

**3510 NW 60TH ST
MIAMI, FL, 33142**

**For Lease or Sale ±52,892 SF
Free-Standing Warehouse**

Hialeah Industrial Submarket

BUILDING SPECIFICATIONS



TOTAL: ± 52,892 SF



OFFICE: ± 4,065 SF



WAREHOUSE: ± 48,827 SF



**COVERED LOADING DOCK: ± 2,740 SF
(NOT INCLUDED IN SF)**



CEILING HEIGHT: 16'5" - 17'5" CLEAR



**LOADING: 12 DOCK HIGH POSITIONS +
6 VAN HIGH POSITIONS + 2 RAMPS**



ZONING: IU-1 (UNINCORPORATED MIAMI-DADE)



FENCED TRUCK COURT



HEAVY POWER



PARKING: ± 35 SPACES



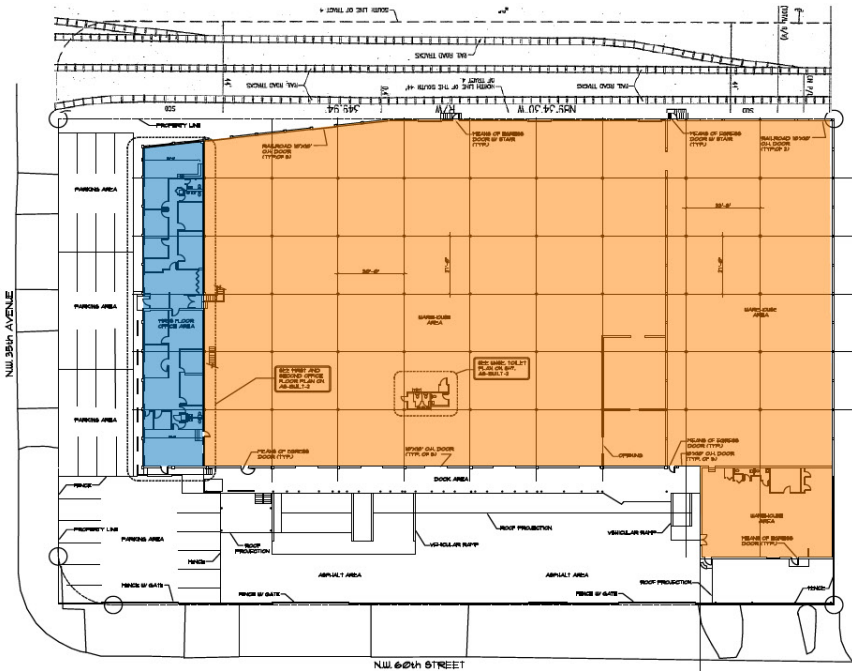
ON RAIL (CSX)



FOR LEASE: \$12 PSF, NNN



FOR SALE: \$9,256,000 (\$175 PSF)



FOR MORE INFORMATION, CONTACT



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