

60K SF FREEZER/COOLER FACILITY

6831 NW 37TH AVE
MIAMI, FL 33147

FOR LEASE



PRESENTED BY:

Matt Rotolante, CCIM, SIOR | *President*
M: 305.490.6526 | O: 305.235.1500 x1006
mrotolante@lee-associates.com

Conner Milford | *Associate*
M: 314.766.9336 | O: 305.235.1500 x1009
cmilford@lee-associates.com

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

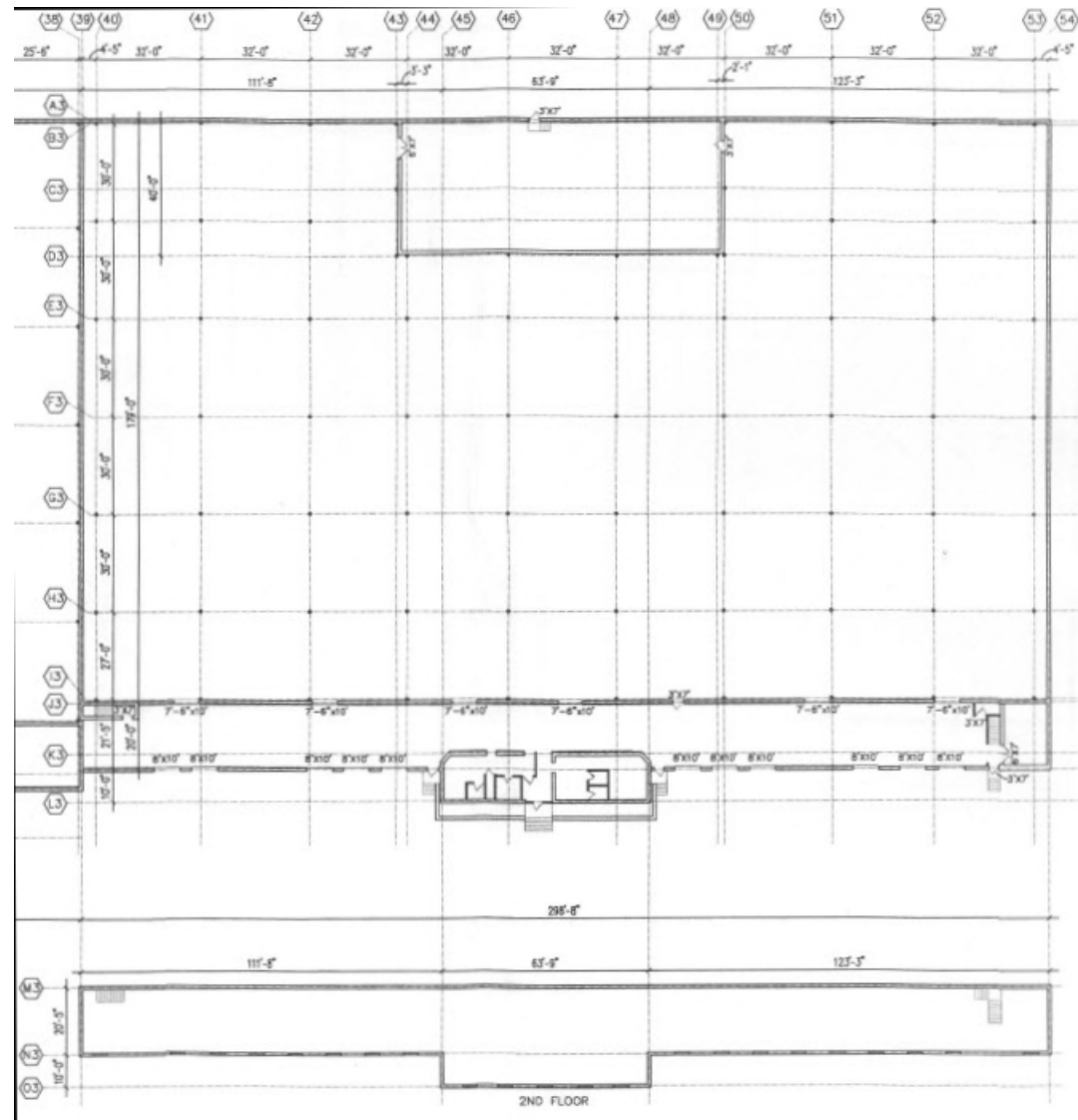
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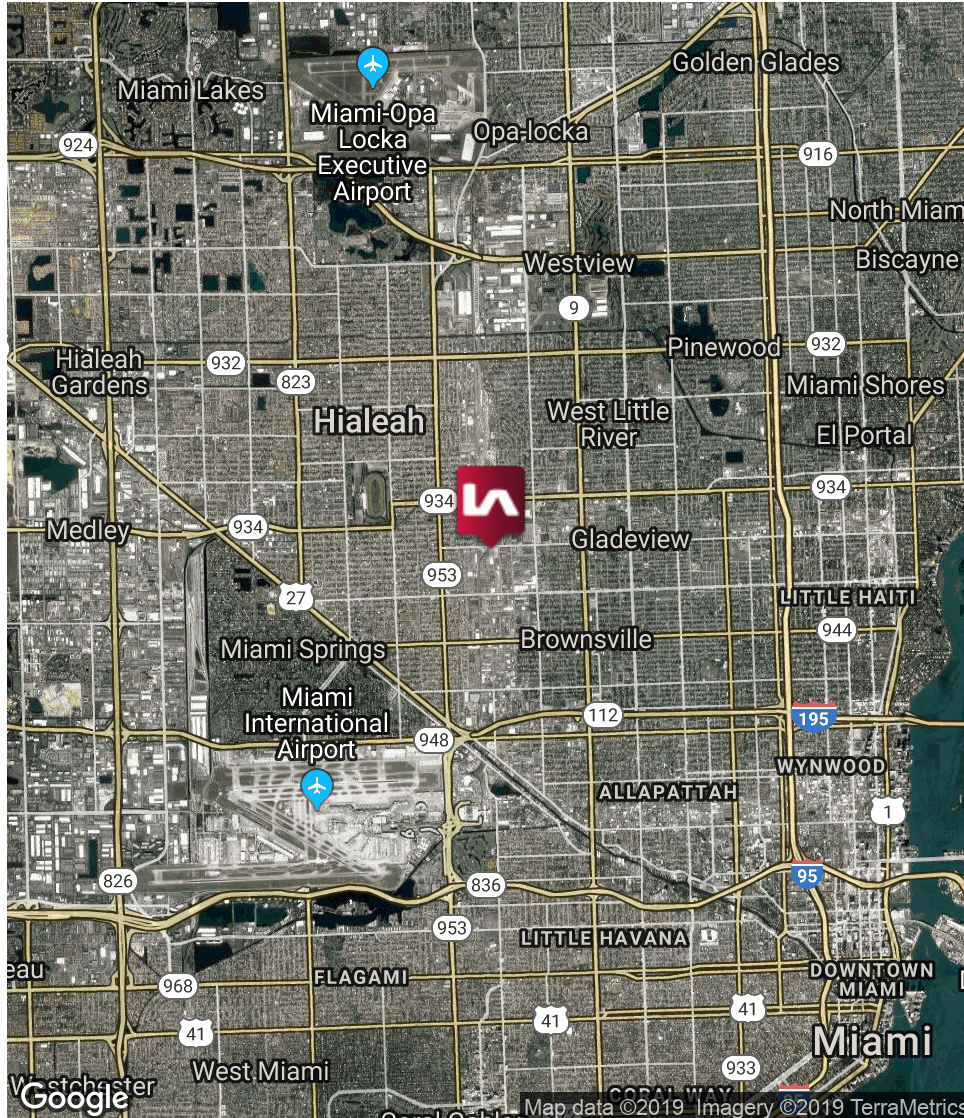


**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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.

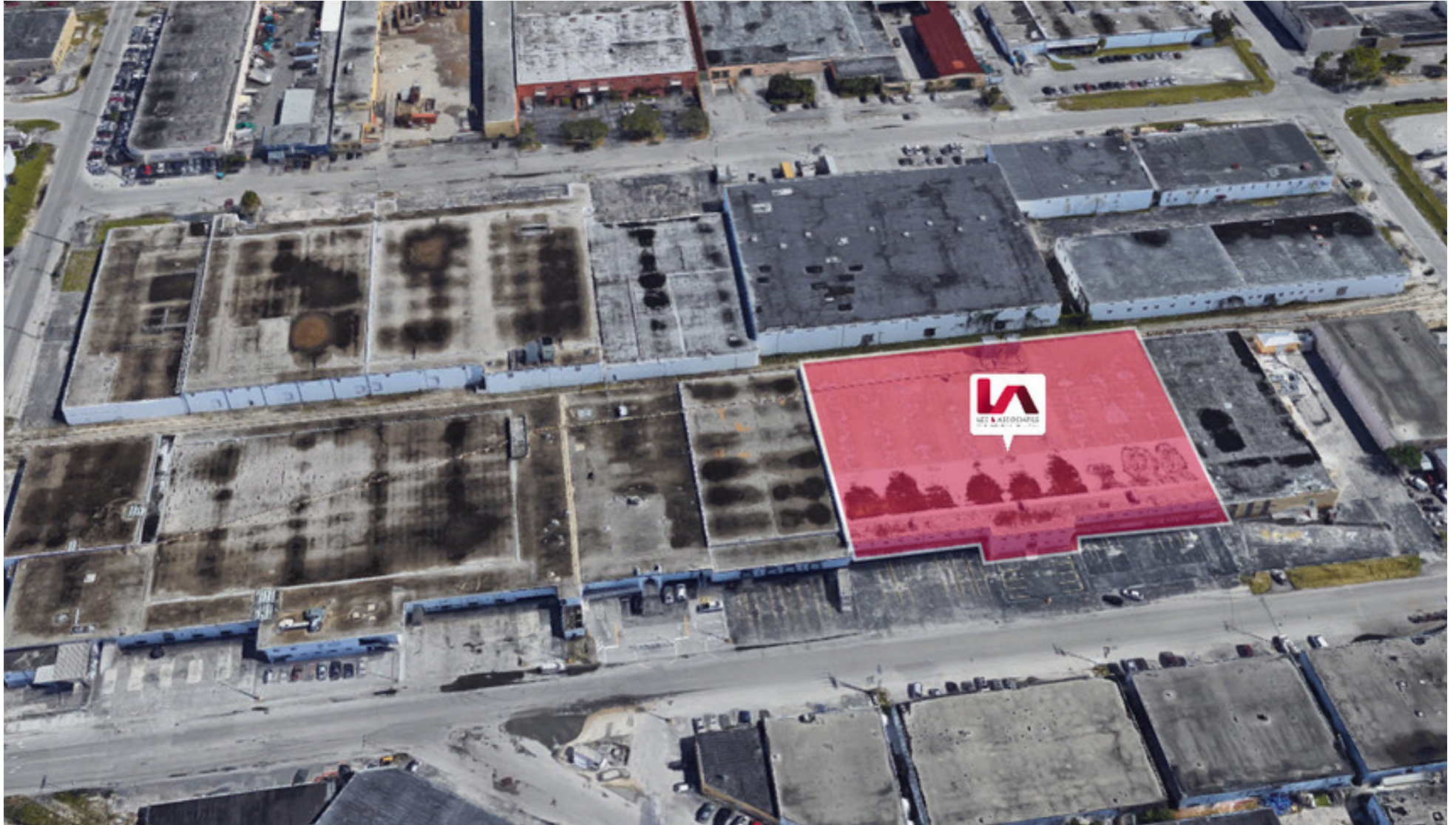
AIRPORTS & PORTS

DISTANCE

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

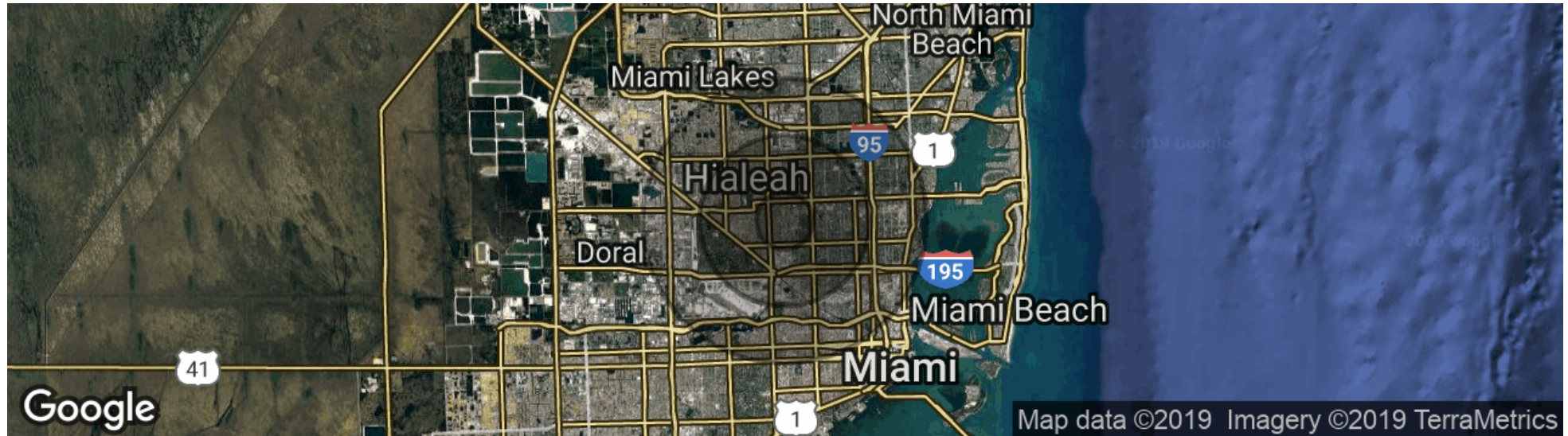
AERIAL VIEW

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DEMOGRAPHICS 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*