

FOR SUBLEASE

FLEET MAINTENANCE FACILITY & YARD

4701 NW 35TH AVENUE

Miami, FL 33142

PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	\$22,000.00 per month (Gross)
BUILDING SIZE:	6,484 SF
AVAILABLE SF:	6,484 SF
LOT SIZE:	31,168 SF
YEAR BUILT:	1958
ZONING:	IU-1
MARKET:	Miami-Dade
SUBMARKET:	Miami
APN:	30-3121-042-0020, 30-3121-042-0010

PROPERTY OVERVIEW

SVN Commercial Realty is pleased to offer this Fleet Maintenance Facility & Yard for Sublease. The property consists of a three story, 6,484 SF building, situated on a 31,168 SF lot with ample room for fleet parking and storage.

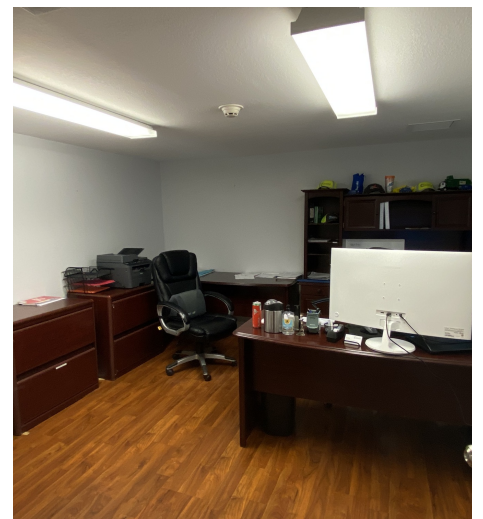
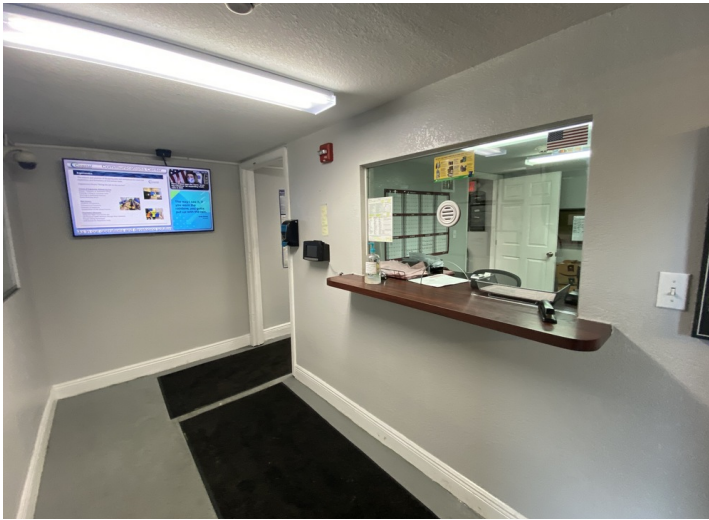
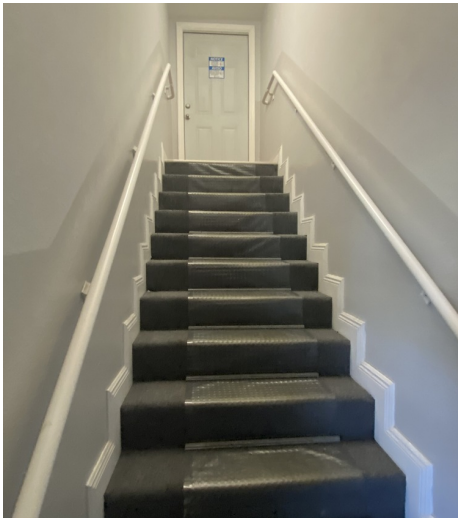
PROPERTY HIGHLIGHTS

- +/- 6,484 SF Three Story Office Building
- FIRST FLOOR: Reception Area, Restroom, Two (2) Offices (Dispatch), Break Lounge, Full Kitchen & Breakroom, Full Restroom w/ Shower
- SECOND FLOOR: Four (4) Offices, Restroom
- THIRD FLOOR: Reception Area, Four (4) Executive Offices, Full Restroom, Conference Room
- SHOP/WAREHOUSE: Four (4) Large Bays that Permit Vehicle, Truck or Equipment Repair & Maintenance, Tool Room, Compressor Room
- YARD: Paved, Drained Fully Fenced, Above Ground Fuel Tank, Exterior Lights
- Sublease Available Until February 2026

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