# 7275-7301 NW 7TH AVE MIAMI, FLORIDA 33150

VACANT INDUSTRIAL FACILITY WITH EXTERIOR STORAGE AND ±1 ACRE LOT



### **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**















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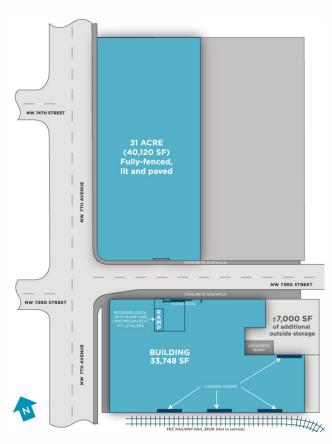
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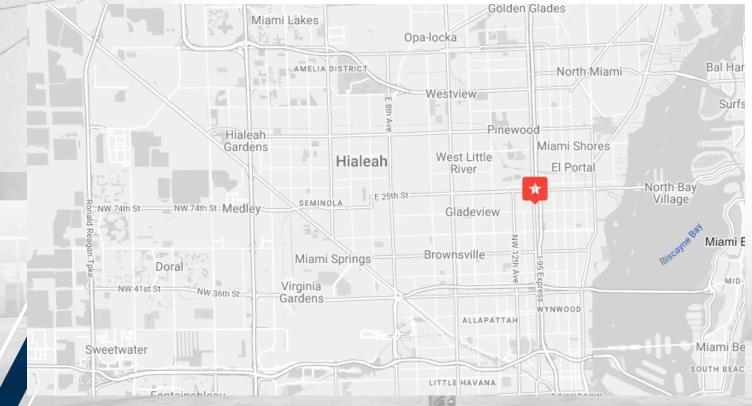
### SITE & BUILDING FEATURES

- ±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

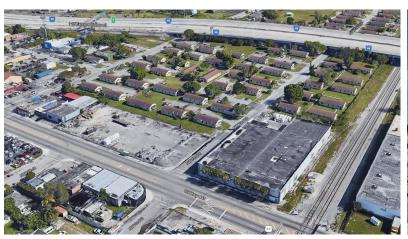
### **PLAN**



### MAP

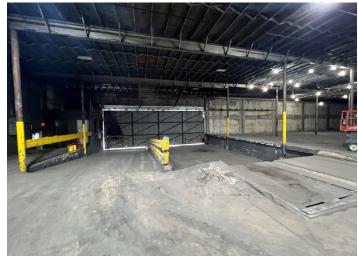


### **PHOTOS**





















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