

INDUSTRIAL FOR SALE

7815 NW 36 AVE, Miami, FL 33147



SALE PRICE:	\$2,999,999
LOT SIZE:	1.76 Acres
BUILDING SIZE:	7,768 SF
BAYS	3
BAY DOORS	4
CEILING HEIGHT:	20.0 FT
YEAR BUILT:	1961
ZONING:	IC-ID, UC-MM
MARKET:	South Florida
SUB MARKET:	Hialeah Industrial
TRAFFIC COUNT:	21,000

SALE OVERVIEW

This Sale is broken up in 3 folios. All 3 folios for \$2,999,999. Warehouse (Lot SF 11,187) for \$760,000. 2 Lots (SF 65,591) for \$2,239,999.

LOCATION OVERVIEW

- Hialeah has the fourth-largest industrial inventory in the metro with about 31 million SF
- Directly northeast of the airport for easy access for trucking
- The largest tenants in the area include Synergy Customer Pictures, Forte Frozen Cold Storage and Solutions, and Econocaribe Consolidators Inc
- Average Rent in the area is \$8.24/SF
- Vacancies are expected to remain below the national average due to strong demand
- Centrally located between I-95, The Palmetto, Okeechobee, and State Road 112.

KW COMMERCIAL
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PROPERTY HIGHLIGHTS

- Electric Gate on 79 ST 40' Wide
- Electric Gate on 36 AVE 30' Wide
- Lighted
- Drainage
- Diesel Tanks 2,000 Gallons
- Compressor Connections
- Outdoor Office (1,000 SF Improvement)
- Building 1 has 2 offices and 2 bathrooms
- Building 2 has 3 offices, a kitchenette, A/C, and a bathroom
- Warehouse is 6,768 SF on a 11,187 SF Lot with a bathroom
- Lot 2 is 52,272 SF with a 1,000 SF Office
- Lot 3 is 13,319 SF
- Lot 2 dimensions 85' wide x 605'
- Lot 3 dimensions 133' x 100'
- 110 Volts Power, 220 Volts Power
- 3 Bays
- 4 Bay Doors
- Bay Door dimensions: 17X17, 10X10, 11X11
- Door Ht 10-12'
- 2 Year Old Roof



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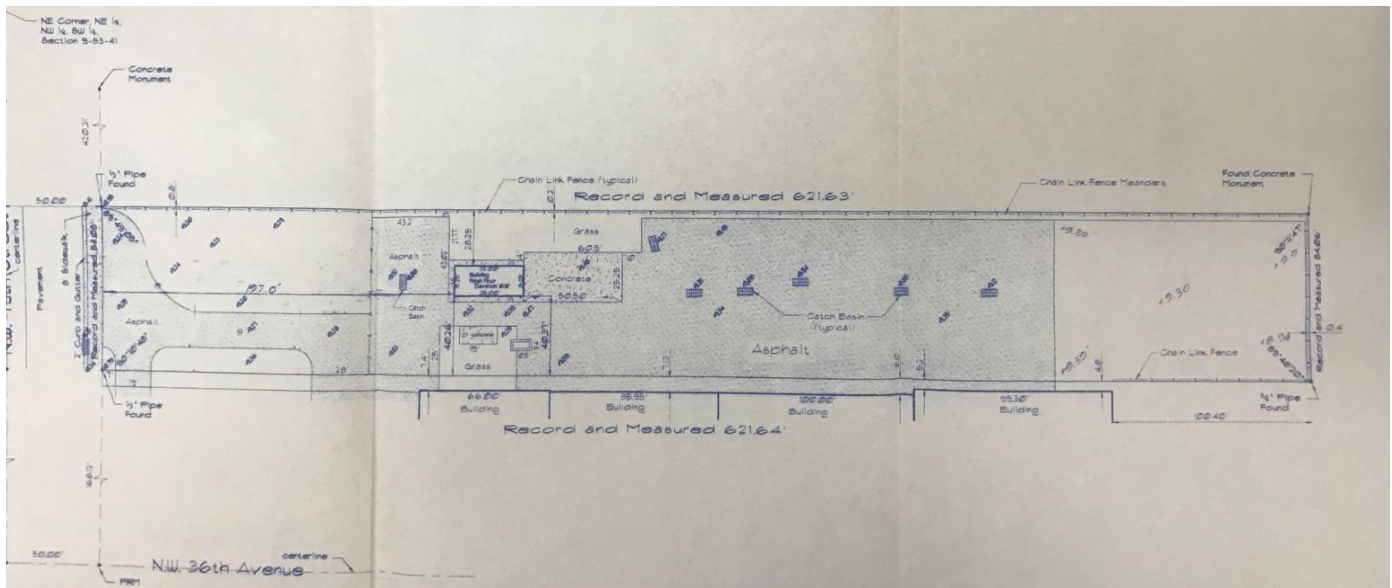
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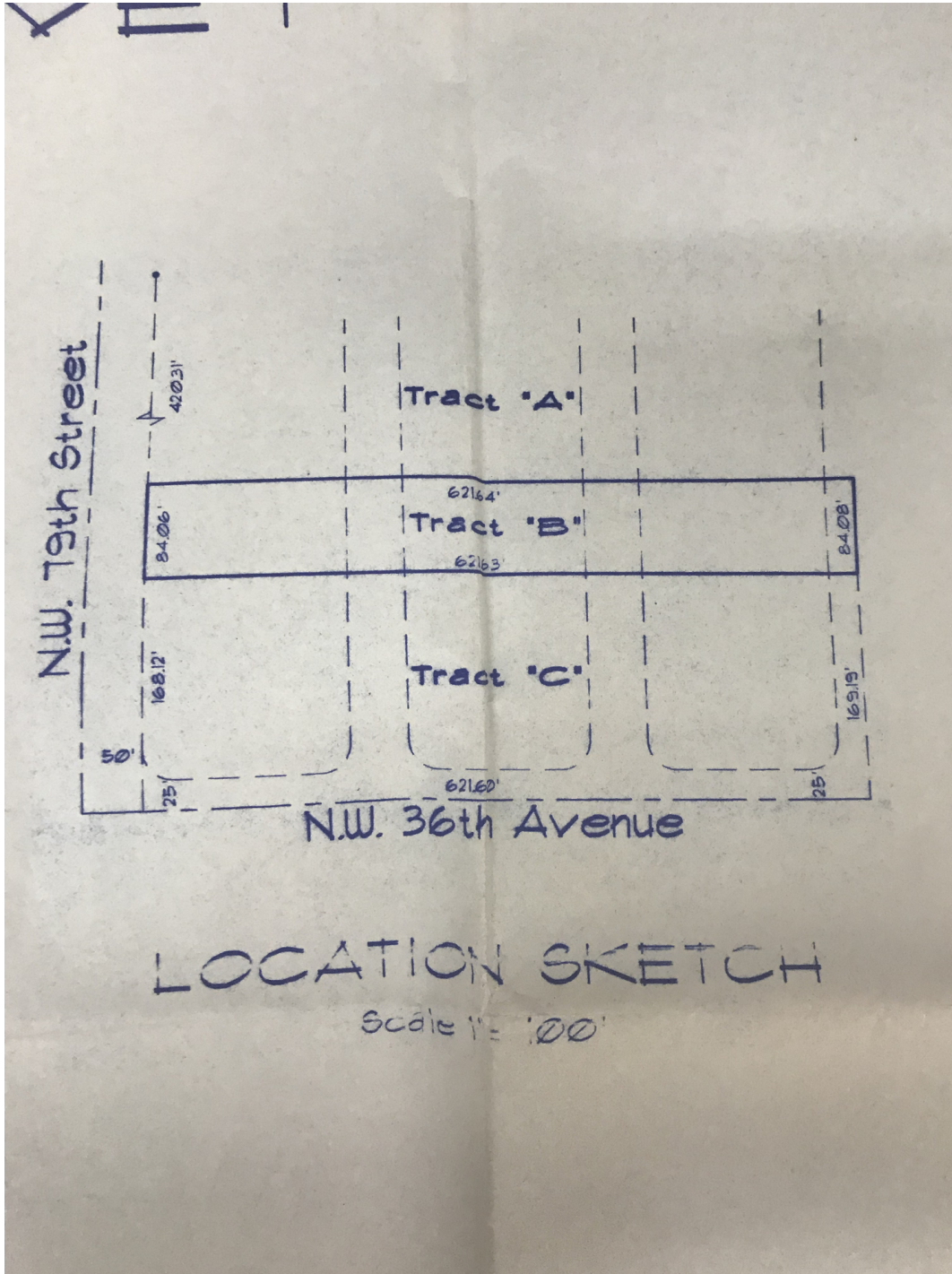
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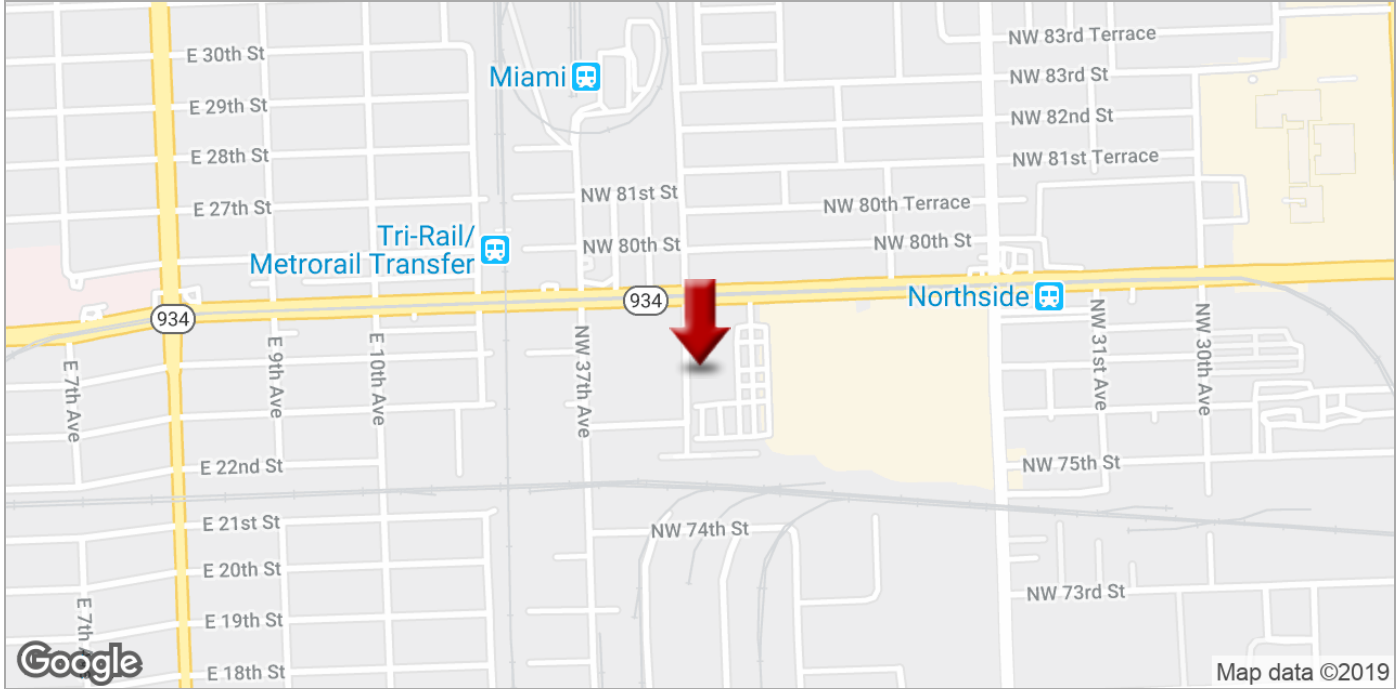
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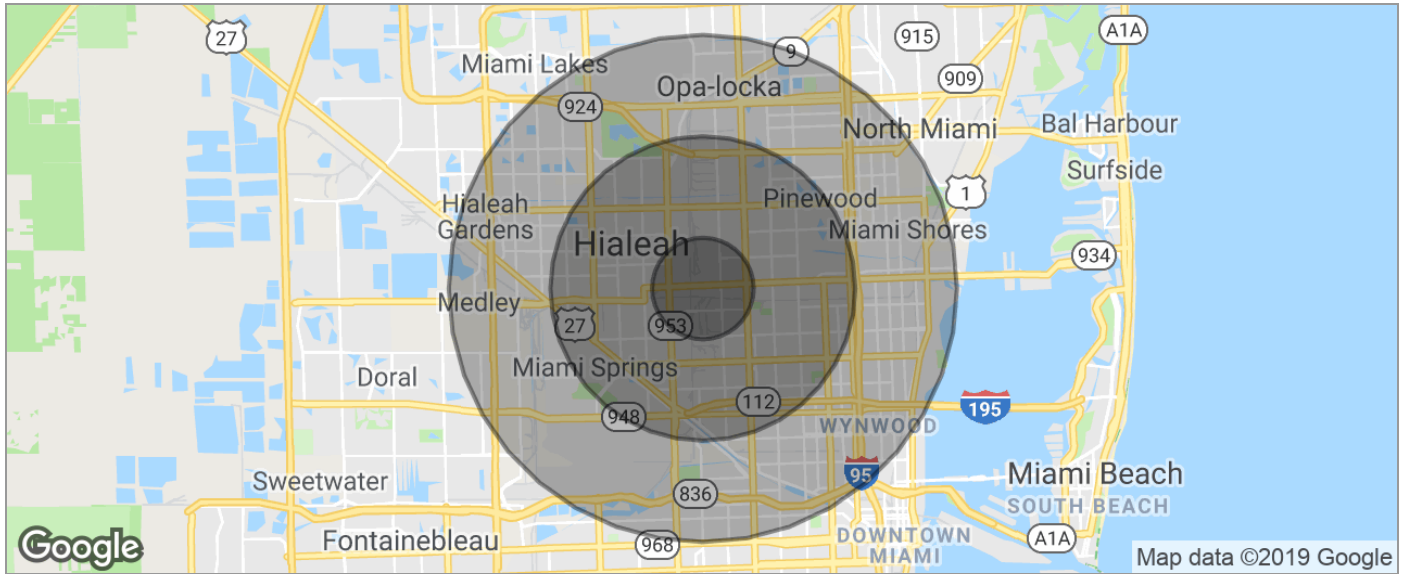


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,731	196,460	539,953
MEDIAN AGE	40.0	39.2	38.6
MEDIAN AGE (MALE)	38.7	37.5	36.6
MEDIAN AGE (FEMALE)	41.5	40.8	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,165	63,869	177,330
# OF PERSONS PER HH	3.4	3.1	3.0
AVERAGE HH INCOME	\$42,710	\$39,218	\$39,799
AVERAGE HOUSE VALUE	\$276,635	\$270,391	\$262,612
RACE	1 MILE	3 MILES	5 MILES
% WHITE	78.8%	65.6%	63.3%
% BLACK	16.6%	29.9%	30.8%
% ASIAN	0.3%	0.3%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.2%	0.2%
% OTHER	2.8%	2.9%	4.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	81.6%	67.6%	65.5%

* Demographic data derived from 2010 US Census

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