

FREESTANDING BUILDING

5575 NW 36TH AVE

FOR SALE OR LEASE



TRANSWESTERN

REAL ESTATE
SERVICES



**RECENTLY
RENOVATED**

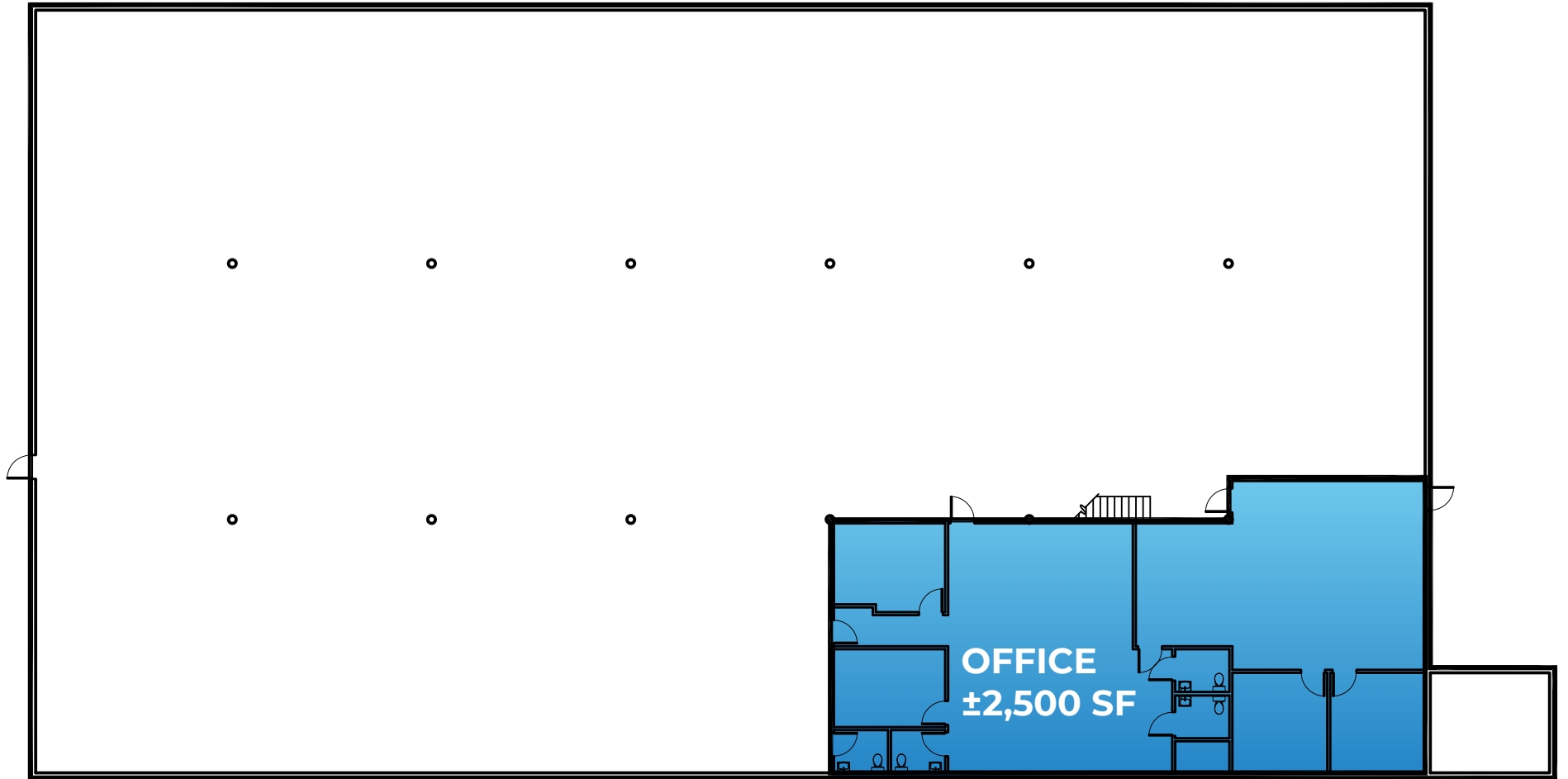
**AVAILABLE
IMMEDIATELY**

1 DOCK + 1 RAMP

IMMEDIATE ACCESS TO
112 EXPRESSWAY AND I-95

5575 NW 36TH AVE, HIALEAH, FL 33142

FLOOR PLAN



RECENTLY RENOVATED - INTERIOR & EXTERIOR



FREE STANDING BLDG IN STRATEGIC LOCATION

112
112 EXPRESSWAY
±1.9 MILES

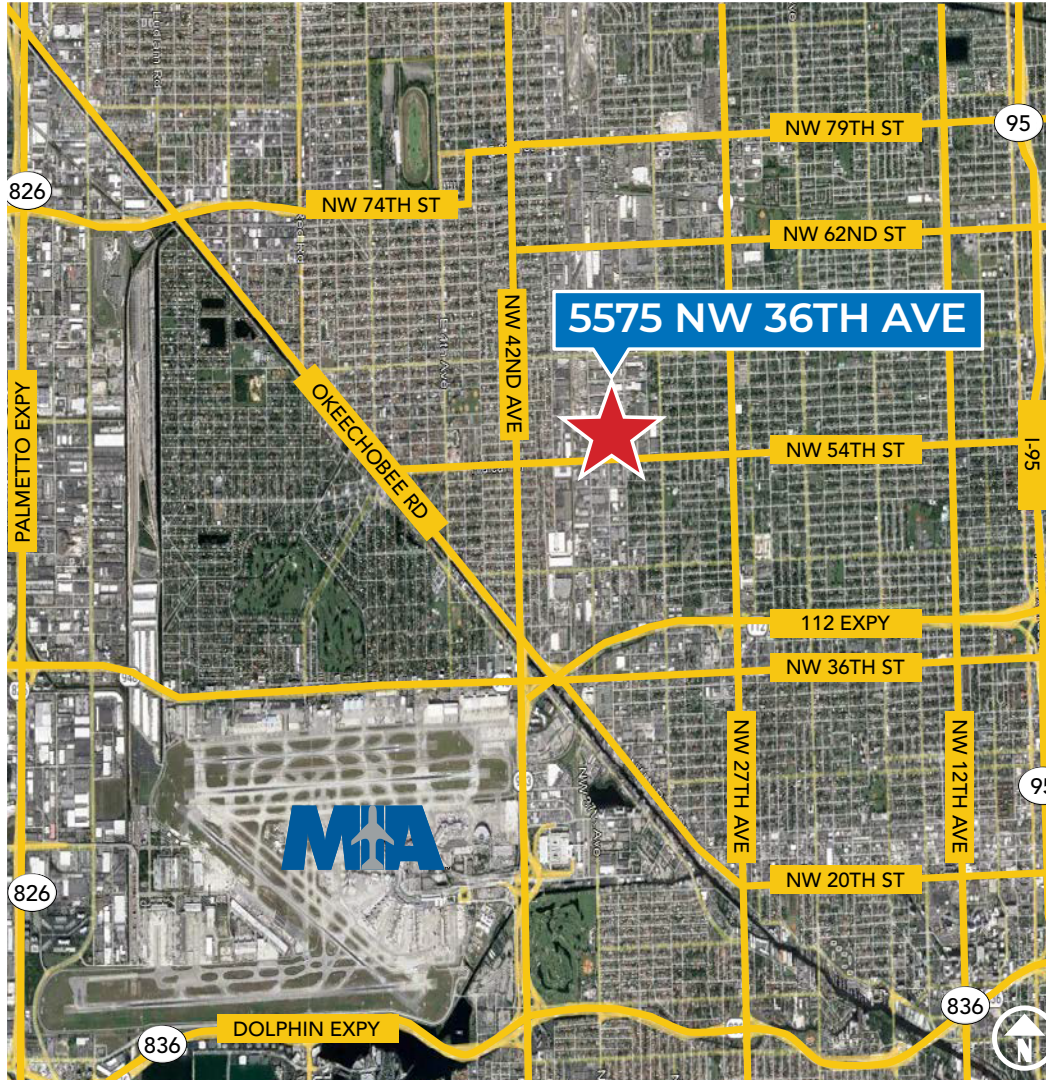
826
PALMETTO EXPRESSWAY
±2.2 MILES


MIA CARGO FACILITIES
±2.29 MILES


I-95
I-95
±5.2 MILES


836
DOLPHIN EXPRESSWAY
±5.5 MILES



TO PORT MIAMI
±9.1 MILES




 RECENTLY RENOVATED

 TOTAL SF: ±18,224 SF


 CEILING HEIGHT: ±18' CLEAR

 OFFICE SF: ±2,500 SF

 COLUMN SPACING: 32' X 24.5'


 1 DOCK + 1 RAMP

EXCELLENT ACCESS TO SR #836 AND #112, I-95 AND STATE ROAD #27.

 IMMEDIATE OCCUPANCY

 FOR LEASE:

- ~~\$18/SF~~ \$16.95/SF INDUSTRIAL GROSS
- SHORT TERM OR LONG TERM
- LEASE WITH OPTION TO BUY

 FOR SALE:

- \$308/SF (5.63 MILLION)
- SELLER FINANCING AVAILABLE

FOR MORE INFORMATION, CONTACT

CARLOS GAVIRIA
SENIOR VICE PRESIDENT
305.808.7313
carlos.gaviria@transwestern.com

BEN EISENBERG
EXECUTIVE MANAGING DIRECTOR
305.808.7826
ben.eisenberg@transwestern.com

WALTER BYRD
EXECUTIVE MANAGING DIRECTOR
305.808.7825
walter.byrd@transwestern.com

THOMAS KRESSE
MANAGING DIRECTOR
305.808.7827
thomas.kresse@transwestern.com

Transwestern Commercial Services Florida, LLC | 100 SE 2nd Street | Suite 3100 | Miami, FL 33131

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