

Miami Owner User Building

3651 NW 81st Street
Miami, FL 33147

±30,010 SF Building on 1.14 Acres



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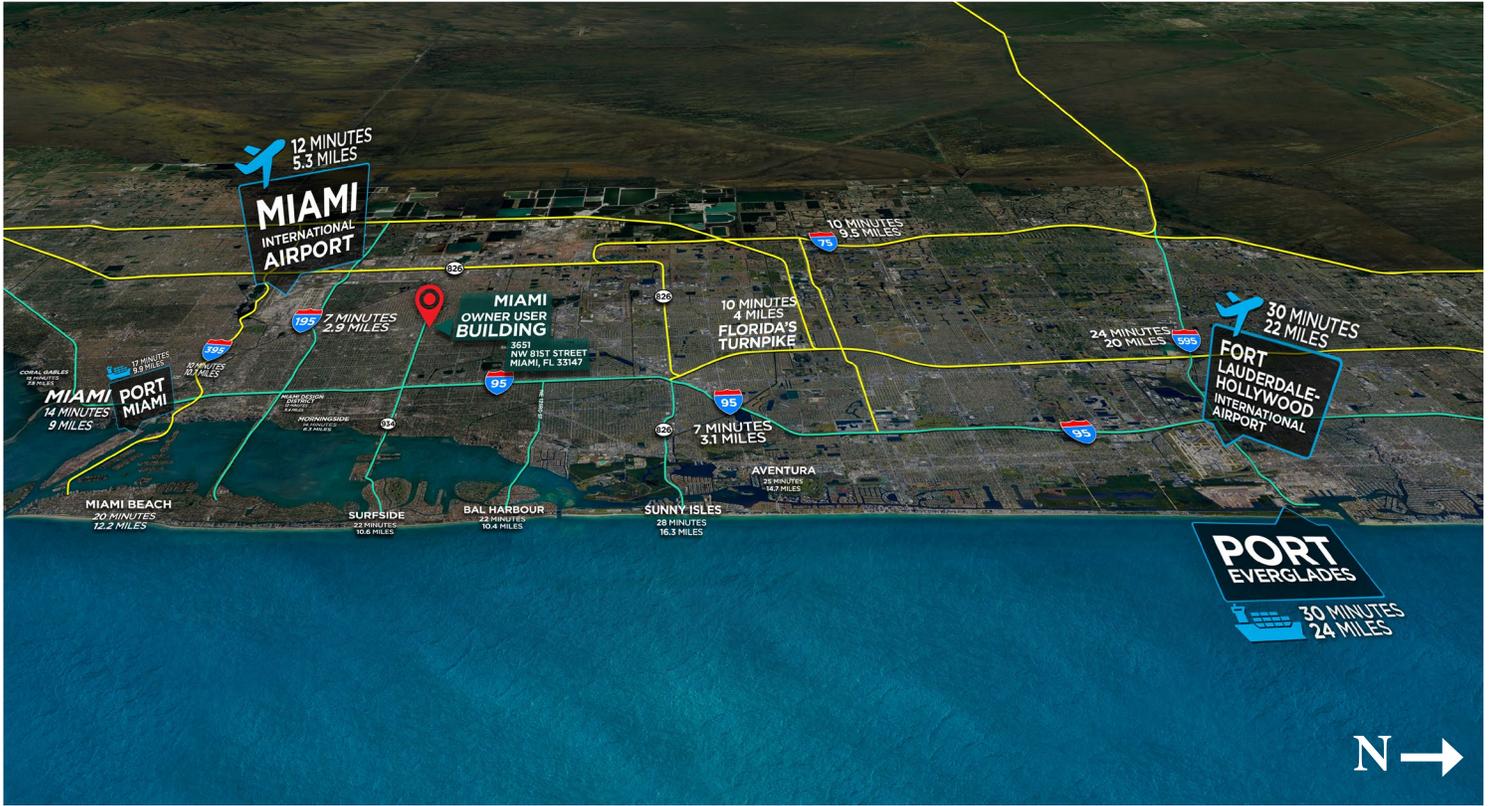
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Miami Owner-User Building

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For Sale



Property Highlights

- + Building SF: 30,010 SF
- + 1.14 acres
- + Delivered vacant
- + Fenced yard
- + Clear height: 16'
- + 2 dock high doors with removable ramp
- + Wet sprinkler system
- + Formerly 100% air conditioned with roof curbs and duct work in place
- + New TPO roof for long-term durability
- + Air conditioned office
- + Zoned IC-ID Industrial - Restricted, City of Miami
- + Infill Miami/Hialeah industrial location with strong access to key arterials and major demand drivers (Miami International Airport, Port of Miami)

LOCATION	3651 NW 81st Street Miami, FL 33147
PARCEL ID	30-3109-031-0020
ACRES/SF	1.14 acres (49,658 SF)
BUILDING SF	30,010 SF
STORIES	1 story building
BUILT	1964 (addition in 1971)
SECURITY	Fenced yard
HUBZONE	Yes (critical to winning government contracts)
ZONING	IC-ID Industrial Restricted District City of Miami

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