



AIRPORT EAST WAREHOUSE AVAILABLE FOR LEASE



±184,314 SF INDUSTRIAL FACILITY

6695-6699 NW 36th Avenue
Miami, FL 33147



AVAILABLE FOR IMMEDIATE OCCUPANCY

Institutionally owned warehouse space at 6955-6699 NW 36th Avenue available for lease. The building offers ±184,314 square feet of warehouse and distribution space with flexible configurations to suit a variety of users. Options include Space A (±28,840 SF, 6 dock doors), Space B (±56,750 SF, 10 dock doors), and Space C (±94,350 SF, 17 dock doors), with the ability to combine spaces or add Space D (±3,652 SF "add-on" office space to Suites B/C). The Property features 16-20' clear heights, dock-high loading and potential rail access, supporting efficient logistics and operations. Secure, fenced truck courts and ample parking make this an ideal choice for businesses seeking quality industrial space in one of South Florida's most connected logistics hubs. Located in Miami's East Airport industrial corridor, the site provides immediate access to the Palmetto (SR-826), I-95, FL Turnpike, and SR-441. Its strategic position just ±5-mi from Miami International Airport and ±9-mi from PortMiami makes it perfectly suited for distribution and warehousing.



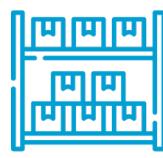
±184,314 SF

TOTAL BUILDING
SIZE; DIVISIBLE



±3,652 SF

OFFICE
AREA



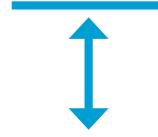
IU-2

INDUSTRIAL
HEAVY
MANUFACTURING



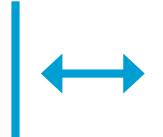
23

TOTAL DOCK-HIGH
DOORS/LOADING



16-20'

CLEAR
HEIGHT



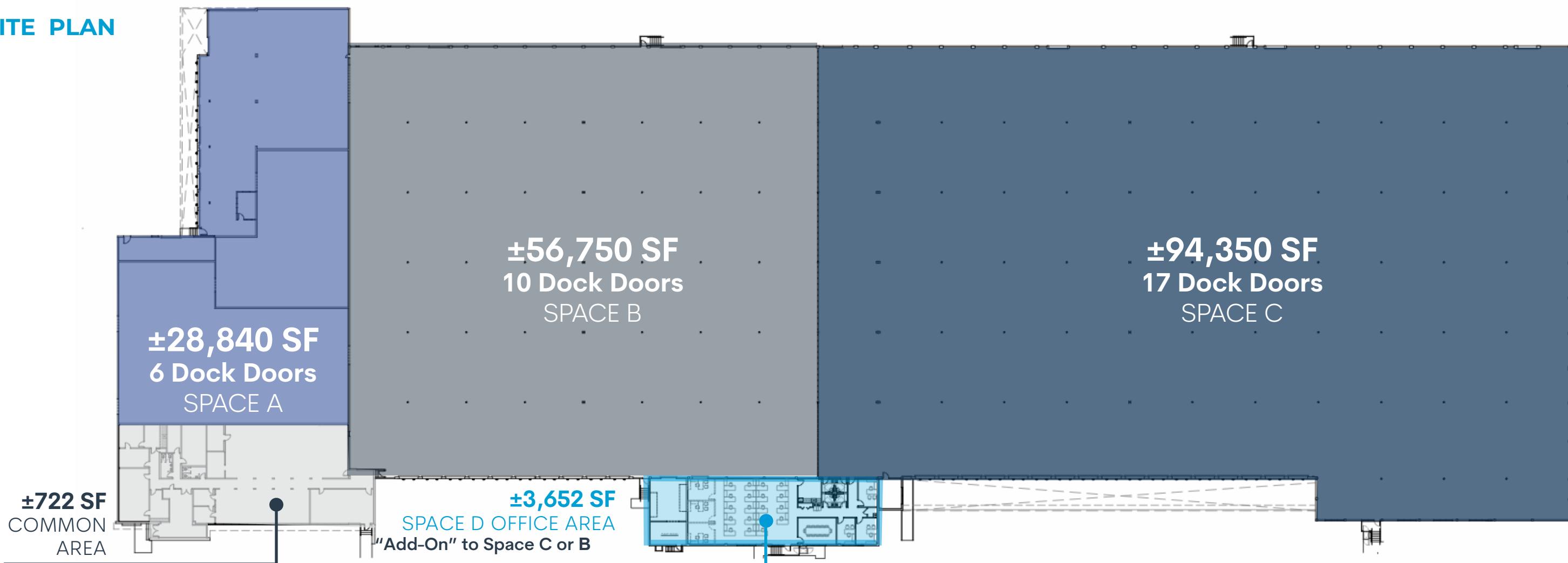
**RAIL
ACCESS**

POTENTIAL

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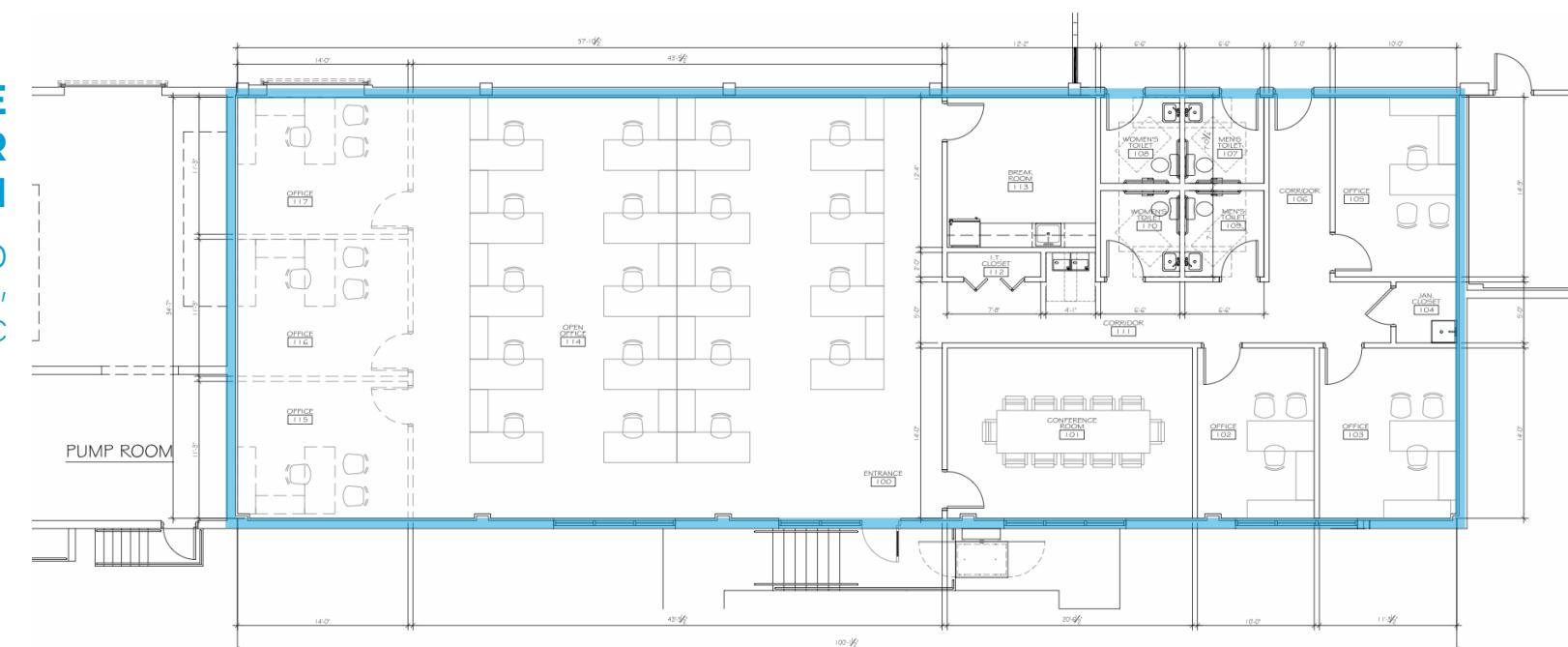


SITE PLAN



OFFICE FLOOR PLAN

SPACE D
"Add-On"
Space for B or C



AIRPORT EAST WAREHOUSE AVAILABLE FOR LEASE





Strategic location within the Hialeah/Airport East Submarket offering excellent access and considered one of Miami's most important industrial areas in terms of inventory size and connectivity.

Unmatched Proximity to Key Transport Hubs; Ideally located near Miami Int'l Airport—the #1 U.S. airport for international freight and 9th worldwide—as well as the PortMiami, one of the nation's leading container ports, with convenient access to the MIA Cargo Entrance.

The area attracts numerous national companies drawn by Hialeah's proximity to Miami's urban core, including Macy's, Caterpillar, Winn Dixie, USPS, UPS, Amazon, AmeriKooler, and Carnival.

Prime Location in Hialeah, Miami's 2nd Most Populous City; Surrounded by a dense demographic base, with ±610k residents and access to a robust, diverse labor pool of ±320k employees within 5-mi.



6695-6699 NW 36th Avenue, Miami, FL

±184,315 SF of Industrial Space Available

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