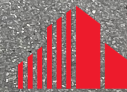


7275-7301 NW 7TH AVE
MIAMI, FLORIDA 33150

VACANT INDUSTRIAL FACILITY WITH EXTERIOR STORAGE AND ±1 ACRE LOT



FOR SALE



**CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW

Situated on roughly two acres on the Northeast and Southeast corners of NW 7th Ave (US 441) and NW 73rd street, sits this ±35,751 SF industrial facility complete with an adjacent ±7,000 SF exterior storage area, which is complimented by close to one acre of a secured, paved, fenced and lit lot across the street.

Built in 1982 and bordered on the south side by an FEC Railway, the building also features 24-FT Clear Ceiling Heights, two recessed loading docks with mechanical levelers and a ramp, as well as T-5 motion lights and addition exterior ramp and four additional dock-high doors, three of which open to an inactive rail spur.

Located in the City of Miami, the asset is in an enterprise zone with a D-1 Workplace District Zoning and offers immediate access to I-95 via NW 7th Ave/US 441.

CALL FOR PRICE



±35,751SF
BUILDING SIZE



±7,000 SF
EXTERIOR STORAGE AREA



1982
YEAR BUILT



±1.00
ACRE OF A SECURED,
PAVED, FENCED LIT LOT



D-1
WORKPLACE DISTRICT ZONING



24'
CLEAR HEIGHT



LOADING
TWO LOADING DOCKS
WITH MECHANICAL LEVELERS
AND A RAMP

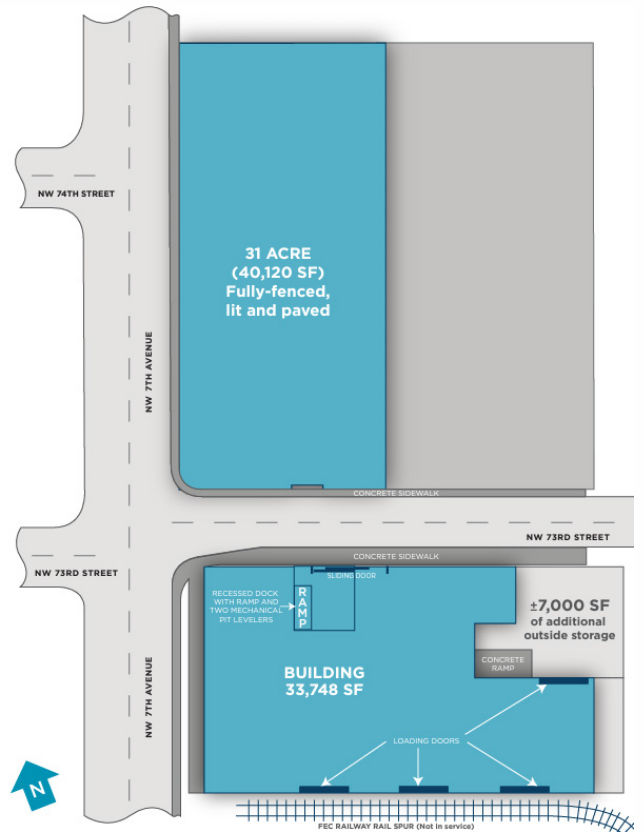
7275-7301 NW 7TH AVE MIAMI, FLORIDA 33150

VACANT INDUSTRIAL FACILITY WITH EXTERIOR STORAGE AND ±1 ACRE LOT

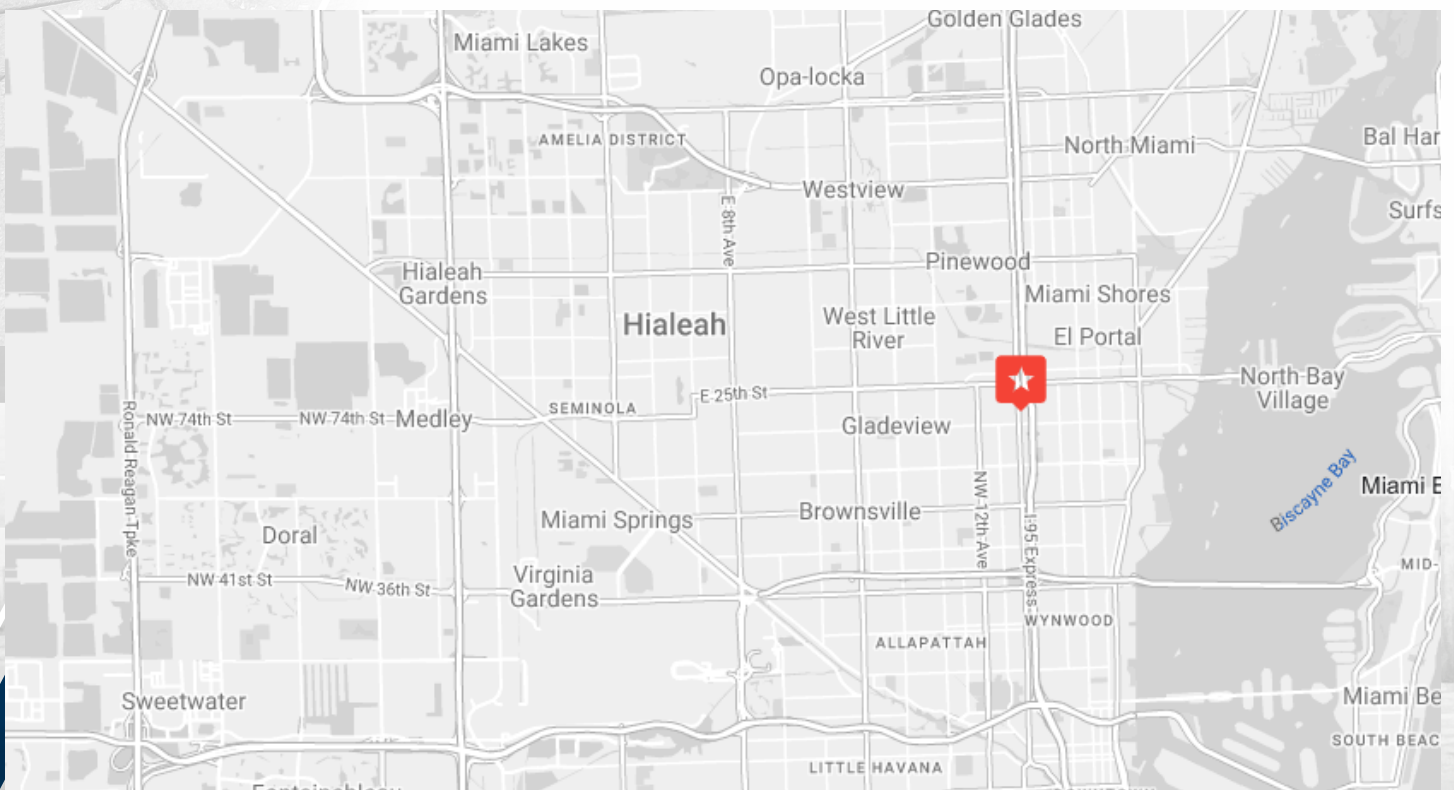
SITE & BUILDING FEATURES

- ±35,751 SF (divisible)
- ±7,000 SF Exterior Storage Area
- ±1 Acre of a secured, paved, fenced and lit lot across the street
- D-1 Workplace District Zoning
- 24' Clear Height
- Two recessed loading docks with mechanical levelers and a ramp, as well as T-5 motion lights and addition exterior ramp and four additional dock-high doors
- Immediate access to I-95 via NW 7th Ave/US 441

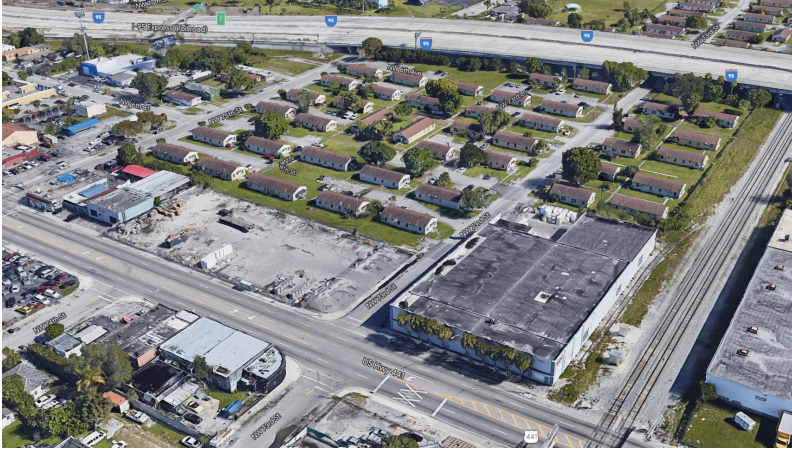
PLAN



MAP



PHOTOS





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