

FOR LEASE

6830 SW 81<sup>st</sup> Ter.  
Miami, FL 33143

GB  
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.

	<b>Rental Rate: \$22/sq.ft. - NNN</b>		<b>Tenancy: Single Tenant</b>
	<b>Total: ±10,415 sq.ft. Office: ±1,500 sq.ft.</b>		<b>Doors: 1 - Dock High 1 - Overhead</b>
	<b>Clear Height: 32 ft.</b>		<b>Two 3.2 Ton Cranes</b>
	<b>9 Parking Spaces</b>		<b>Zoning: IU-2</b>



Information herein has been obtained from sources believed reliable but not verified. It is recommended to conduct independent research regarding the property to verify all information. No guarantees or representations are made through this document and reliance on this information is at your own risk.

# 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.



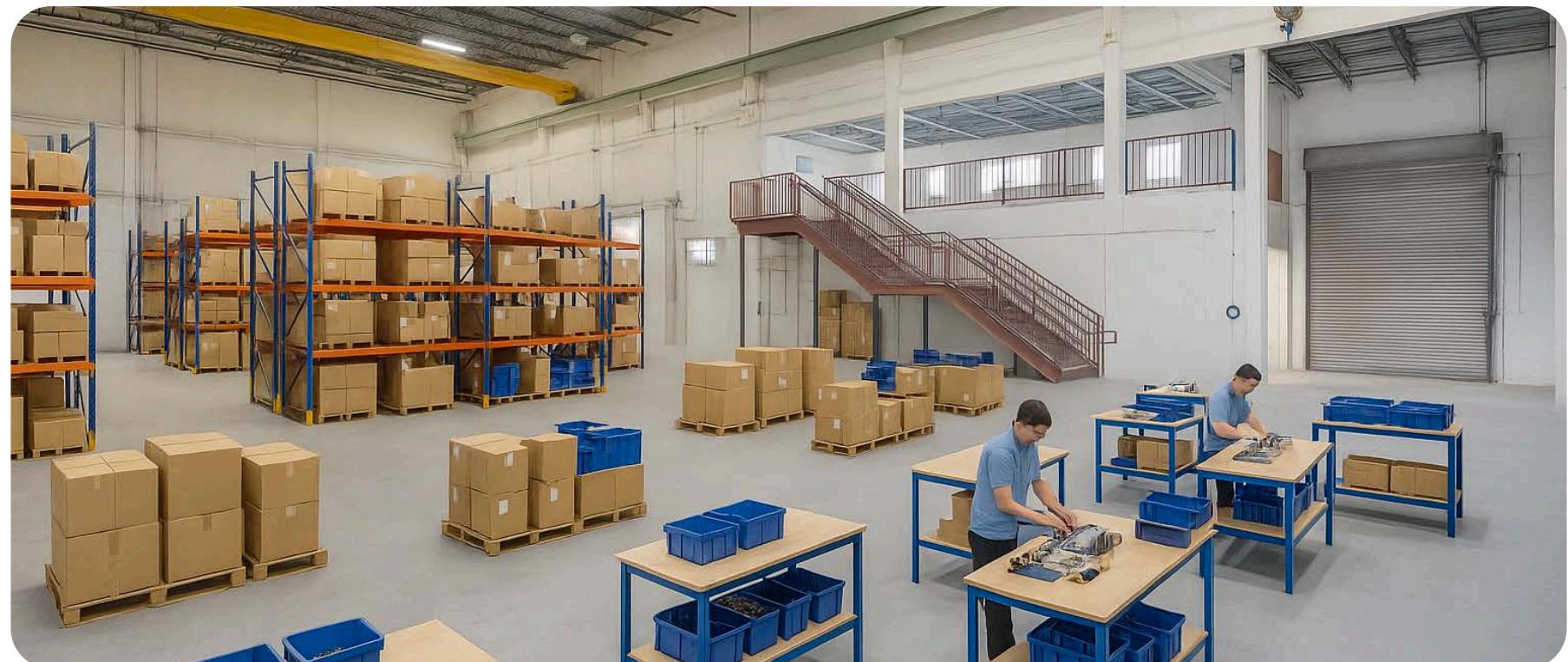
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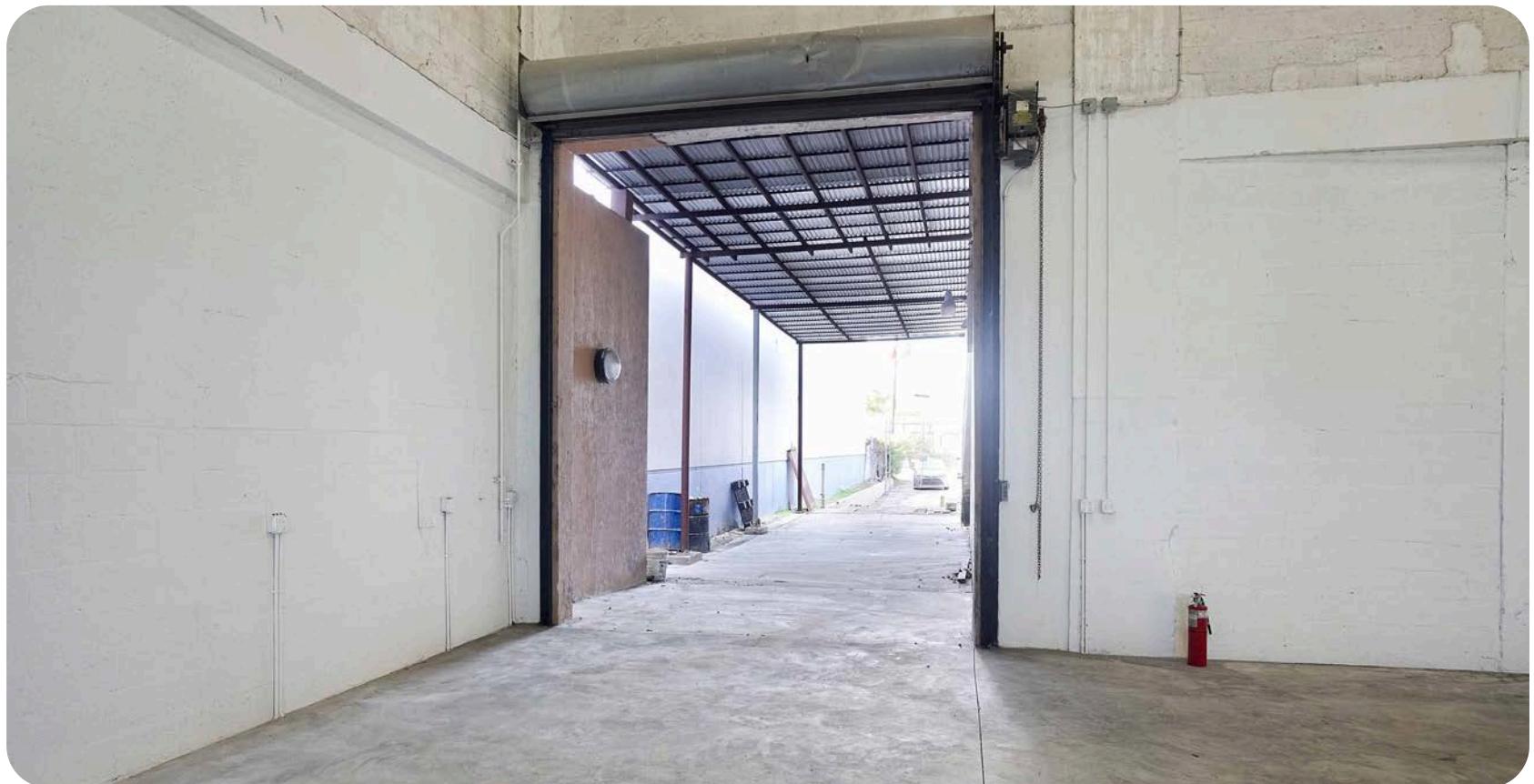
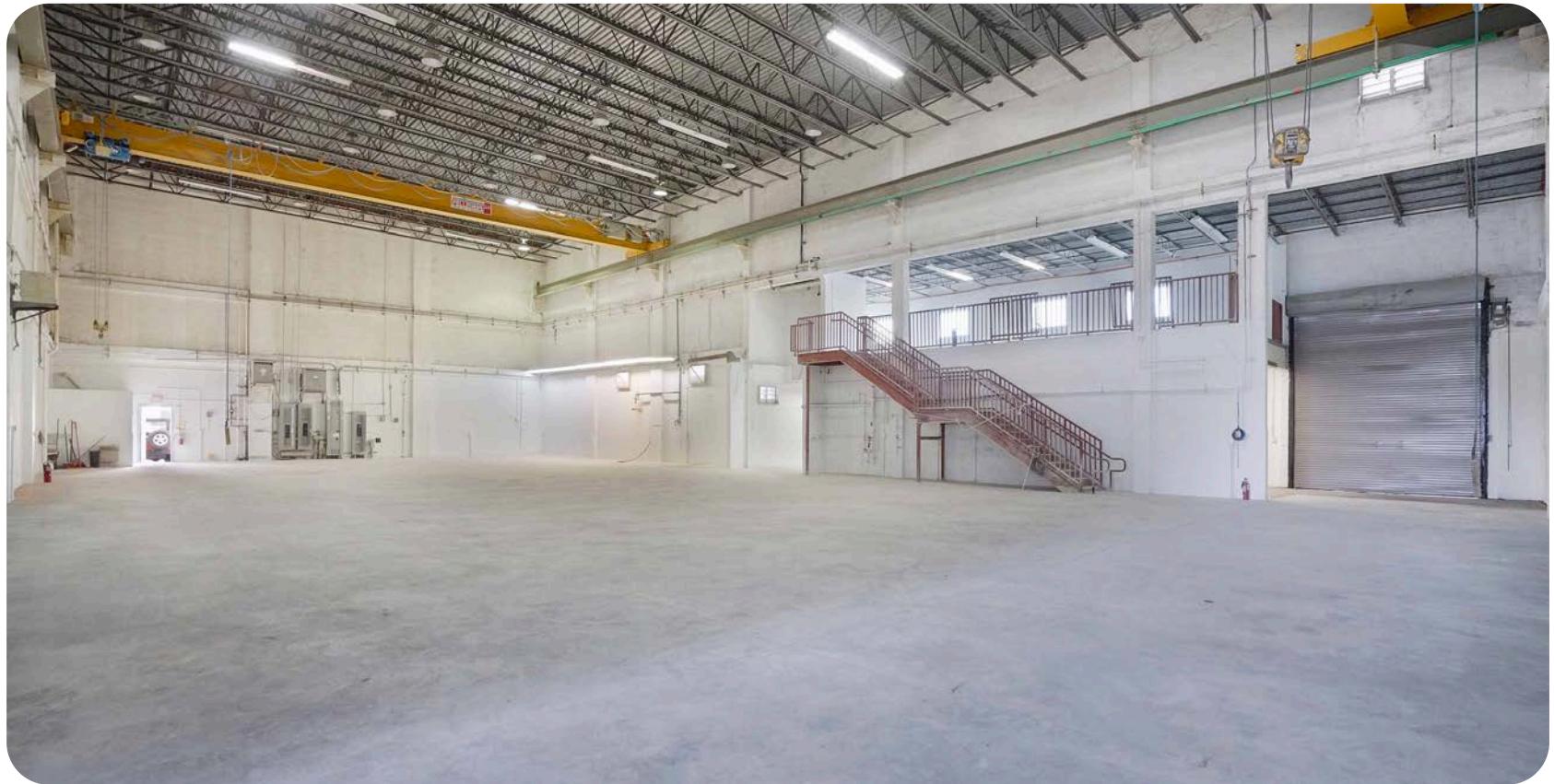
Inma Cortes | 786.479.5757 | [Inma.Cortes@cbreality.com](mailto:Inma.Cortes@cbreality.com)  
Jeremy Hanson | 786.910.0836 | [Jeremy.Hanson@cbreality.com](mailto:Jeremy.Hanson@cbreality.com)

# 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.



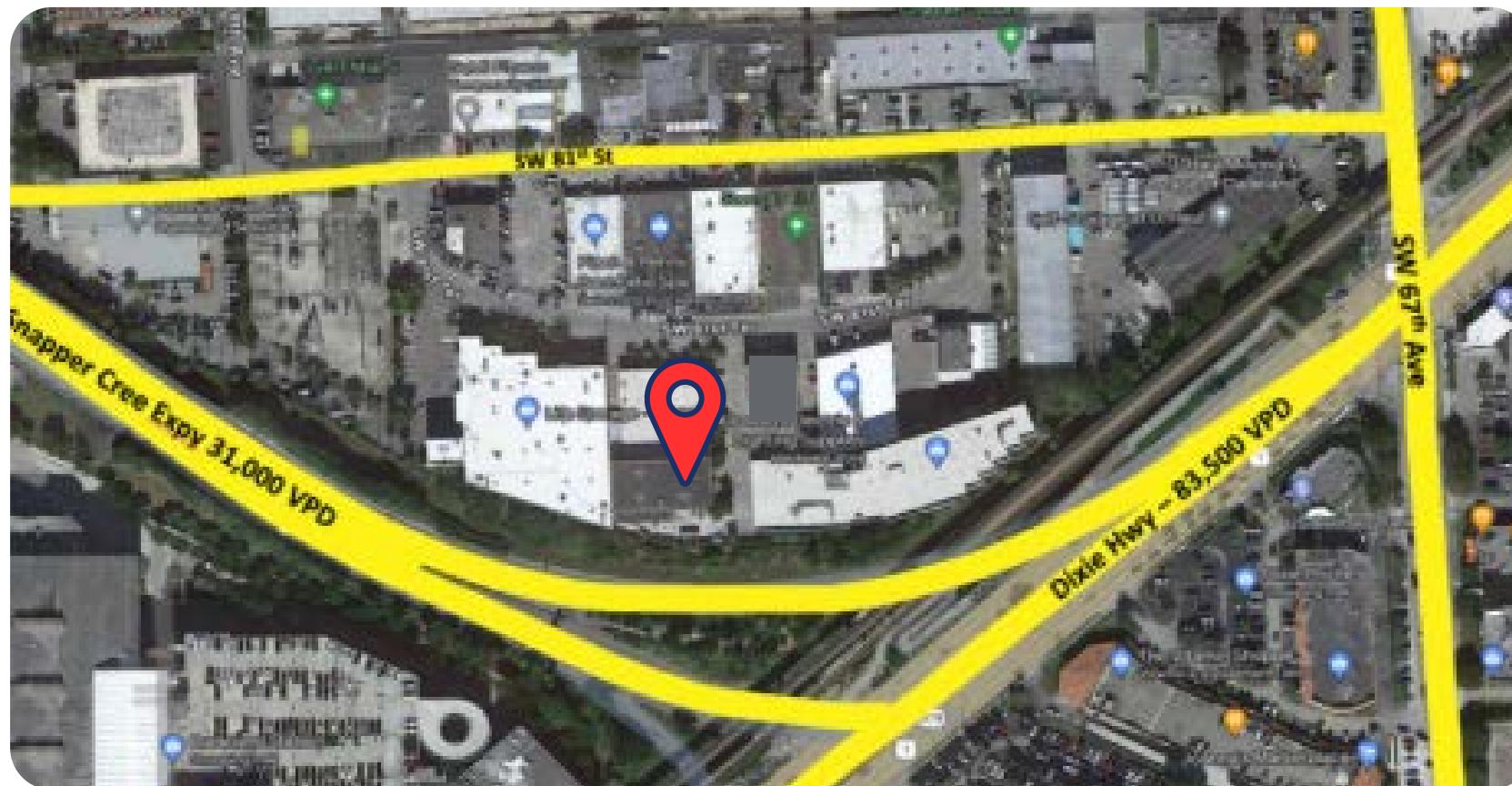
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Inma Cortes | 786.479.5757 | [Inma.Cortes@cbrealty.com](mailto:Inma.Cortes@cbrealty.com)  
Jeremy Hanson | 786.910.0836 | [Jeremy.Hanson@cbrealty.com](mailto:Jeremy.Hanson@cbrealty.com)

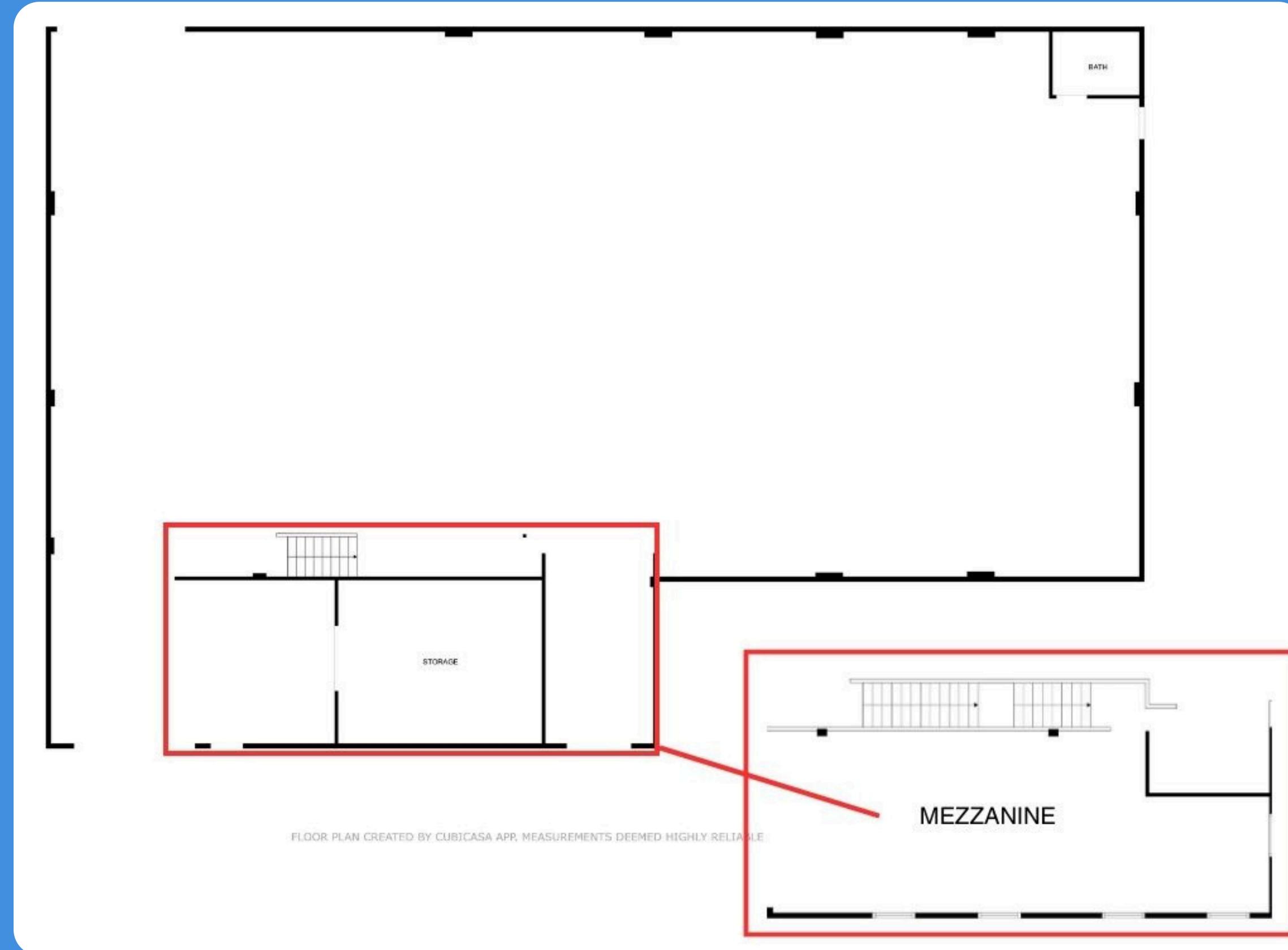


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# FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE

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Jeremy Hanson | 786.910.0836 | [Jeremy.Hanson@cbrealty.com](mailto:Jeremy.Hanson@cbrealty.com)