



# INDUSTRIAL BUILDING AVAILABLE

**+/- 26,412 SF on +/- 37,200 SF lot**

Zoned IU-2 Heavy Manufacturing

**Michaela Senior**  
msenior@comreal.com  
(305) 497-4502

**Edison Vasquez, SIOR, CCIM**  
evasquez@comreal.com  
(305) 401-1085

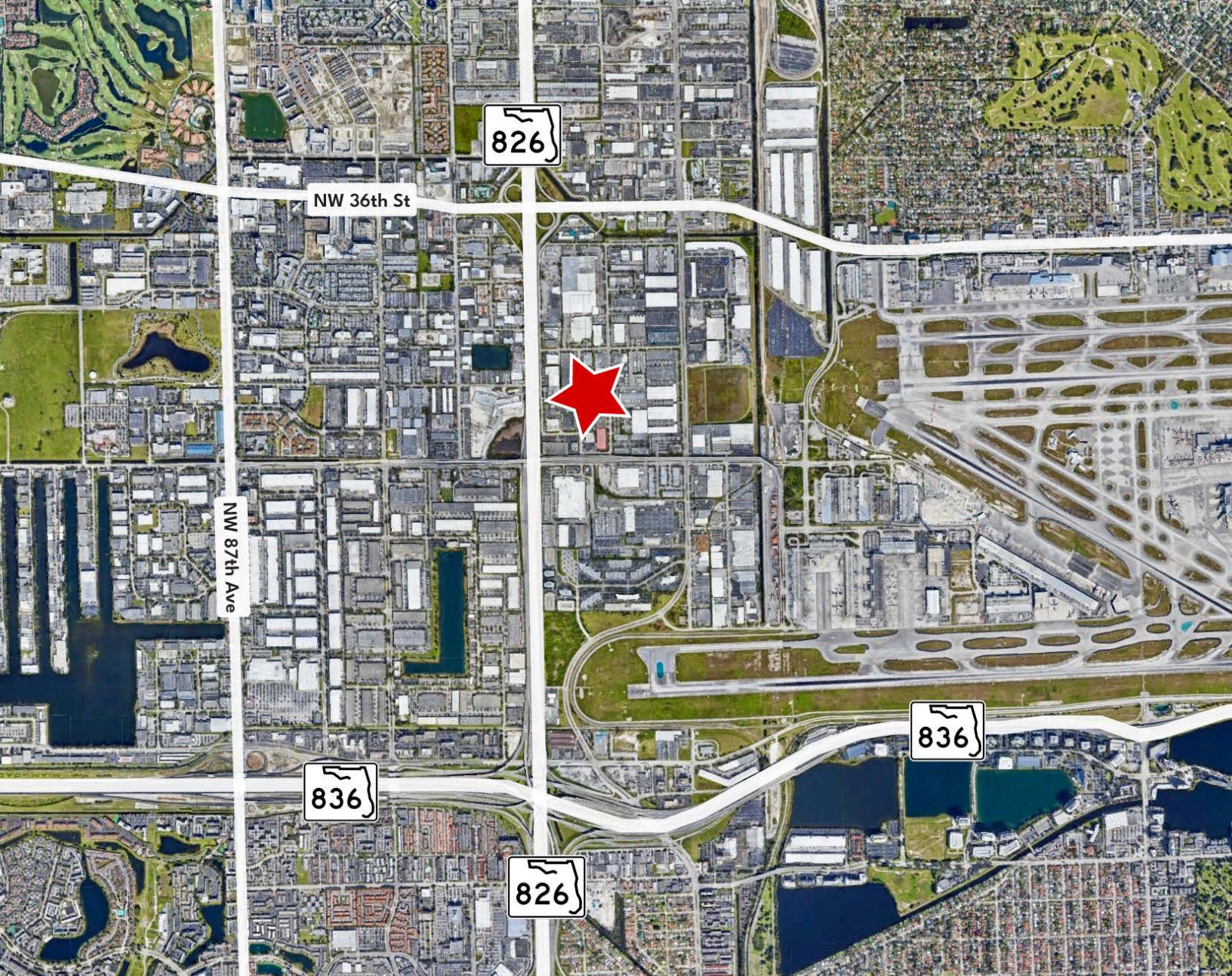




## PROPERTY OVERVIEW

- +/- 26,412 SF
- +/- 37,200 SF lot
- Dock-high, recessed loading doors
- 1 ramp
- 18'-20' clear height
- Gas hookup
- Outside of the wellfield protection area
- Zoned IU-2 Heavy Manufacturing
- Part metal, part concrete construction
- Heavy power
- Renovated in 2024





## LOCATION ——— OVERVIEW

Strategically positioned off 25th Street and the Palmetto Expressway, just one mile from the cargo entrance of Miami International Airport. Its prime location makes it an excellent choice for businesses in the tile, flower, and aviation industries, as well as other organizations requiring immediate proximity to the airport.



# PROPERTY — PHOTOS

