



**CUSHMAN &
WAKEFIELD**

FULLY FENCED & SECURE

FOR LEASE: Up to $\pm 12,247$ SF

**6721
NW 36TH AVE**

HIALEAH, FL 33147

PROPERTY HIGHLIGHTS



TOTAL AVAILABLE SPACE
±12,247 SF



DELIVERY
Available Now



OFFICE AREA
±662 SF



SECURITY
Fully fenced
and secure



LOT SIZE
2.36 Acres



POWER
800 amps
(shared)



CLEAR HEIGHT
16' - 20'



PARKING
13 Spaces



LOADING
1 dock door &
1 oversized



RENOVATIONS
\$1.85M (2025)



ZONING
IU-2 Heavy
Industrial



RAIL
Yes



ROOF
New (2024)
15-yr warranty



40-YR RE-CERTIFICATION
Yes

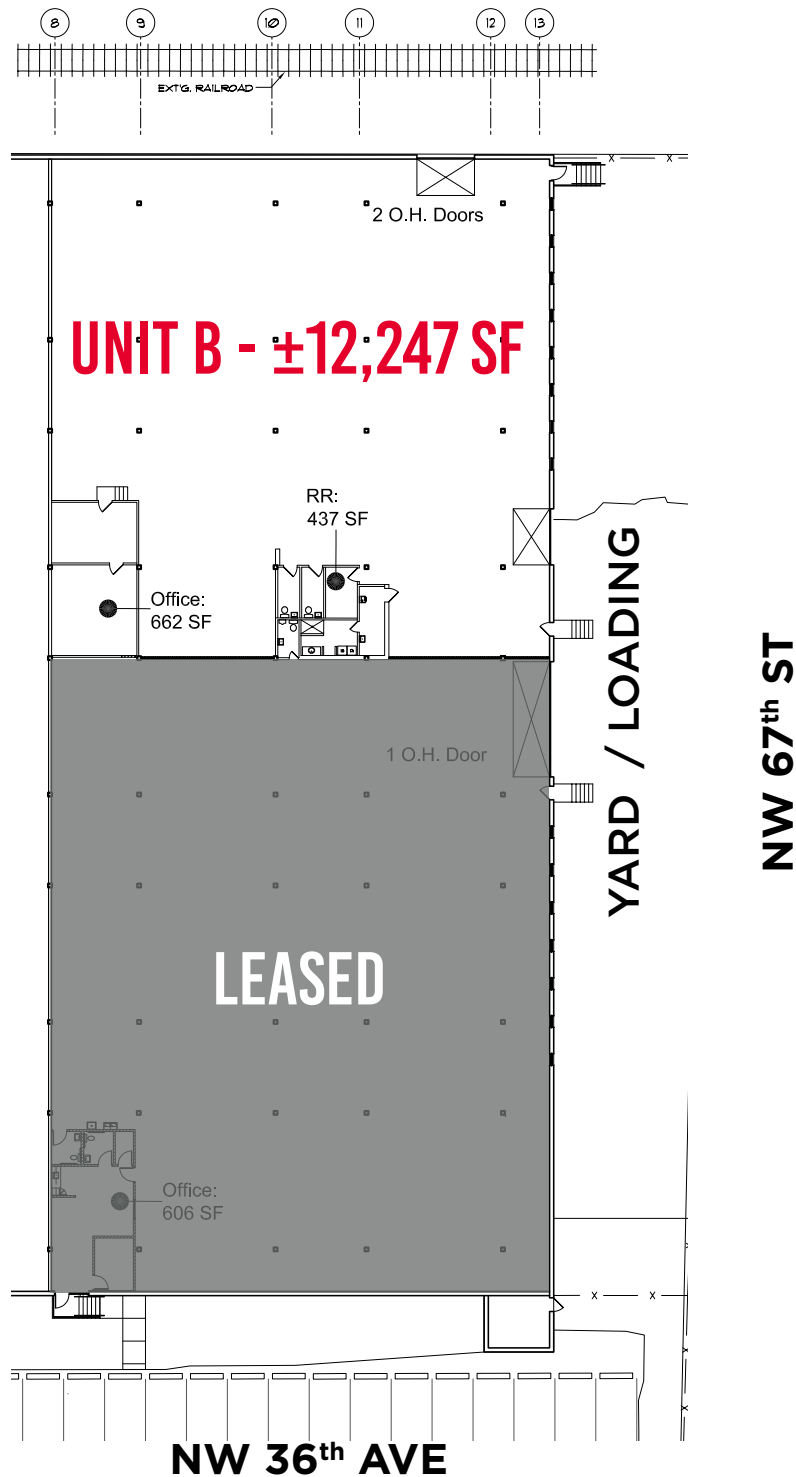


LOCATION
Airport East
submarket



LEASE RATE
\$16.00/SF IG





FLOORPLAN

UNIT A	LEASED
UNIT B	12,247 SF
UNIT C	LEASED
TOTAL AVAILABLE SF	12,247 SF





EXCELLENT LOCATION

- Convenient Miami International Airport access only 5 miles away.
- East location with immediate access to I-95, CBD and Port of Miami.

CONTACT

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FOR SALE OR LEASE

6721 NW 36TH AVENUE
HIALEAH, FL 33147



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