

# FOR LEASE

## Miami Dock High Warehouse w/ Heavy Power

7070 NW 35th Ave, Miami, FL 33147



**LEASE RATE**      **\$13.00 SF/NNN**  
**\$3.00/SF OPEX**

### OFFERING SUMMARY

**BUILDING SIZE:** 21,700 SF

**AVAILABLE SF:** 14,356 SF

**LOT SIZE:** 31,252 SF

**ZONING:** IU-2

**MARKET:** Miami-Dade

**SUBMARKET:** Airport East

### PROPERTY HIGHLIGHTS

- ± 14,356 SF Warehouse
- Small Office Area - Two Offices & Breakroom
- Three (3) Restrooms
- 15' Clear Height
- Heavy Power 480V/1200 Amp
- Three (3) Dock Positions
- Plus One (1) Concrete Forklift Ramp
- Gated Lot
- Ready for Immediate Occupancy



**Joel A. Kattan, SIOR**  
Senior Director  
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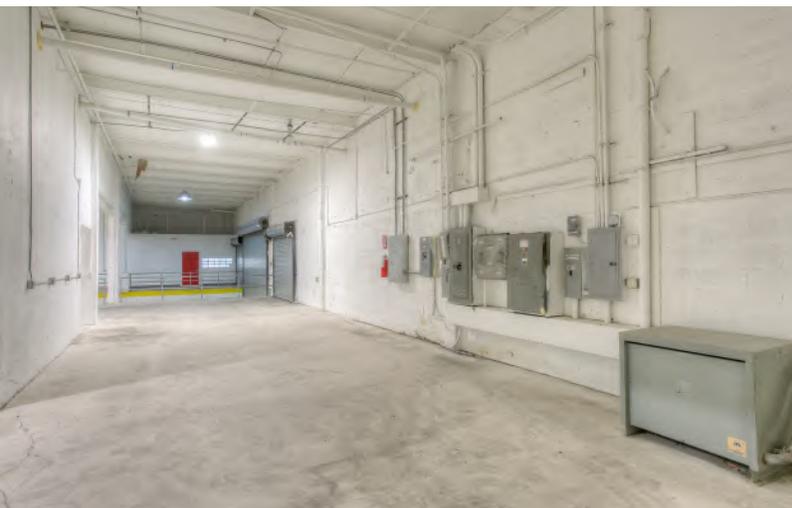


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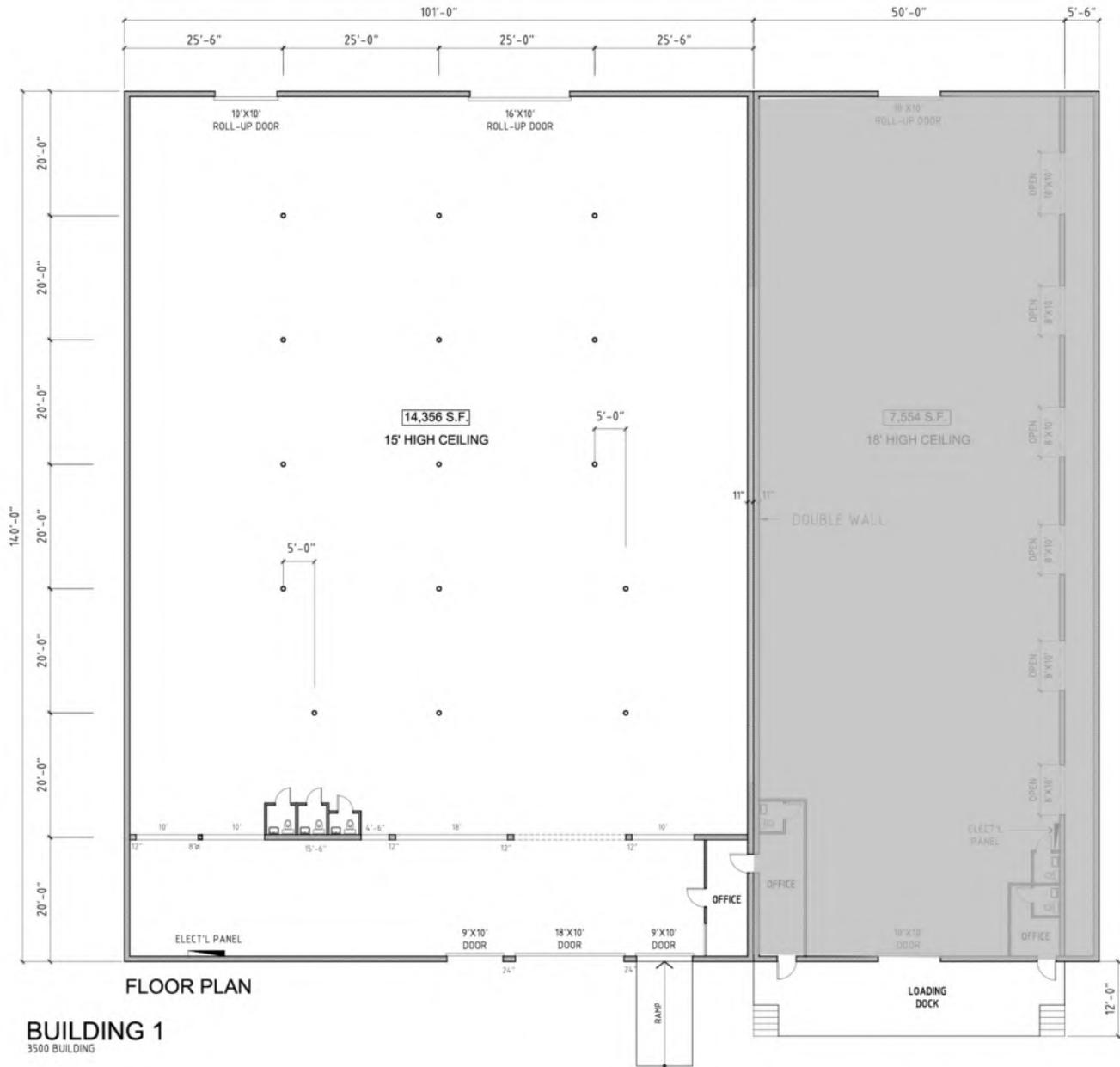


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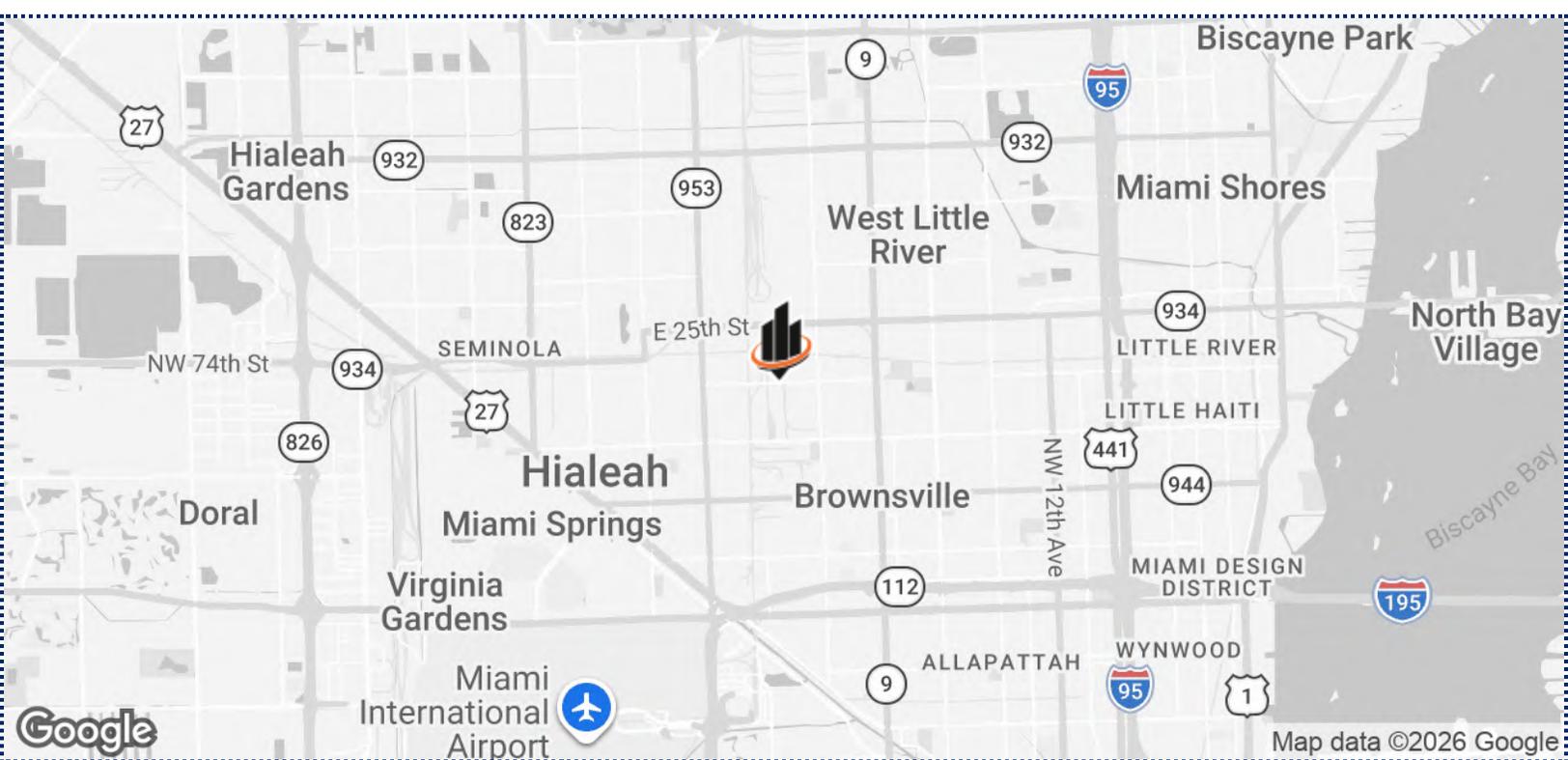
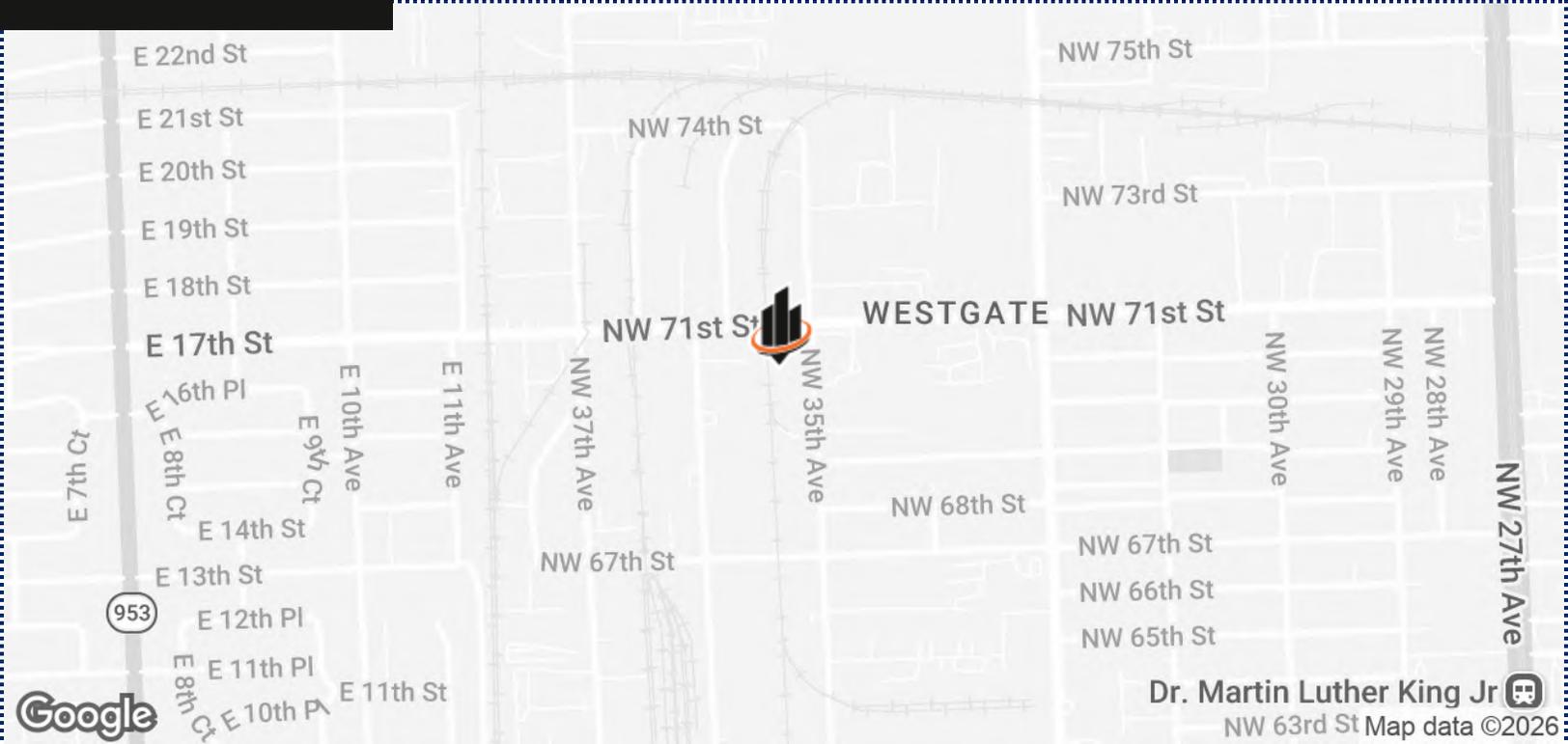
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