

60K SF FREEZER/COOLER FACILITY

6831 NW 37TH AVE
MIAMI, FL 33147



FOR LEASE



PRESENTED BY:

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PROPERTY SUMMARY

6831 NW 37TH AVE, Miami, FL 33147



PROPERTY DESCRIPTION

Available For Lease! Cold Storage facility with Anhydrous Ammonia Freezer System that can achieve temperatures between -10 and 55 degrees Fahrenheit. 11 Dock High Doors with Insulated Bumpers & Hydraulic Levelers. 75' truck courts can accommodate 53' containers. 20' clear height, pre-racked with over 6,000 pallet positions. Ample office space and parking, fenced and secured. One of the few Freezer Spaces Available in Miami Dade County!

PROPERTY HIGHLIGHTS

- Anhydrous Ammonia Cooler System - HVAC Maintenance Included
- 11 Dock High Doors with Insulated Bumpers & Hydraulic Levelers
- 75' Truck Courts to Accommodate 53' Containers
- 20' Clear Height, Pre-racked with Over 6,000 Pallet Positions.
- Close to MIA Cargo, Port Miami, I-95, SR-826 & SR-836
- One of the few Freezer Spaces Available in Miami Dade County

OFFERING SUMMARY

Lease Rate:	\$9.75 SF/yr (NNN)
Available SF:	60,000 SF
Property Type:	Industrial Cold Storage
Dock High Doors:	11
Ceiling Height:	20.0 FT
Lot Size:	1.75 Acres
Building Size:	60,000 SF
Zoning:	IU-2 Industrial Heavy Manufacturing District
Market:	South Florida
Submarket:	Miami Airport East Industrial

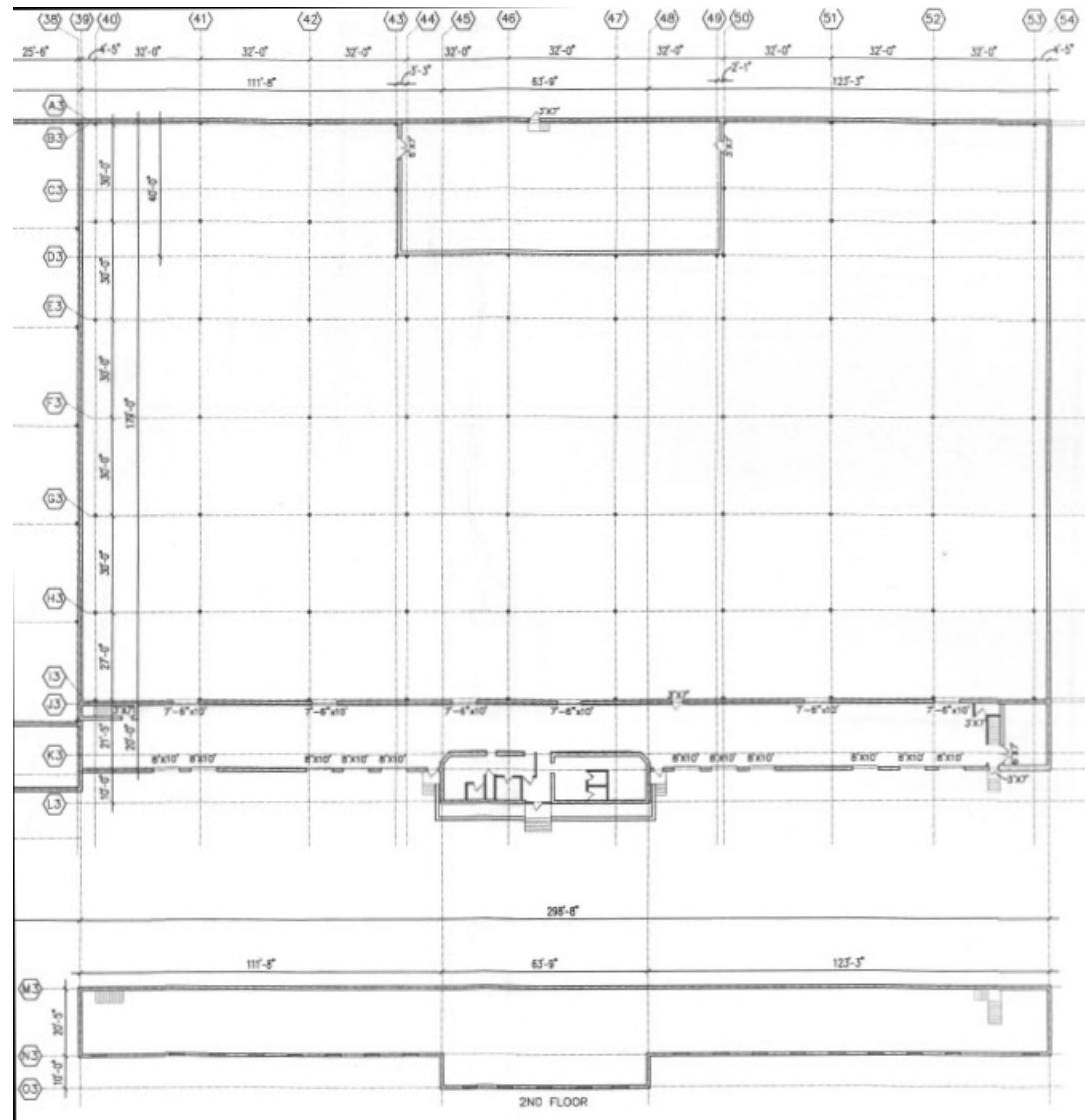
ADDITIONAL PHOTOS

6831 NW 37TH AVE, Miami, FL 33147



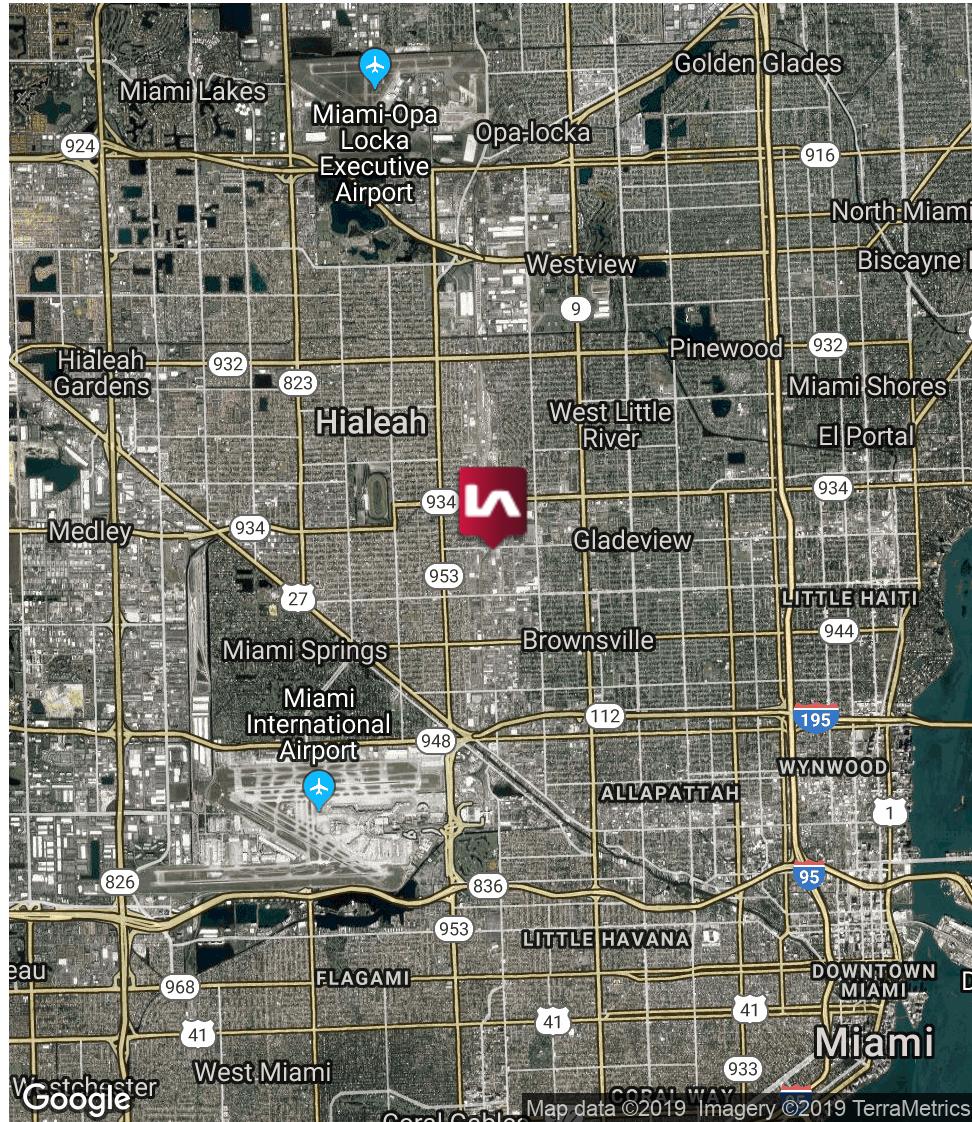
SITE PLAN

6831 NW 37TH AVE, Miami, FL 33147



LOCATION MAPS

6831 NW 37TH AVE, Miami, FL 33147



LOCATION OVERVIEW

Centrally located between all major thoroughfares, I-95, Gratigny Parkway (924) and Palmetto (826), Dolphin (836) and Airport (112) Expressways. Minutes to Miami International Airport. Easy access to Port of Miami.

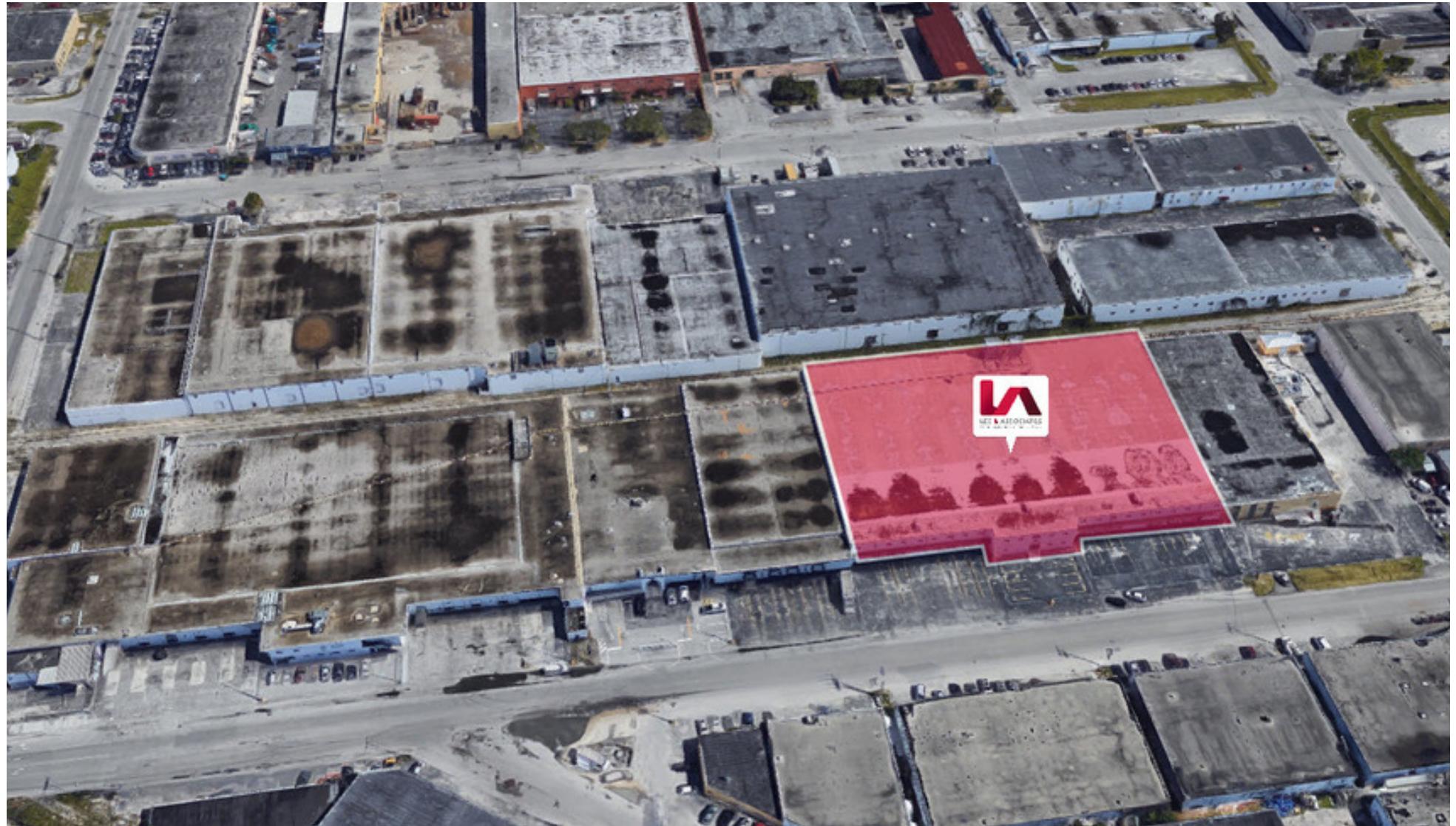
AIRPORTS & PORTS

DISTANCE

Miami International Airport	6.3 Miles
Port Miami	8.9 Miles
Fort Lauderdale International Airport	25.1 Miles
Port Everglades	23.7 Miles

AERIAL VIEW

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DEMOCRAPHICS MAP & REPORT

6831 NW 37TH AVE, Miami, FL 33147



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	16,693	192,403	559,618
Median age	41.8	39.3	38.9
Median age (Male)	40.8	37.6	37.0
Median age (Female)	42.5	41.0	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,182	63,213	185,578
# of persons per HH	3.2	3.0	3.0
Average HH income	\$41,402	\$39,081	\$39,303
Average house value	\$228,862	\$278,178	\$269,378

* Demographic data derived from 2010 US Census