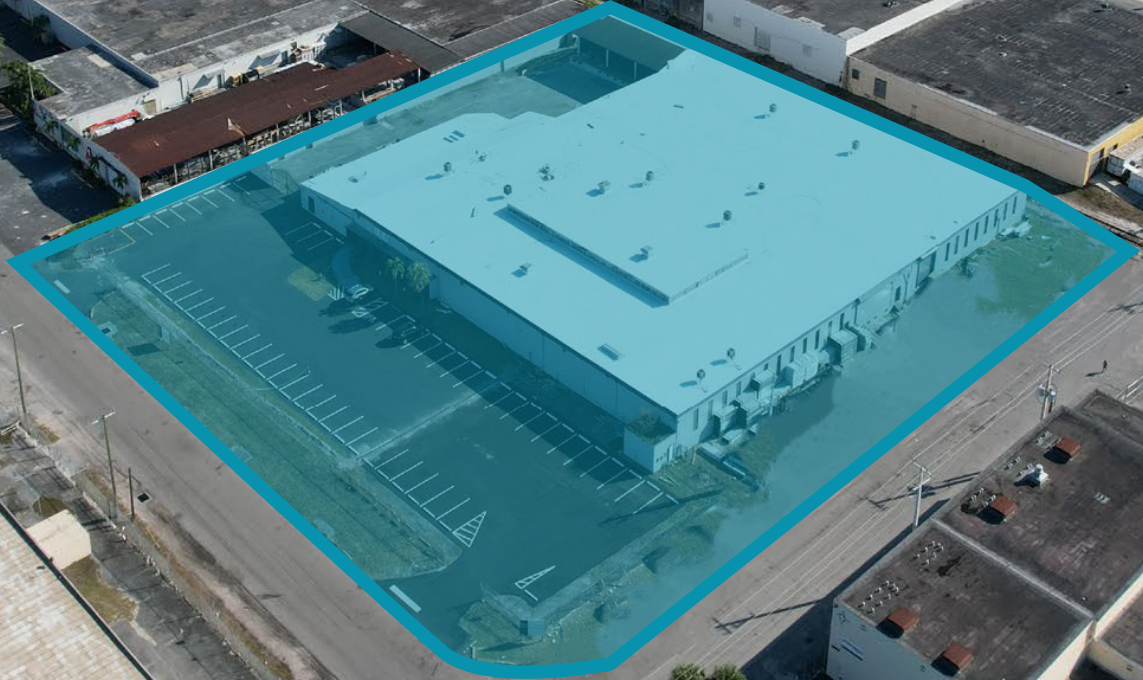




CUSHMAN &  
WAKEFIELD

RECENTLY RENOVATED!



FOR SALE OR LEASE: ±27,822 - 59,161 SF

6721  
NW 36TH AVE

HIALEAH, FL 33147



# PROPERTY FEATURES



AVAILABLE SPACE  
±27,822 SF



LOT SIZE  
2.36 Acres



CLEAR HEIGHT  
12' - 19'



LOADING  
3 dock doors.  
2 rail doors



POWER  
3 ph, 900 amps  
120/240/480 volts



FIRE SUPPRESSION  
Wet System



PARKING  
23 Spaces



SECURITY  
Fully fenced  
and secure



ZONING  
IU-2 Heavy  
Industrial



RAIL  
Yes



RENOVATIONS  
\$1.67M (2024)



40-YR RE-CERTIFICATION  
Yes



ROOF  
New (2023)  
15-yr warranty



LEASE RATE  
\$15.00/SF IG



SALE PRICE  
\$200/SF

## FLOOR PLAN

**26,522 SF**  
WAREHOUSE

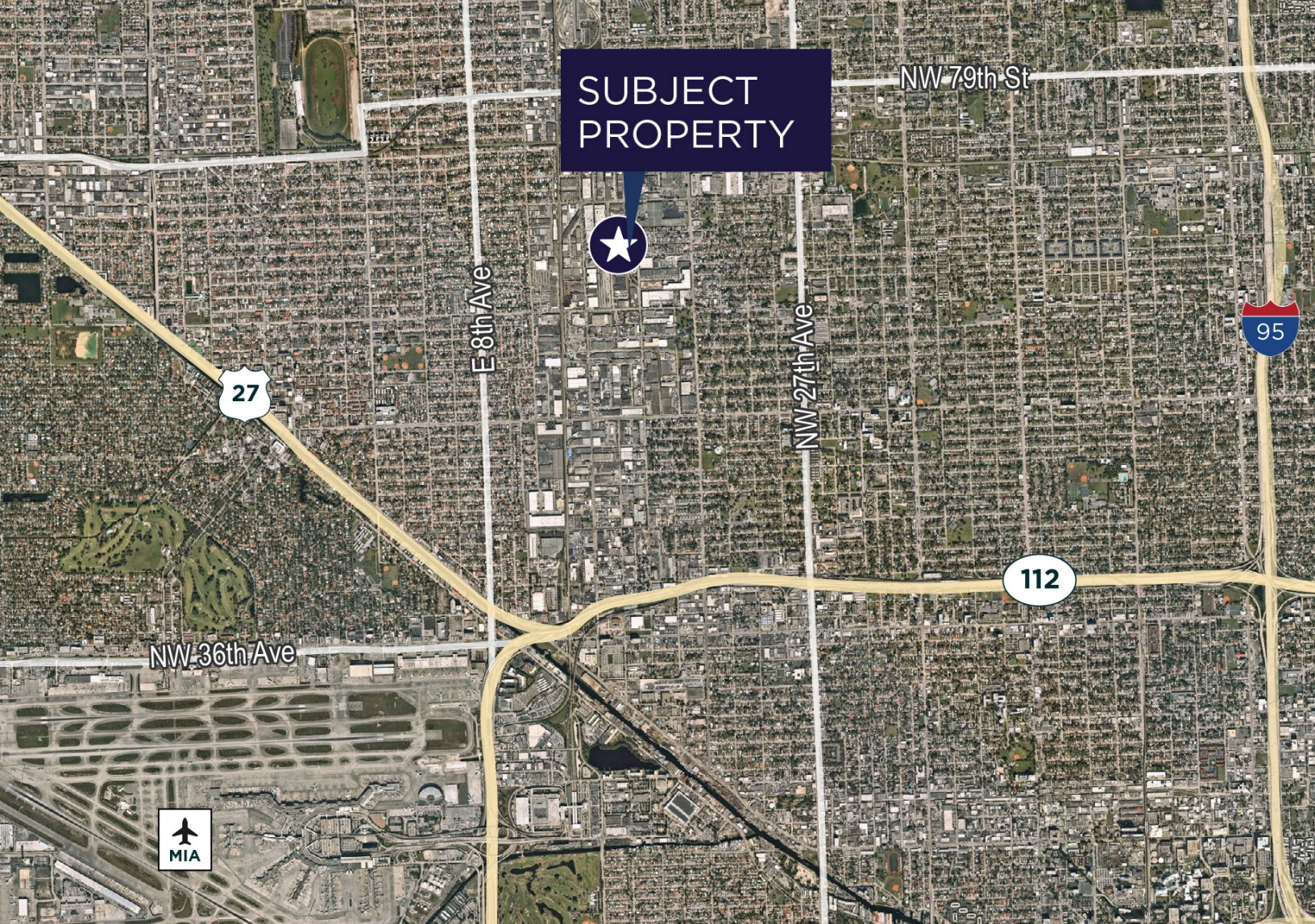
**1,300 SF**  
OFFICE

**27,822 SF**  
TOTAL









SUBJECT  
PROPERTY

NW 79th St

E 8th Ave

NW 27th Ave

27

NW 36th Ave



112

95



**EXCELLENT  
LOCATION**

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

## FOR SALE OR LEASE

6721 NW 36TH AVENUE  
HIALEAH, FL 33147

### CONTACT US

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