

FOR LEASE
FULLY AIR-CONDITIONED
WAREHOUSE / FLEX SPACE

3475 NW 41st Street, Miami, FL 331420



SECURED PARKING AREA



- ±18,000 SF Total Available
- ±2,000 SF Total Office
- Fully air-conditioned warehouse
- 24' Ceiling height
- Newly resurfaced roof
- Fully sprinklered
- 4 Loading doors - 1 van height, 2 docks with pit levelers and recessed well, 1 grade-level door
- Private, secured and exclusive parking area
- Close to Allapattah, Wynwood, Downtown Miami & the Beaches
- Easy access to SR-112 Expressway
- Rate: \$22.00/SF NNN + \$3.80/SF OPEX
- Available April 1, 2025

For more information please contact:

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STUART T. GORDON, SIOR
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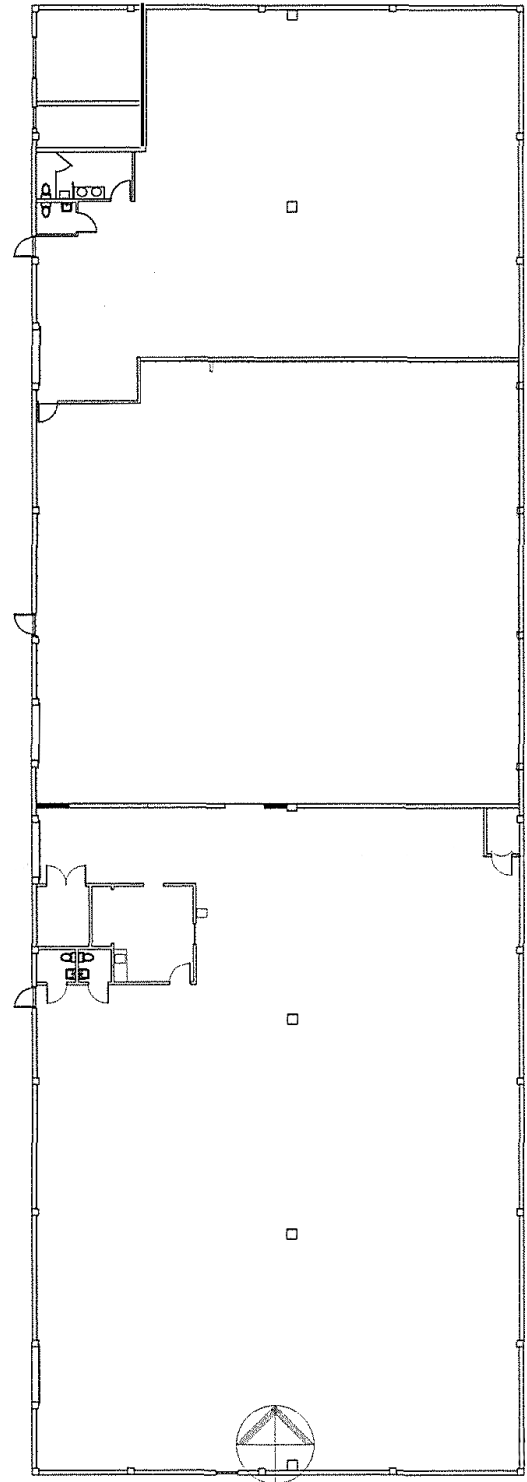
9960 NW 116th Way
Suite 2
Medley, FL 33178

FOR LEASE
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3475 NW 41st Street, Miami, FL 33142



±18,000 SF TOTAL // ±2,000 SF OFFICE



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