



FOR LEASE | INDUSTRIAL

80,000 SF FREEZER/COOLER WAREHOUSE IN MIAMI BUSINESS PARK

7025 NW 37 Avenue, Miami, FL 33147



LEASE OVERVIEW

| | |
|------------------|---|
| AVAILABLE SF: | 80,000 SF |
| LEASE RATE: | \$9.25 SF/Yr (NNN + \$1.50 SF CAM) |
| LOT SIZE: | 1.75 Acres |
| BUILDING SIZE: | 125,355 SF |
| DOCK HIGH DOORS: | 15 |
| CEILING HEIGHT: | 20.0 FT |
| ZONING: | IU-2: Industrial Districts, Heavy Manufacturing |
| MARKET: | Miami-Dade County |
| SUB MARKET: | Central Miami / Airport East |
| CROSS STREETS: | NW 37 Avenue & NW 71 Street |

PROPERTY DESCRIPTION

SVN South Commercial Real Estate Advisors is pleased to offer for long-term lease one of the only available Freezer/Cold Storage facilities in all Miami-Dade County. This recently renovated, 80,000 SF warehouse is available for occupancy in Summer 2016.

This space has an Anhydrous Ammonia Freezer System that can handle temperatures between -10 and 55 degrees with options for multiple room temperatures. It has 15 dock-high doors, with insulated bumpers and hydraulic levelers, 20-foot ceilings and is pre-racked with more than 7,000 pallet positions. The parking lot has 75-foot truck courts that can accommodate 53-foot containers. Parking is fenced and secured. Also included: 2,880 SF of office space.

LOCATION OVERVIEW

Centrally located between all major thoroughfares, including: I-95, SR 924/Gratigny Parkway, SR 826/Palmetto Expressway, SR 836/Dolphin Expressway and SR 112/Airport Expressway. Minutes to Miami International Airport. Easy access to the Port of Miami.



MATTHEW ROTOLANTE, CCIM, SIOR

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All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

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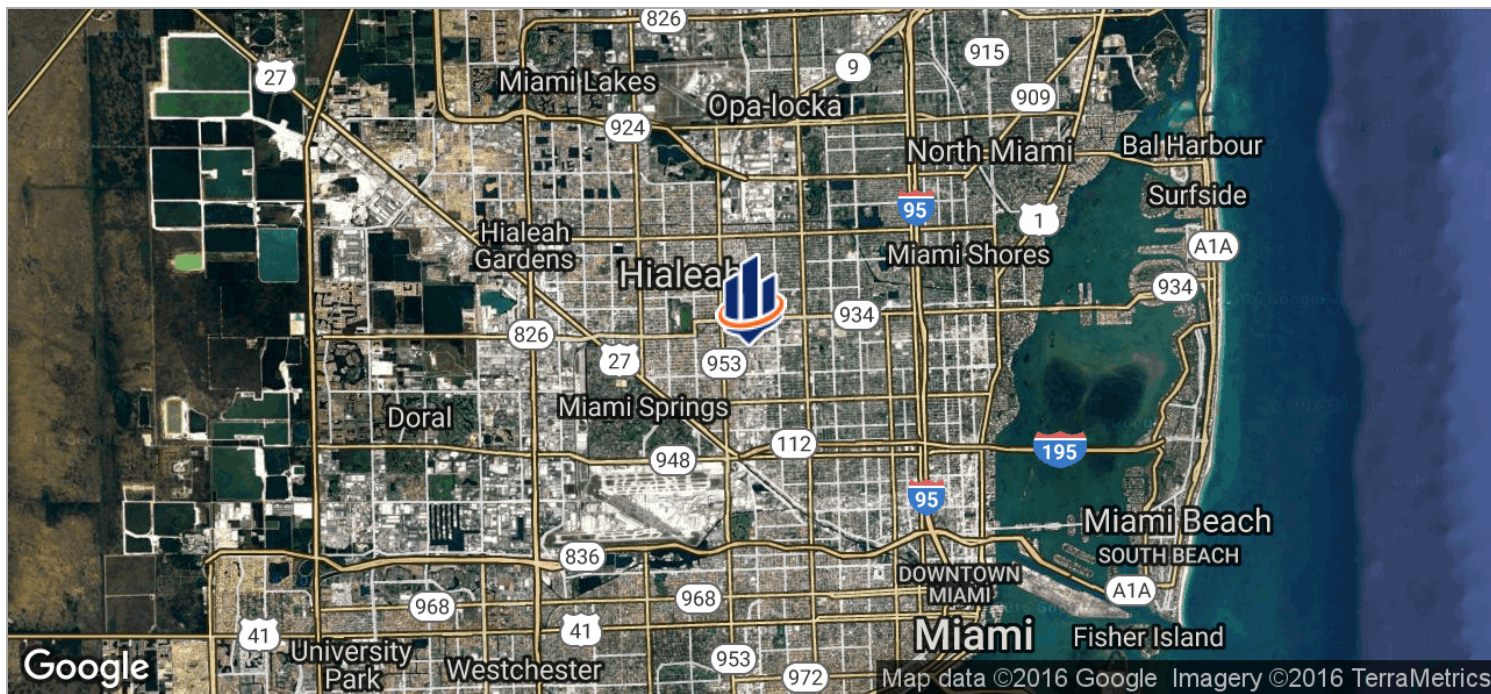
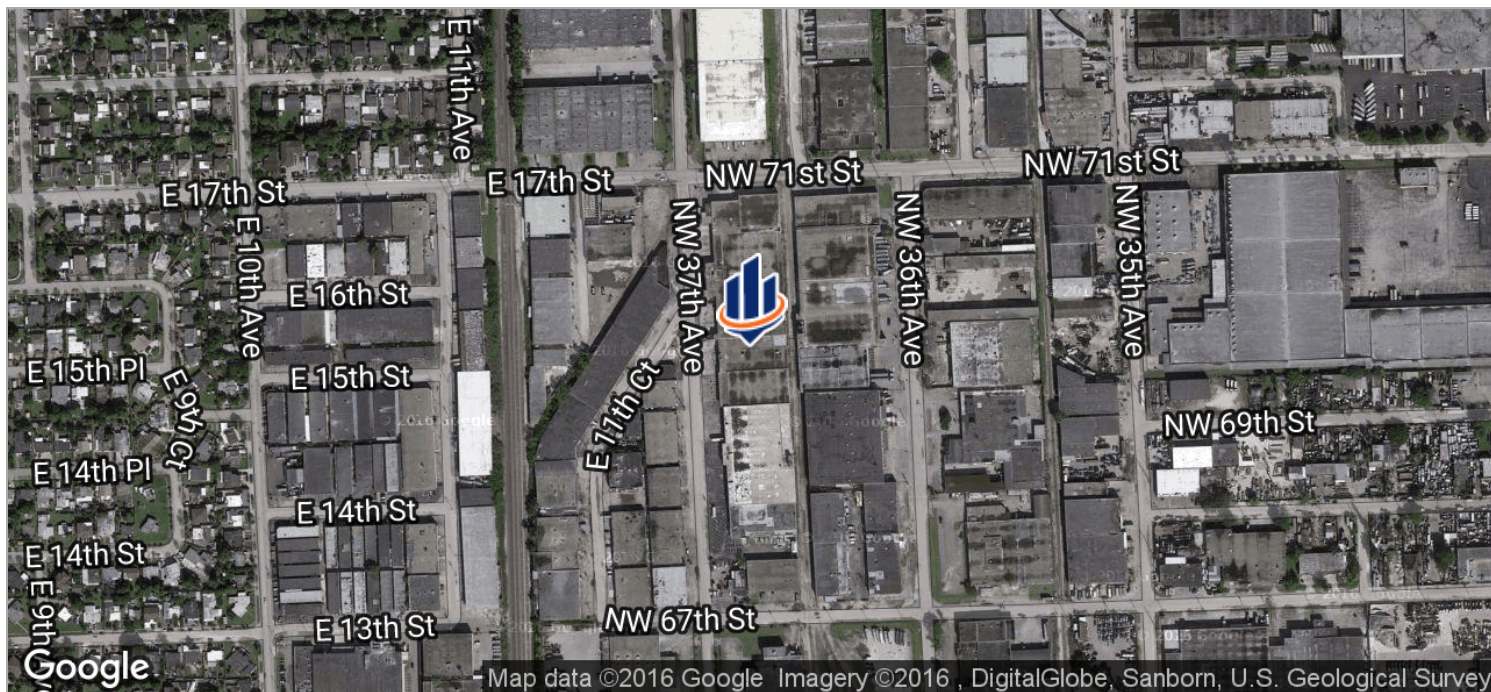
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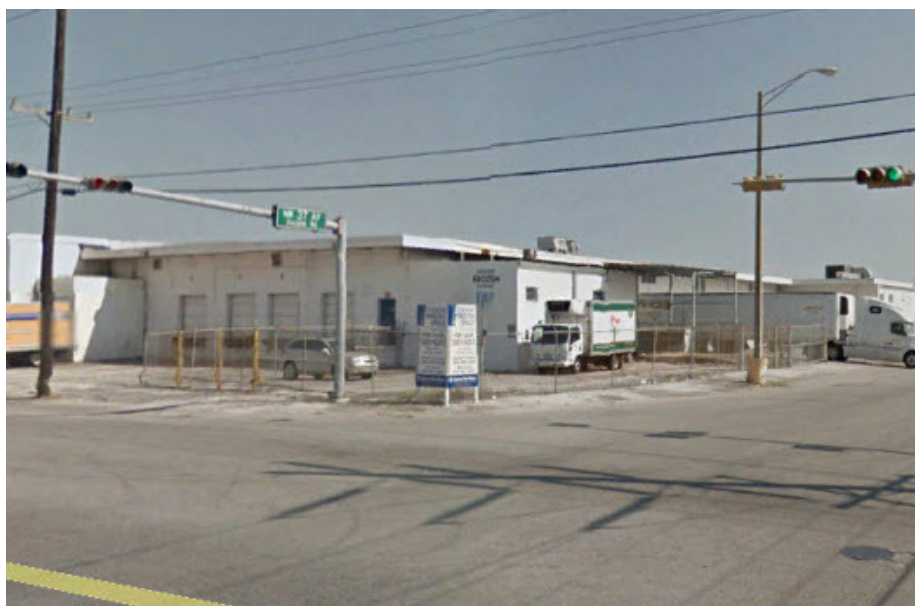
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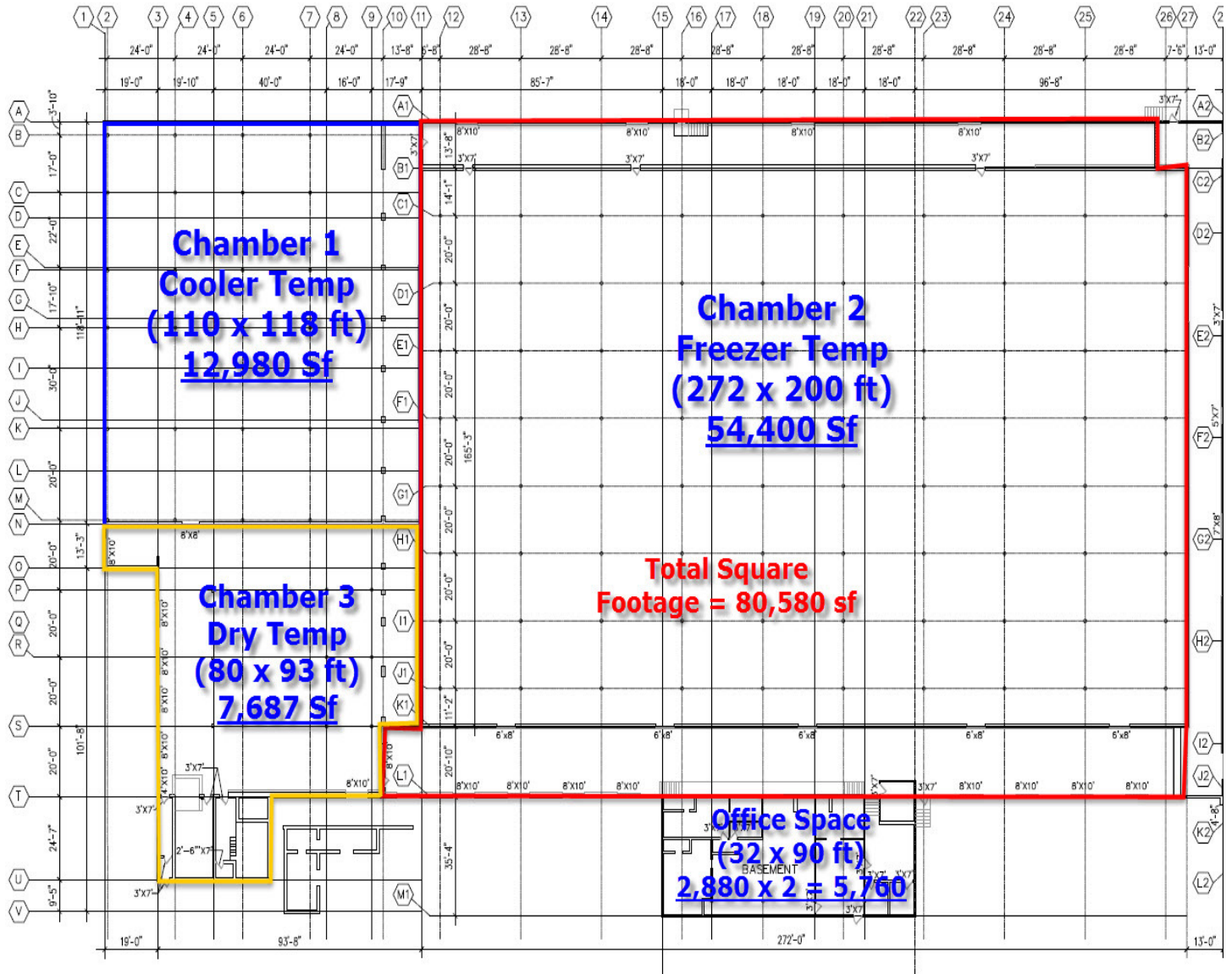
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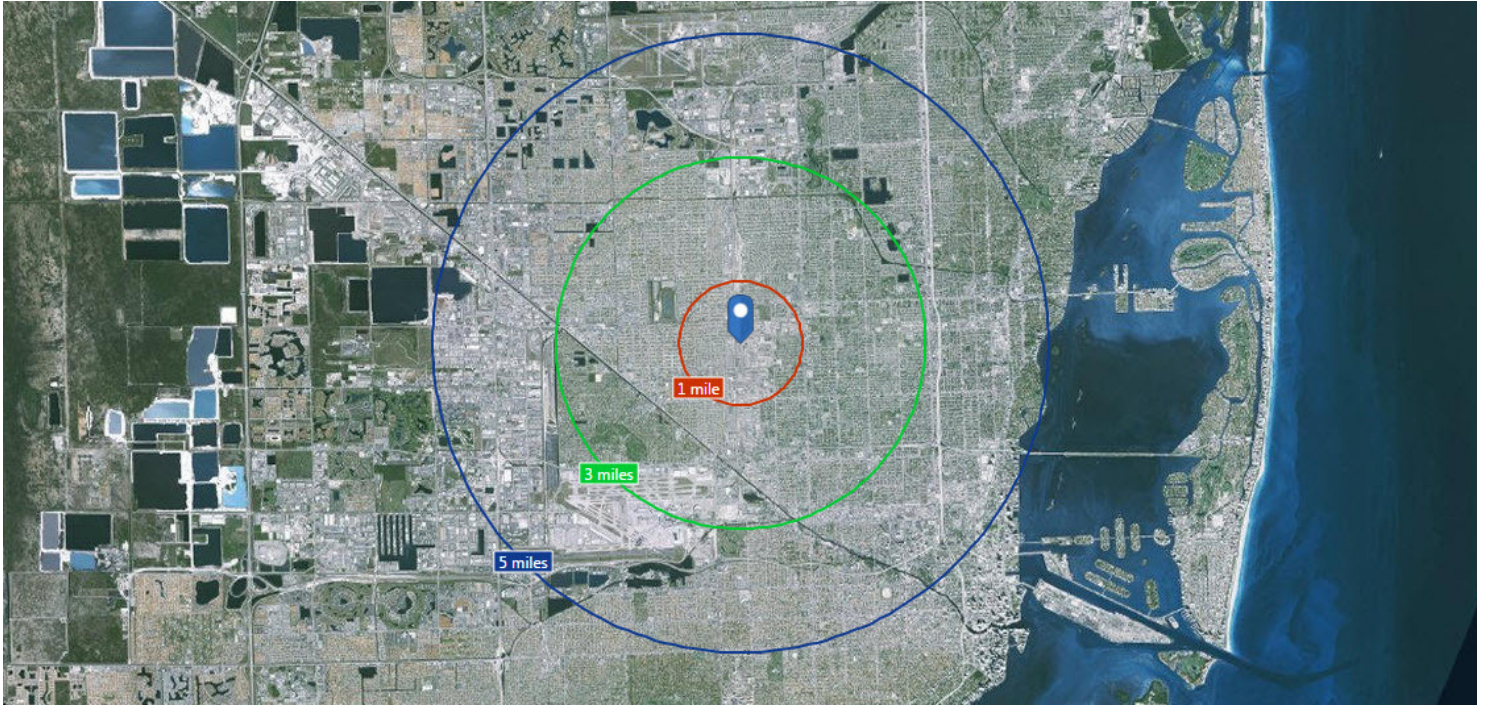
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 16,774 | 192,294 | 555,947 |
| MEDIAN AGE | 41.6 | 39.3 | 38.9 |
| MEDIAN AGE (MALE) | 40.6 | 37.6 | 37.0 |
| MEDIAN AGE (FEMALE) | 42.4 | 41.0 | 40.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 5,177 | 63,107 | 184,175 |
| # OF PERSONS PER HH | 3.2 | 3.0 | 3.0 |
| AVERAGE HH INCOME | \$41,501 | \$39,176 | \$39,315 |
| AVERAGE HOUSE VALUE | \$232,690 | \$277,797 | \$267,476 |



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