

available for lease

± 36,664 SF Warehouse

Freestanding Building

7300 NW 35 Avenue, Miami, FL





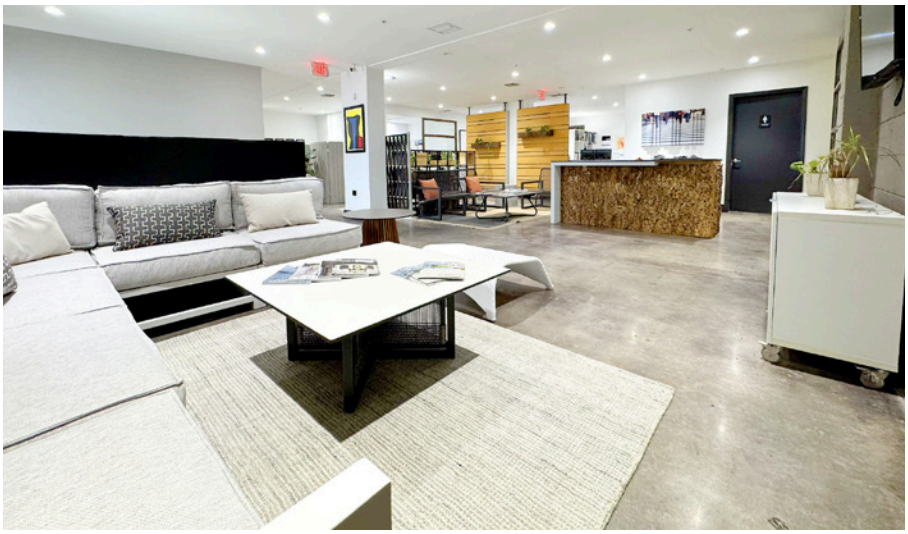
- ± 56,994 SF Lot
- ± 13,000 SF Side Yard
- ± 4,140 SF Office
- ± 1,680 SF Production Room
- 11 Total Dock & Ramp Positions
  - **Front:** 3 docks + 2 interior recessed docks
  - **Side:** 1 ramp + 1 dock with dock-high staging area
  - **Rear:** 4 dock doors for ventilation
- ± 1,000 Amps
- ± 16' Ceiling Height

Lease Rate: **$18.95** PSF Modified Gross

Contact **Tommy Gil** / (786) 600-7434

Gerry Sossa / (786) 287-1303

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the office

± 4,140 SF Modern Office

A design-forward office with high-end, modern finishes — polished concrete floors, recessed lighting, wood-slat feature walls, glass-front private offices and a custom reception desk. An ideal headquarters or showroom.

- Lounge & reception
- Glass-front private offices
- Open work & showroom areas
- Polished concrete floors







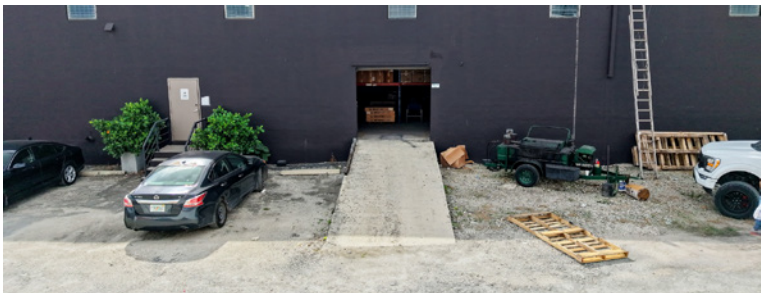
the yard

± 13,000 SF Side Yard

Oversized paved side yard served by an 8' × 8' dock-high door and an 8' × 8' drive-in door with concrete ramp. A dock-high loading platform runs from the dock door across to the neighboring building for elevated staging. Ideal for truck and trailer parking, fleet operations and outdoor storage.

- ± 171' deep
- Dock-high loading platform







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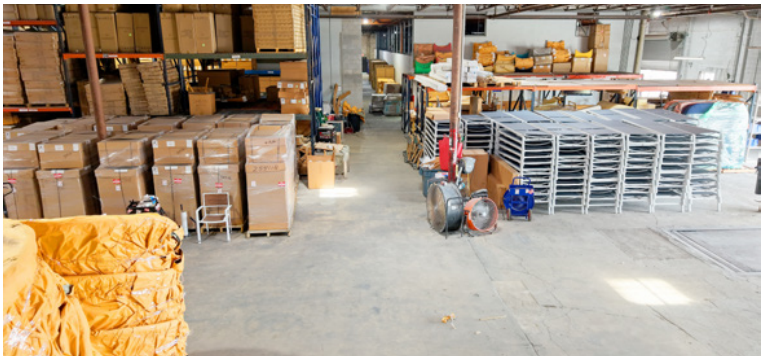
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images









floorplan

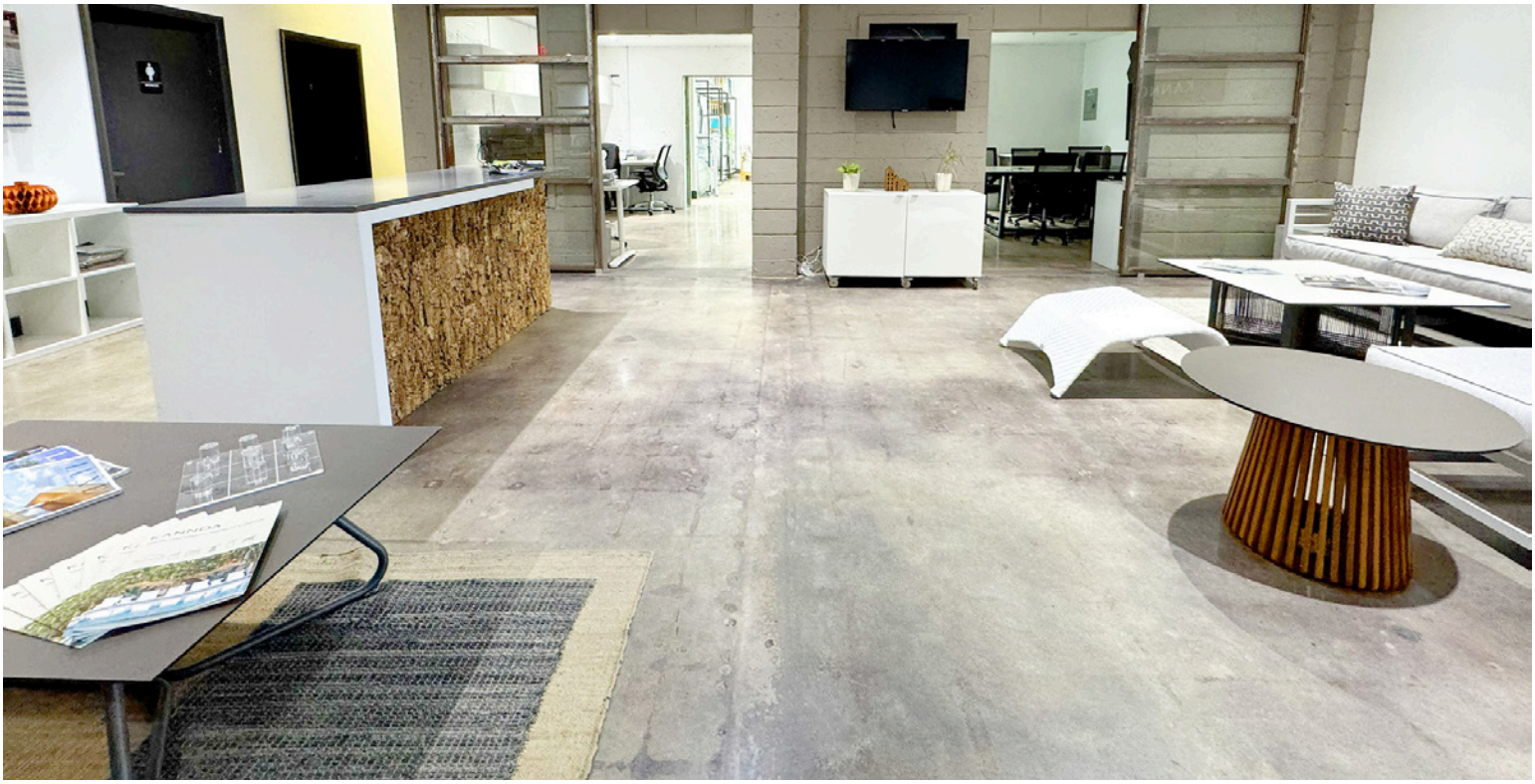


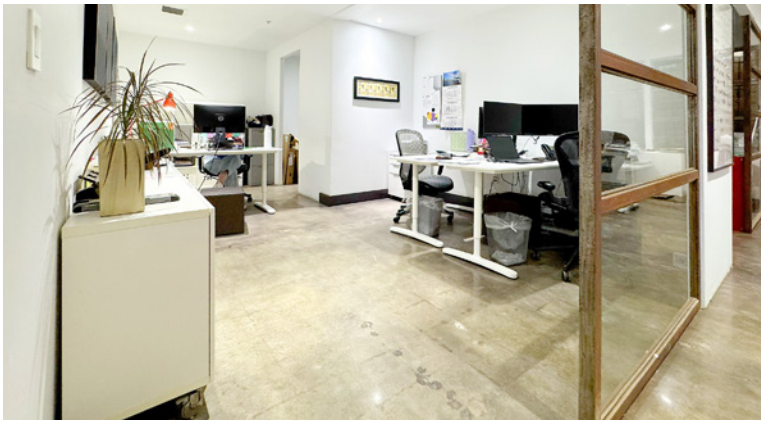
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office images











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