

FOR SALE OR LEASE

**+/- 35,270 SF
NEW REFRIGERATED
COLD STORAGE SPACE**

Adjacent to MIA Cargo HUB



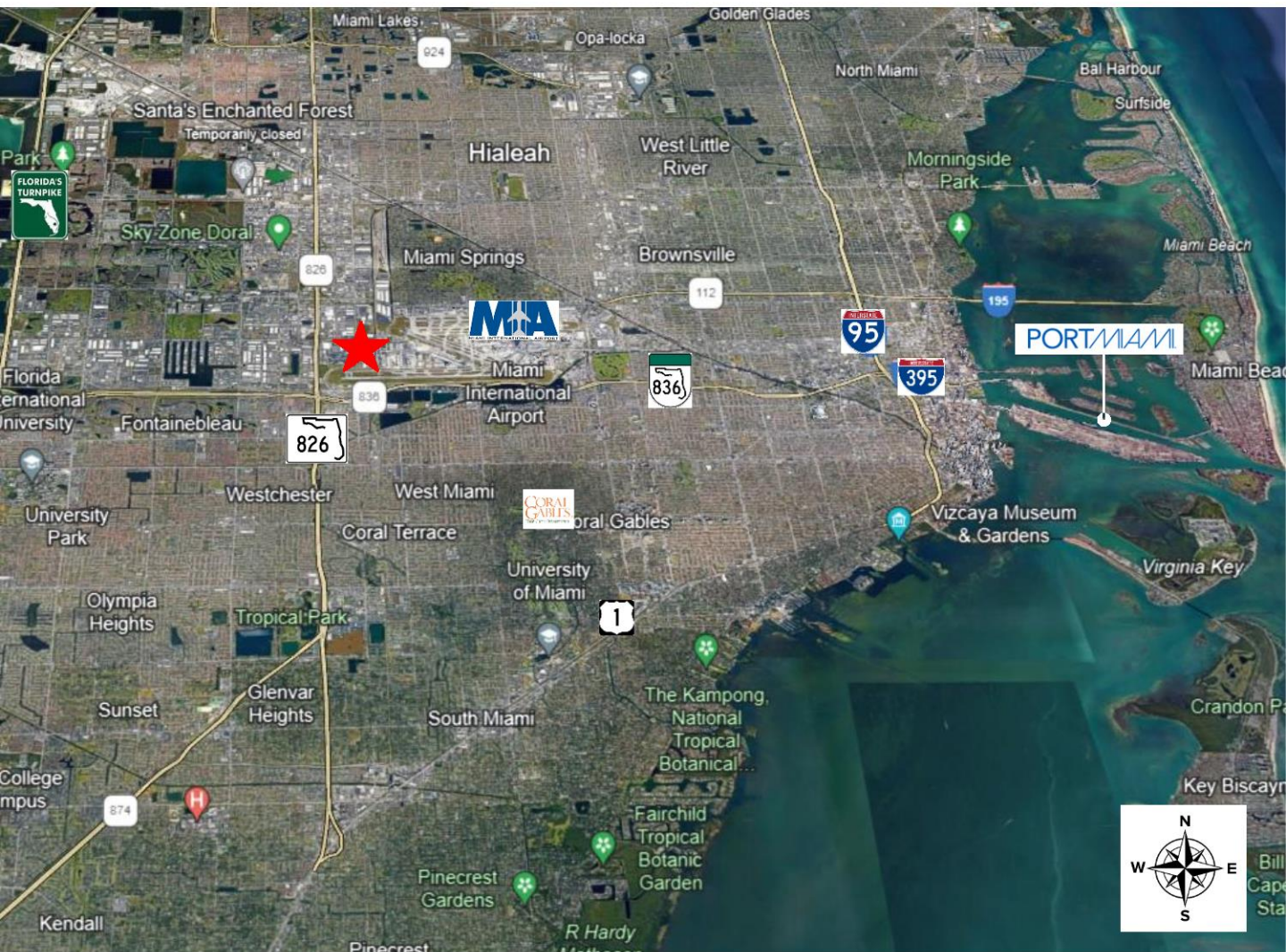
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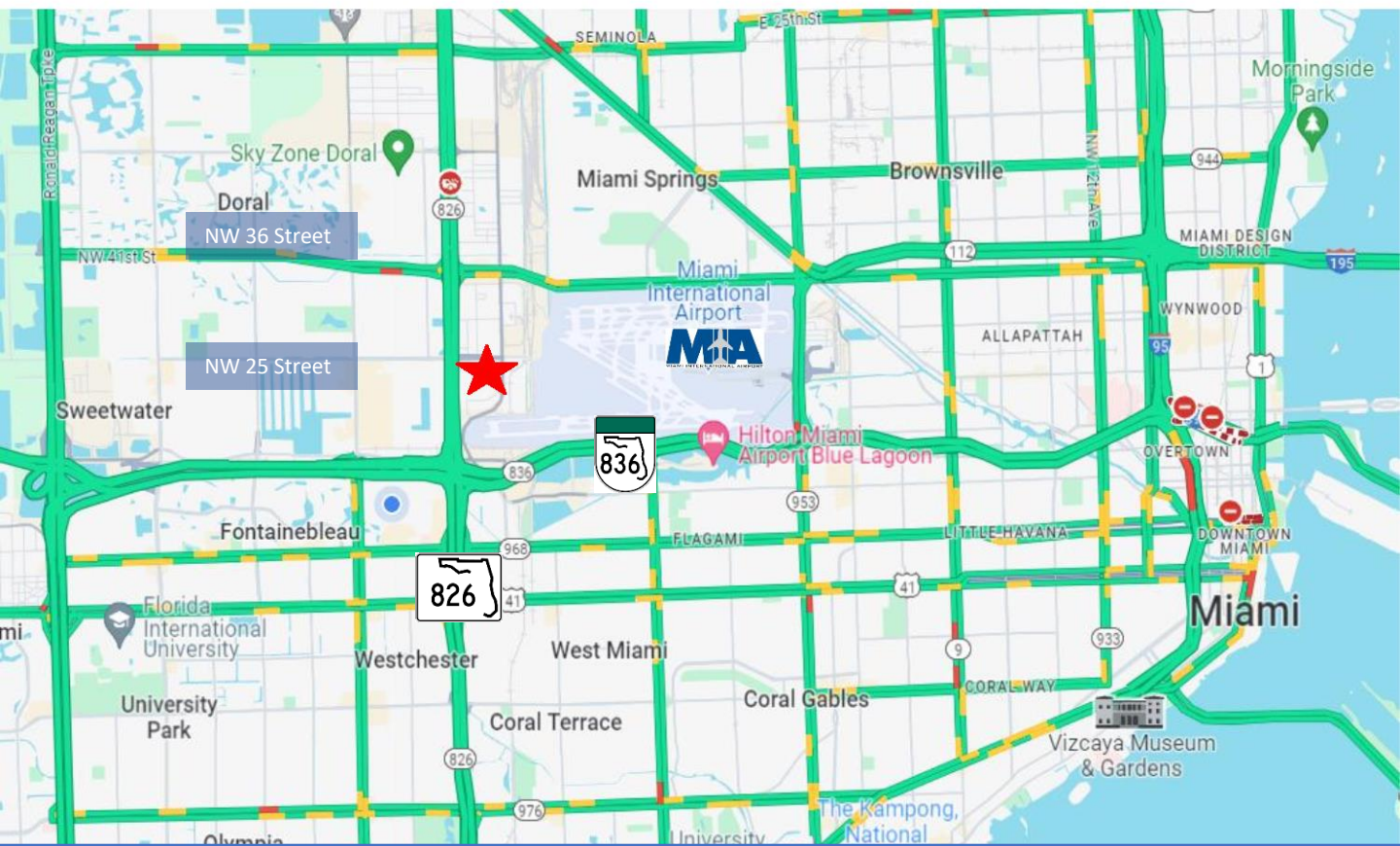
OVERVIEW – HIGHLIGHTS – LOCATION

+/- 35,270 SF of NEWLY BUILT REFRIGERATED / COLD STORAGE
Next to MIA - Miami International Airport – Cargo Hub
(Industrial Condominium)



Located just outside of Miami International Airport's MIA Cargo Hub

- At the Palmetto Expressway and the NW 25 Street Cargo Viaduct
- Direct access to all major arteries and expressways.

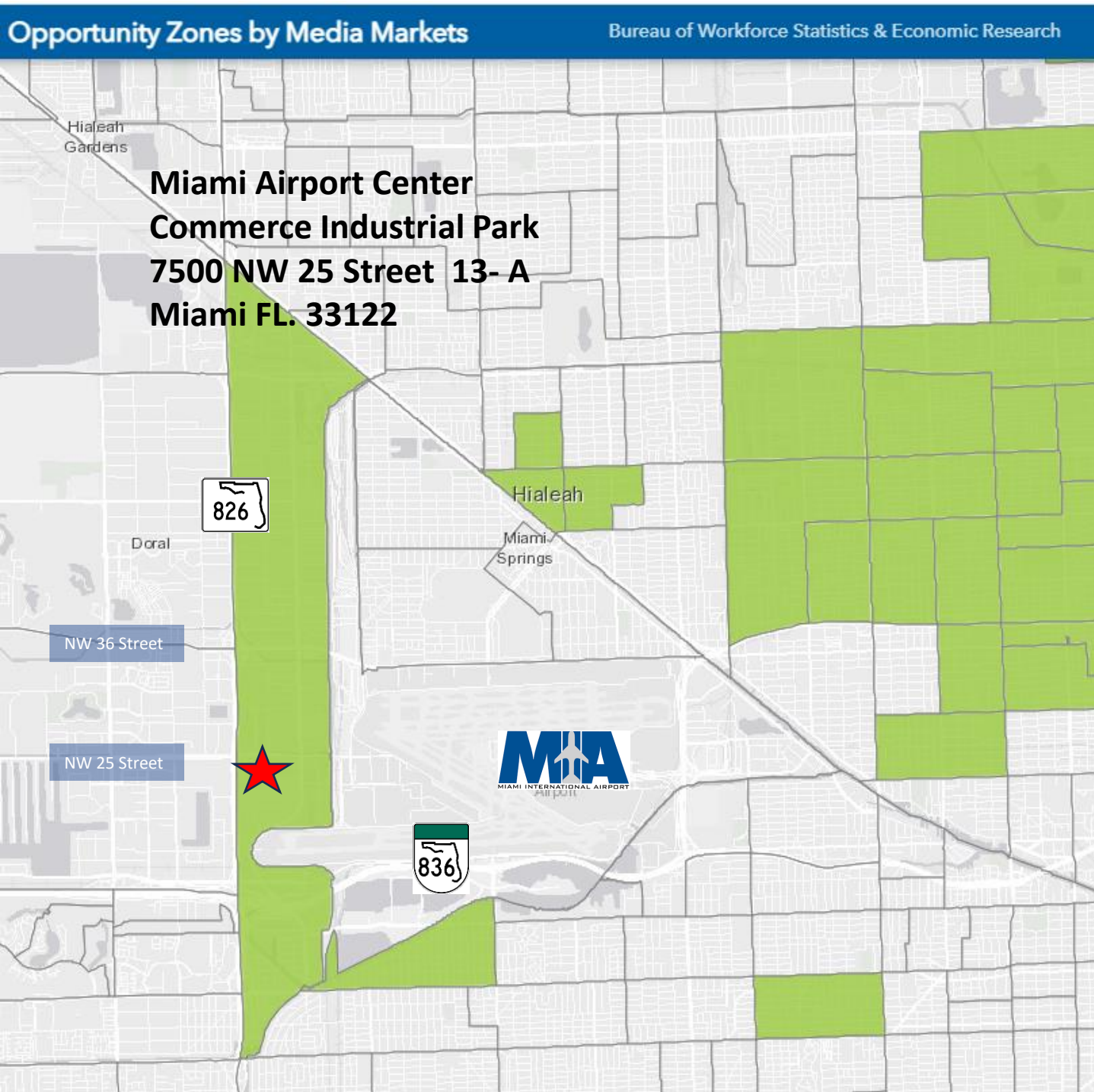


7500 NW 25 Street. Miami FL. 33122



Property Located in an Opportunity zone.
Bureau of Workforce Statistics & Economic Research

<https://www.arcgis.com/apps/webappviewer/index.html?id=4e768ad410c84a32ac9aa91035cc2375&extent=-9059341.2261%2C2908507.2771%2C-8850515.2649%2C2998091.4742%2C102100>





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Property Highlights

LOCATION: 7500 NW 25 Street. Miami Fl. 33122 (13-A)

Access: Easy access to MIA Cargo Viaduct off NW 25 Street

0.6 Miles to MIA Cargo Hub.

Immediate access to Palmetto Expressway (SR 826)

Dolphin Expressway (SR 836), Florida Turnpike

Port of Miami and Port Everglades.







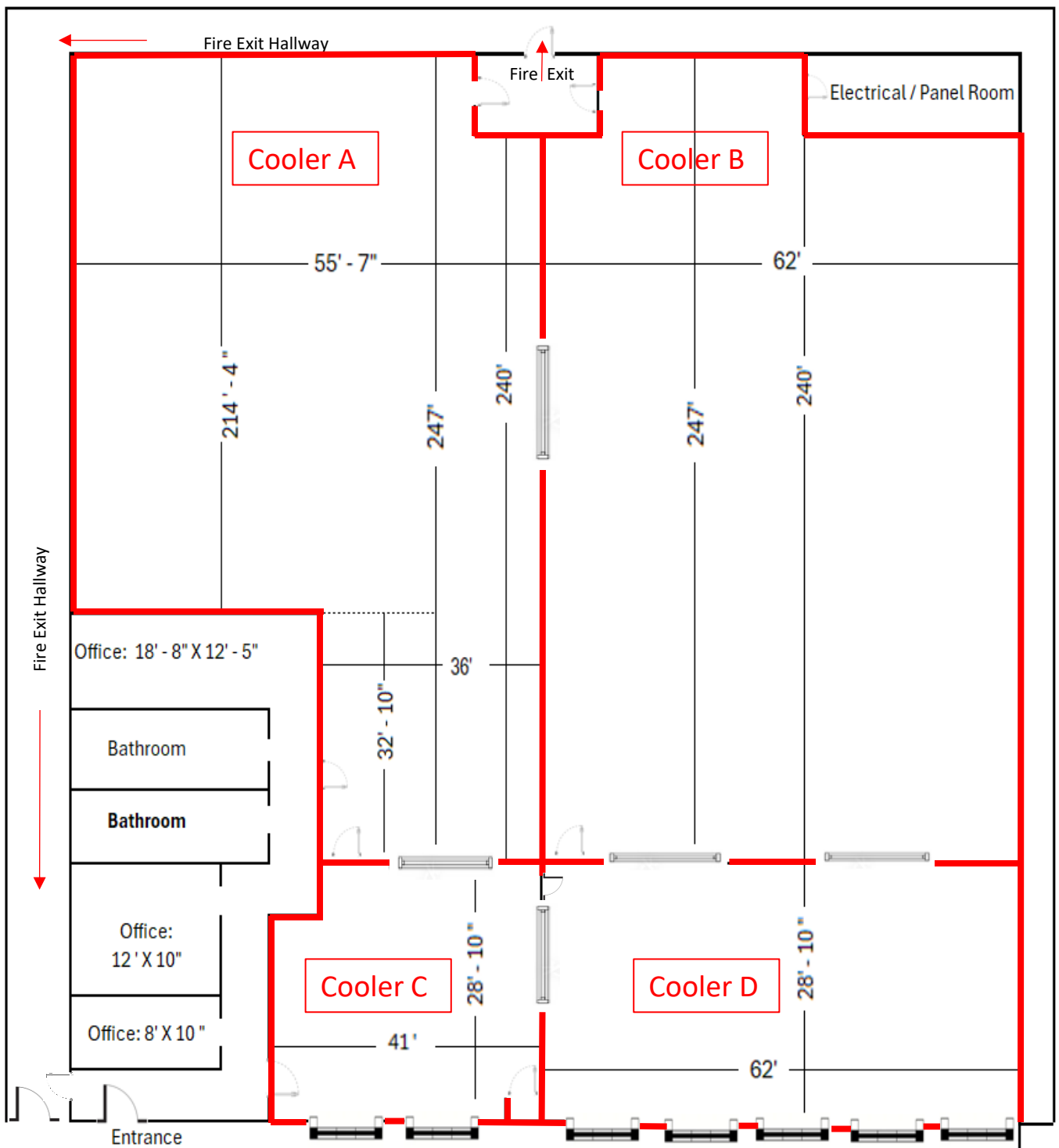
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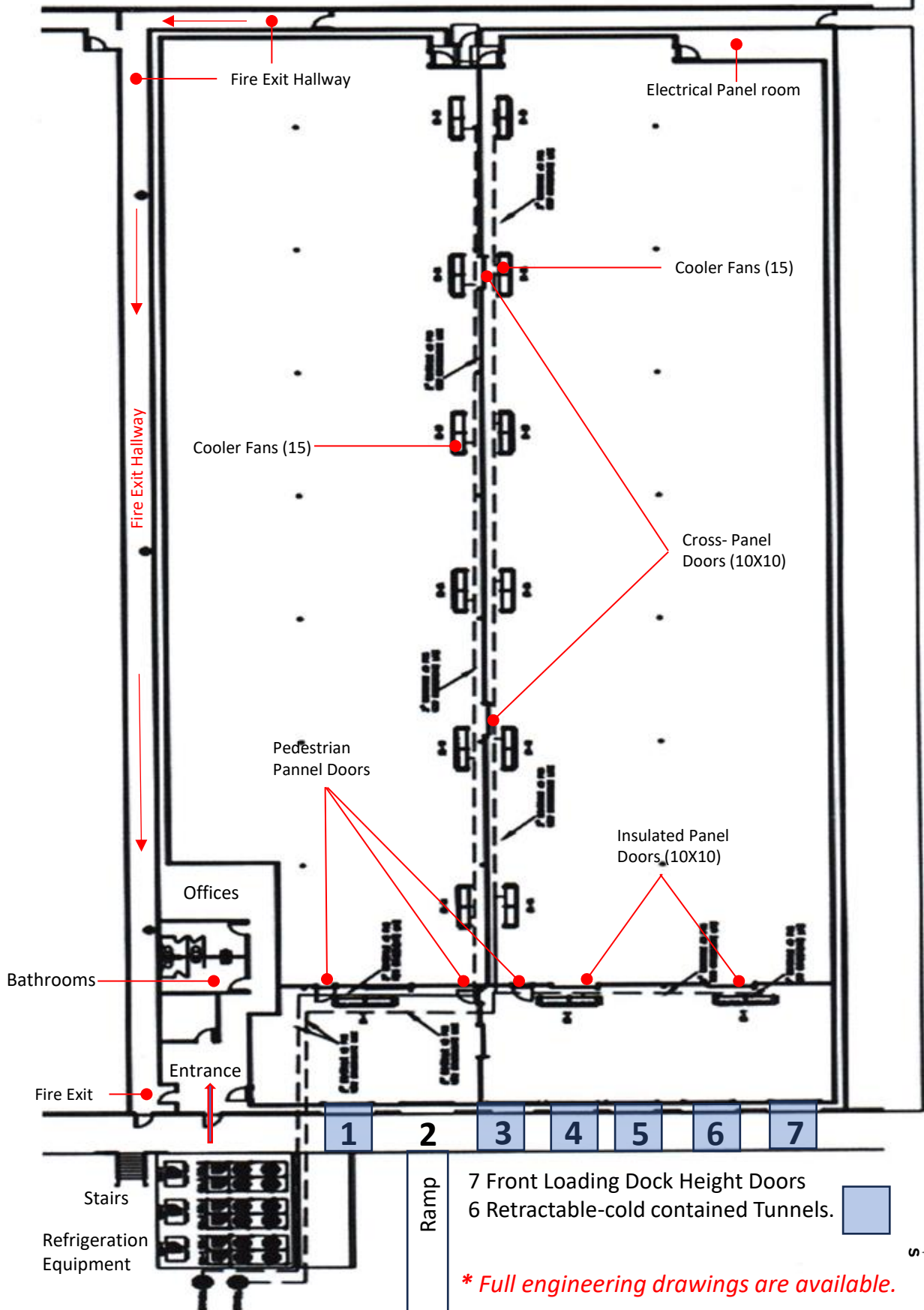
Property Overview

Address:	Miami Airport Center - Commerce Industrial Park 7500 NW 25 Street (13-A) Miami FL. 33122 Located in a Opportunity Zone. Immediate access to Palmetto Expressway (SR 826) , Dolphin Expressway (SR 836), & Florida Turnpike.
Built/Renovated:	1969 / 2022 (Newly built refrigerated space)
Type:	Refrigerated/Cooler
Available Space:	+/- 35,270 SF Office: +/- 1,058 SF Warehouse: +/- 34,211 SF Bathrooms (2).
Height / Clear:	17' (In cooler sapce)
Power:	3-phase 480v/240v+ 1 mono 120v
Refrigeration	New Freon Packaged Units.
Loading:	Dock and Ramp
Loading: (Front)	Seven (7) Dock Height Doors Six (6) Installed and Insulated Extension tunnels. Manual Overhead roll-up doors. One (1) concrete Ramp 10' X 30'
Parking/Truck:	+/- 0.4 Acres. Ample truck parking.



7500 NW 25 Street #13-A Miami FL 33122		Cooler Estimated Dimensions	
For Illustration Purposes ONLY		Four (4) Cooler Refrigerated Areas	
Area(s)		SF	
Cooler Interior space			31,052
Cooler A		13,098	
Cooler B		15,090	
Cooler C		1,122	
Cooler D		1,742	
Office space			1,058
Common Area			3,159
Total Warehouse space			35,270

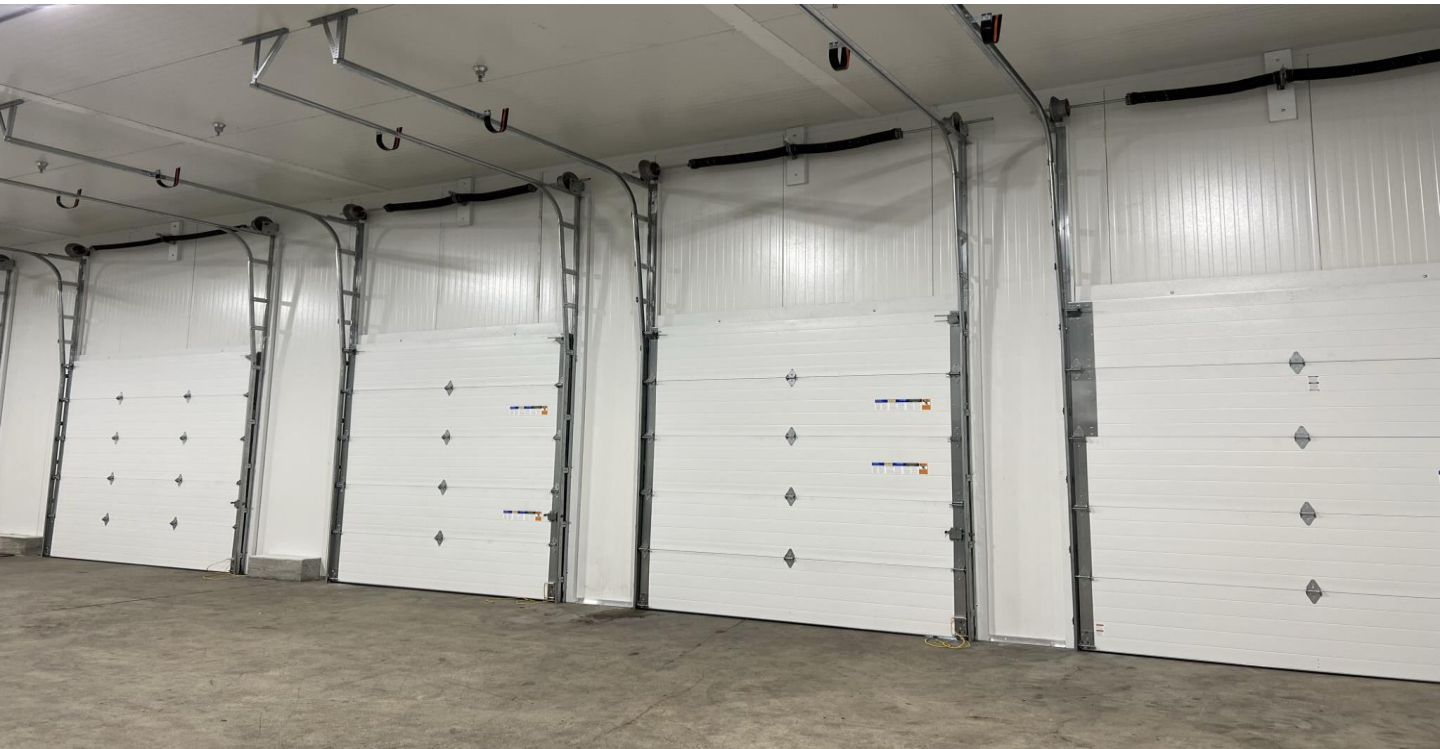
FLOOR PLAN * Total Warehouse Space +/- 35,270 SF

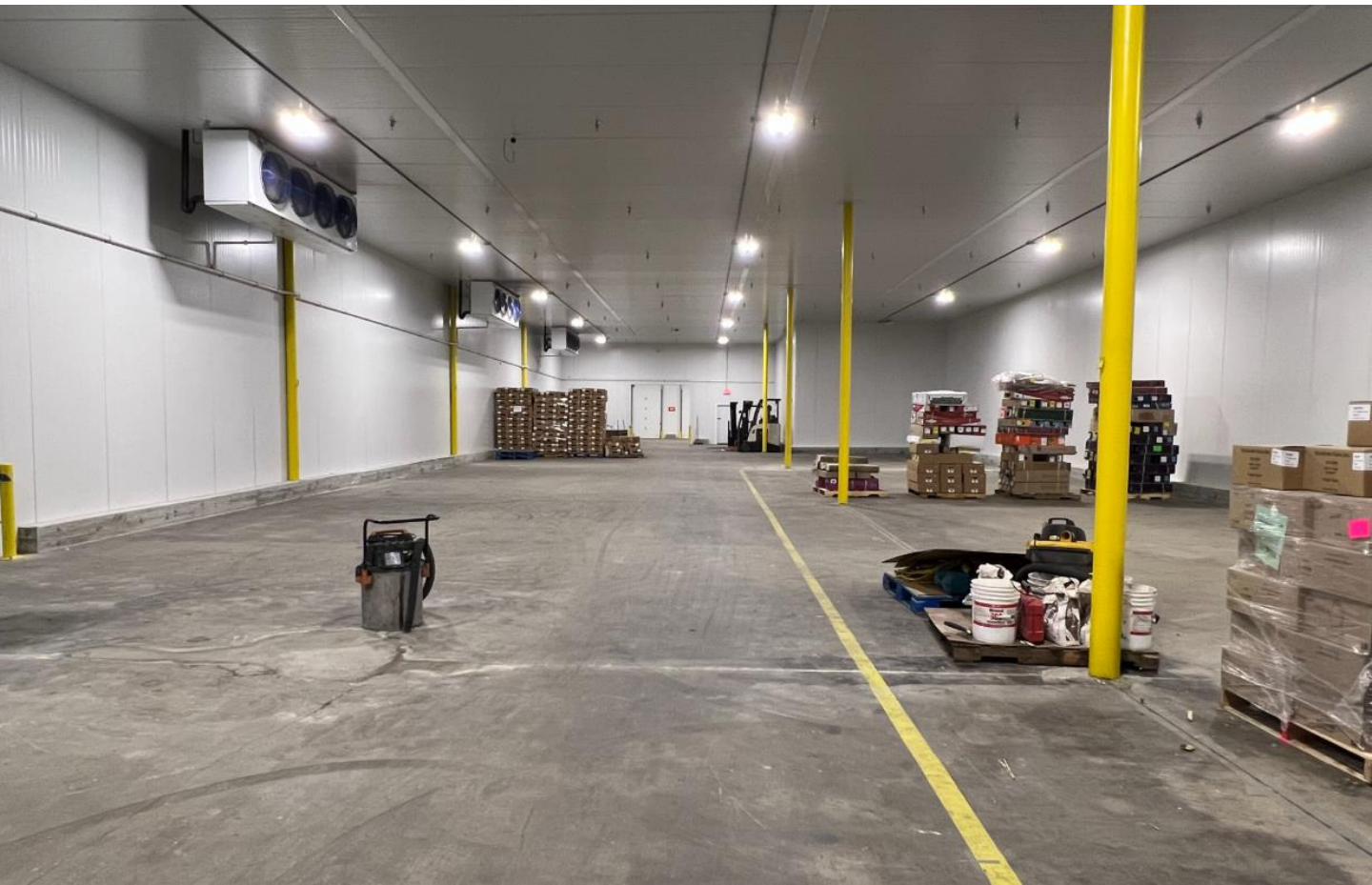


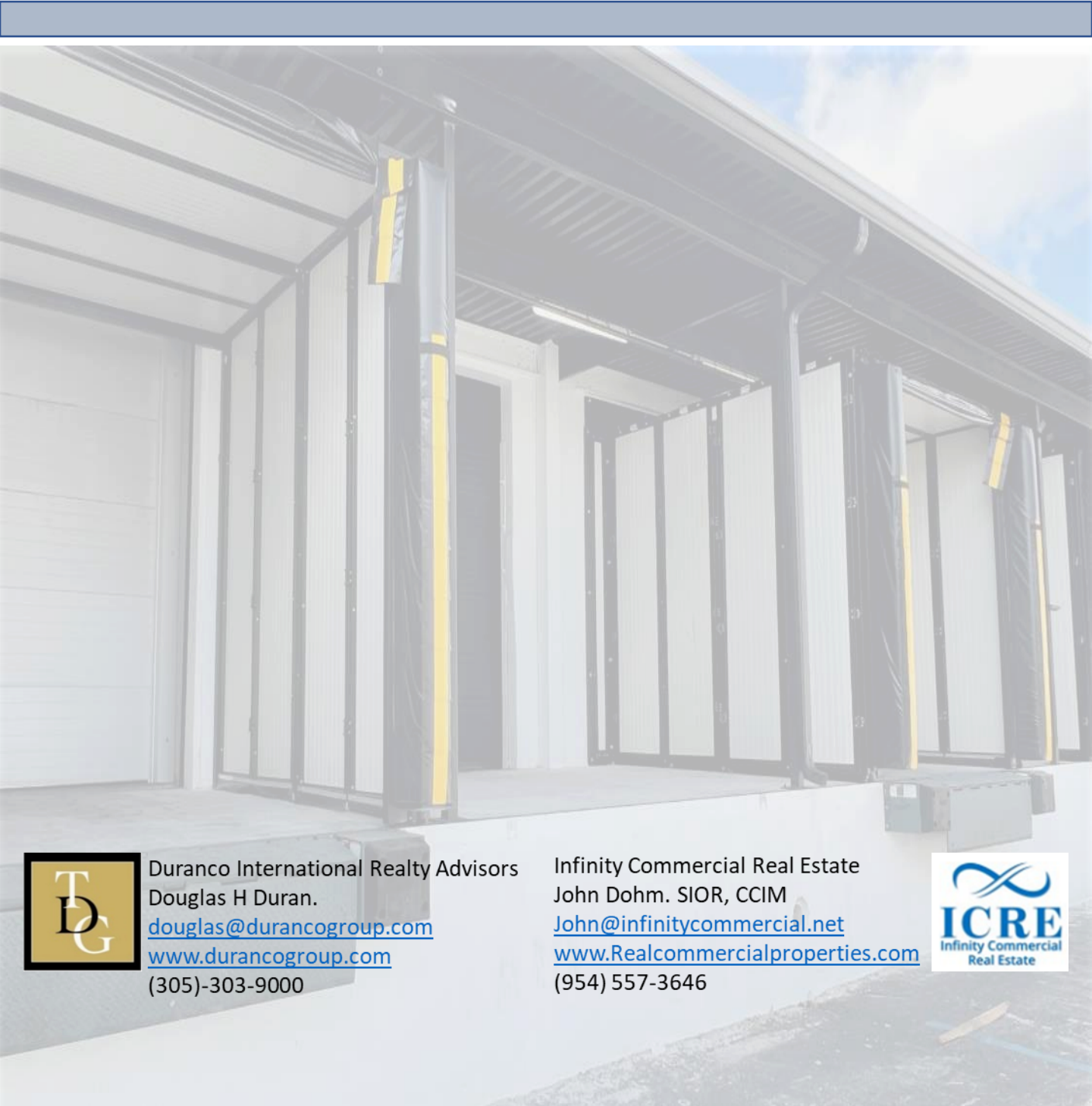


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