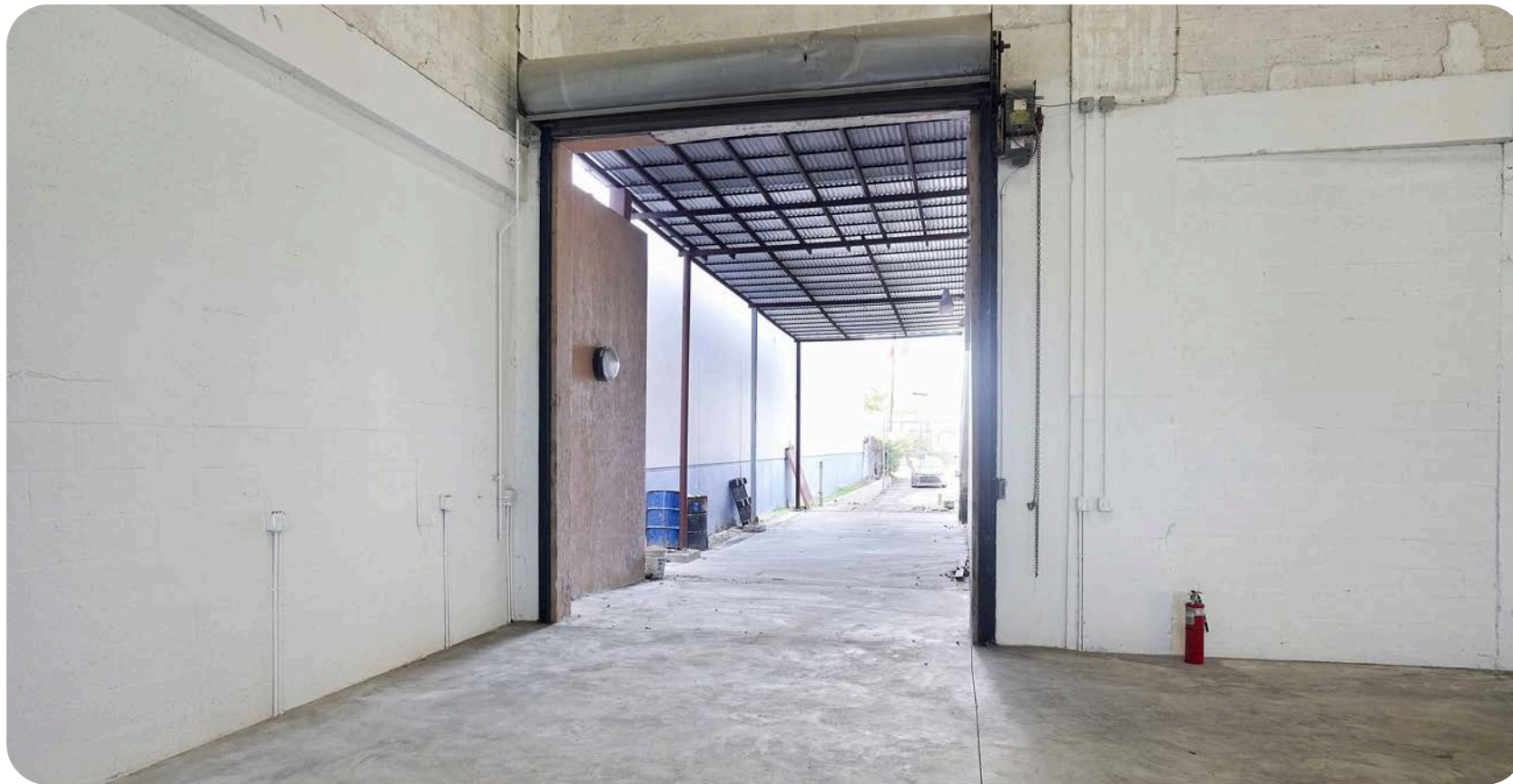
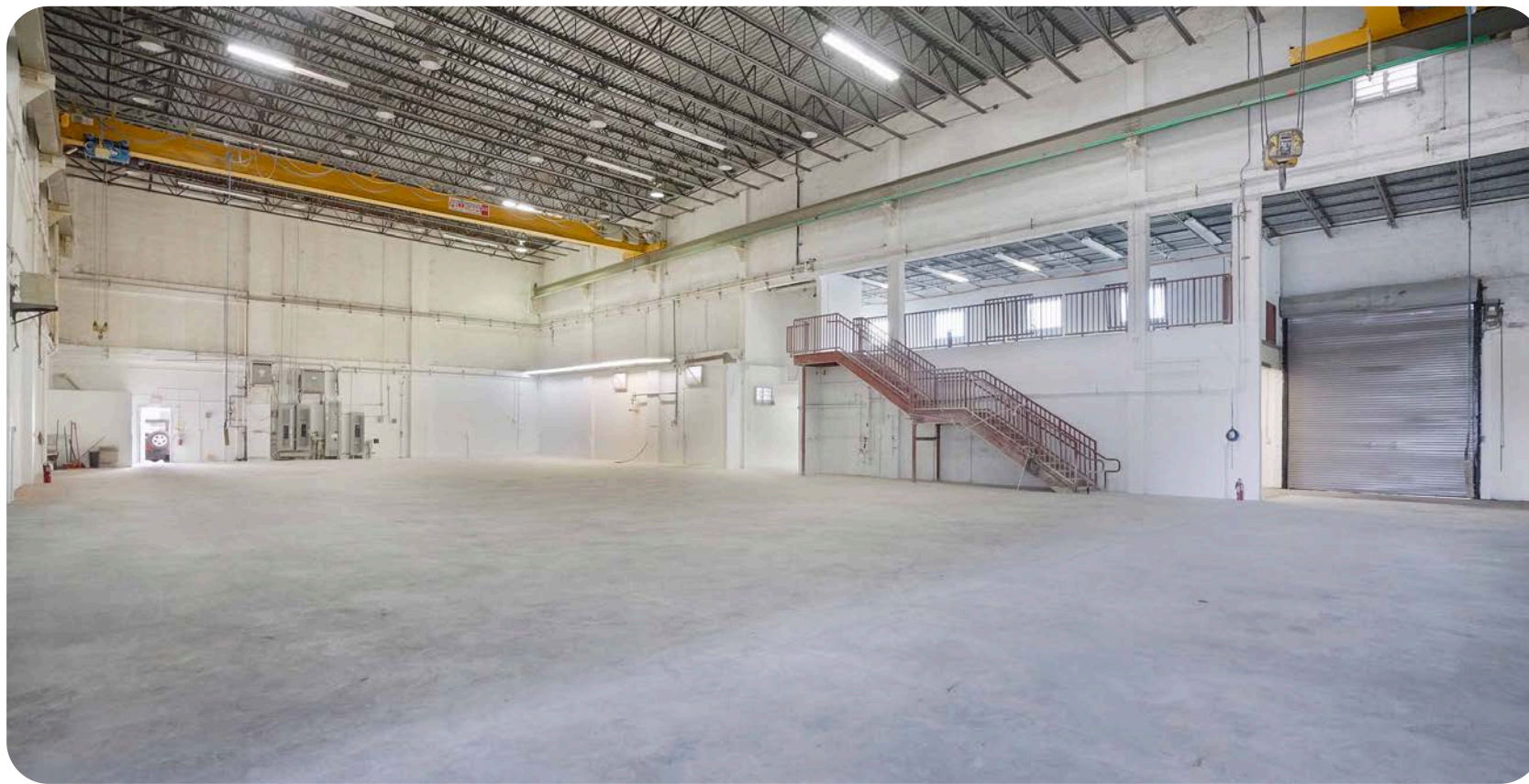
Ideal for warehousing, distribution, light assembly, and general industrial use. The 32' clear height and open-span design make it especially well-suited for high-stacking storage, pallet racking, or modular inventory systems. The installed crane and 3-phase power offer additional flexibility for tenants with light equipment handling needs or material movement requirements.



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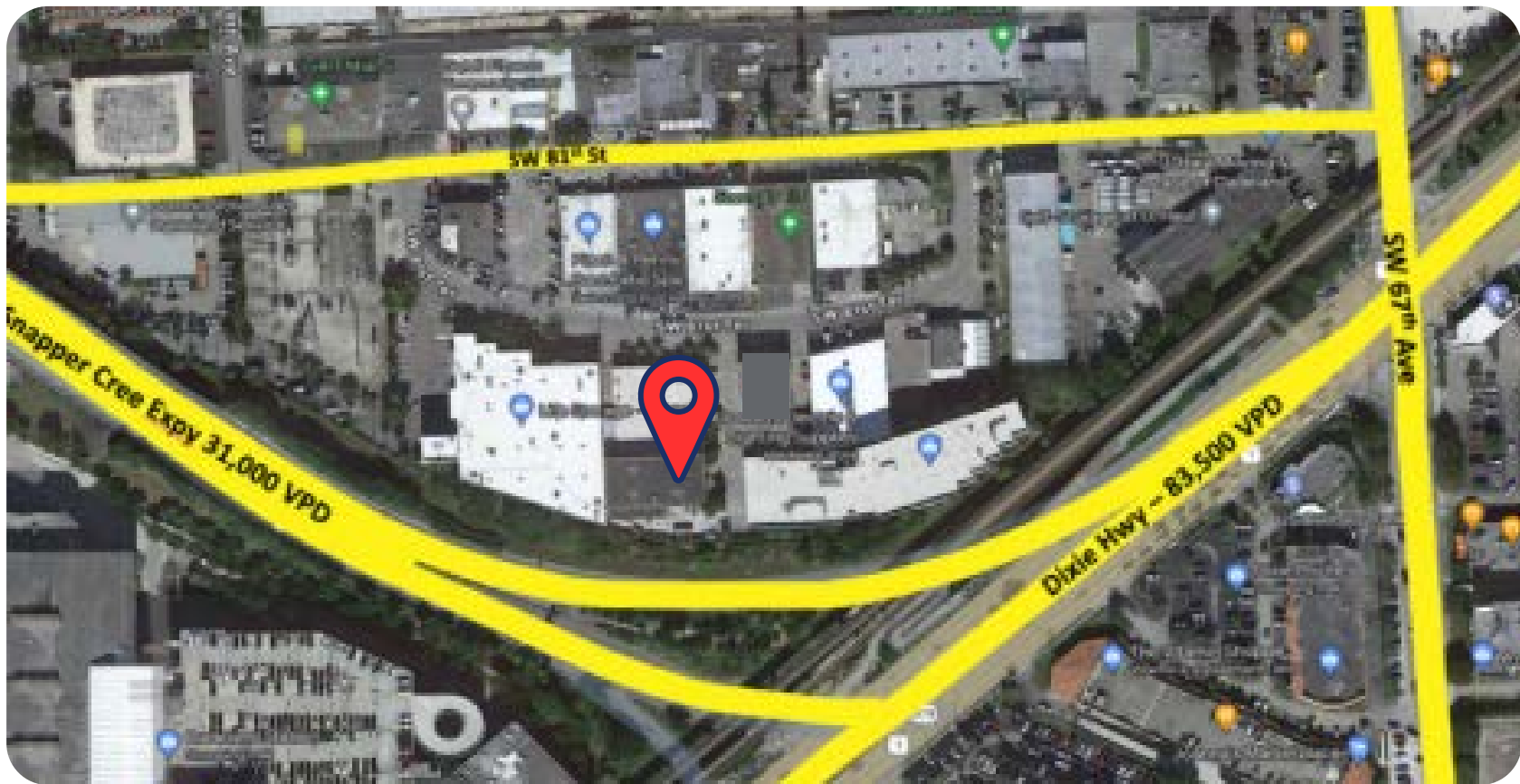
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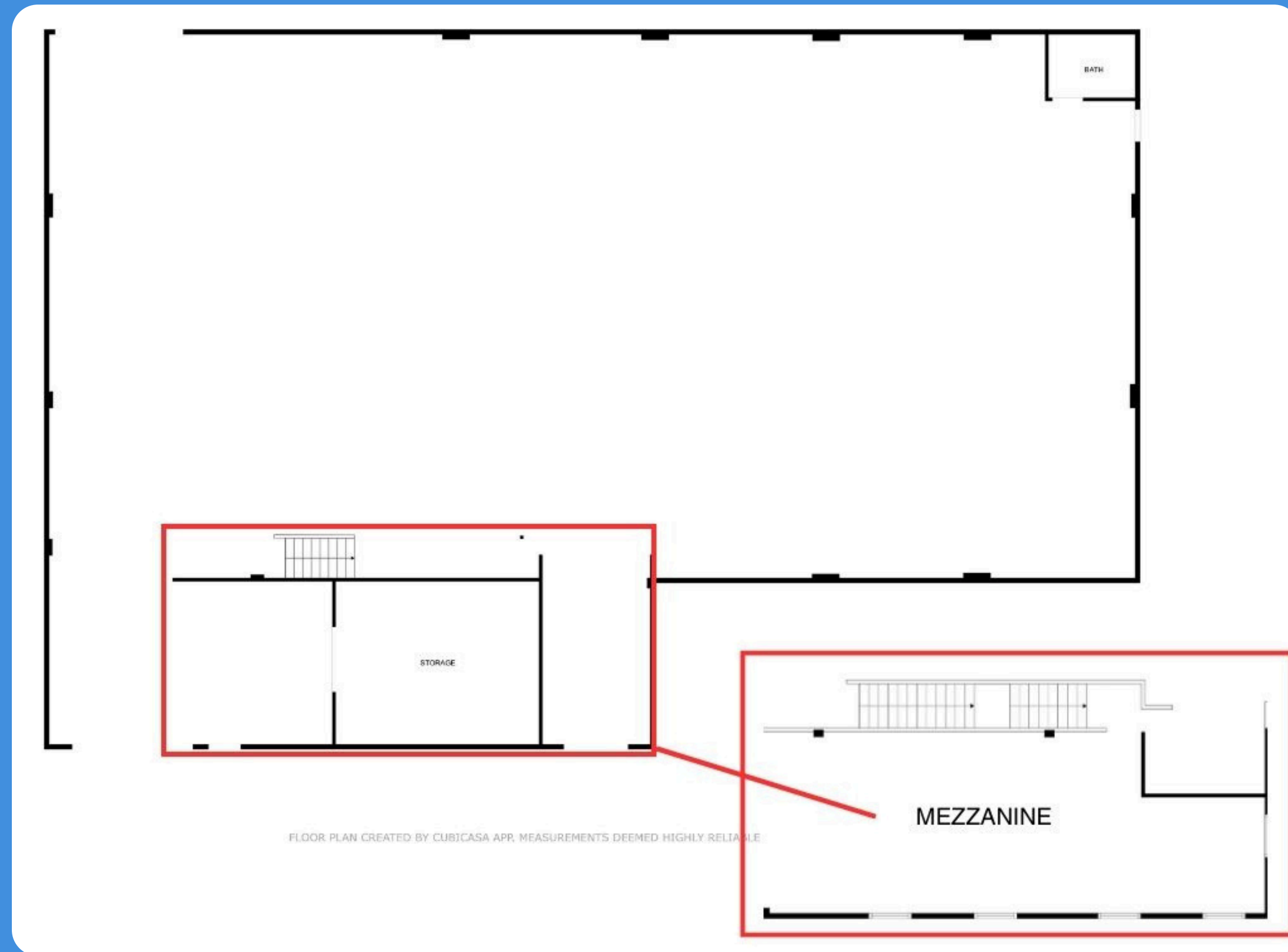


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FLOOR PLAN



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