

AVAILABLE FOR LEASE  
±8,396 SF - ±60,000 SF

# MIAMI

## MULTI-BAY 36



INDUSTRIAL WAREHOUSE

**\$3M IN RENOVATIONS | CALL FOR PRICING**

7100 NW 36TH AVE - MIAMI, FLORIDA 33147 | AVAILABLE Q4-2024

# PROPERTY FEATURES



(13) DOCK HIGH DOORS  
IN TOTAL



PARKING  
AVAILABLE



3-PHASE  
HEAVY POWER



±99,056 SF TOTAL  
LOT SIZE



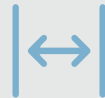
EAST AIRPORT  
SUB-MARKET



±800 SF  
OFFICE SPACES

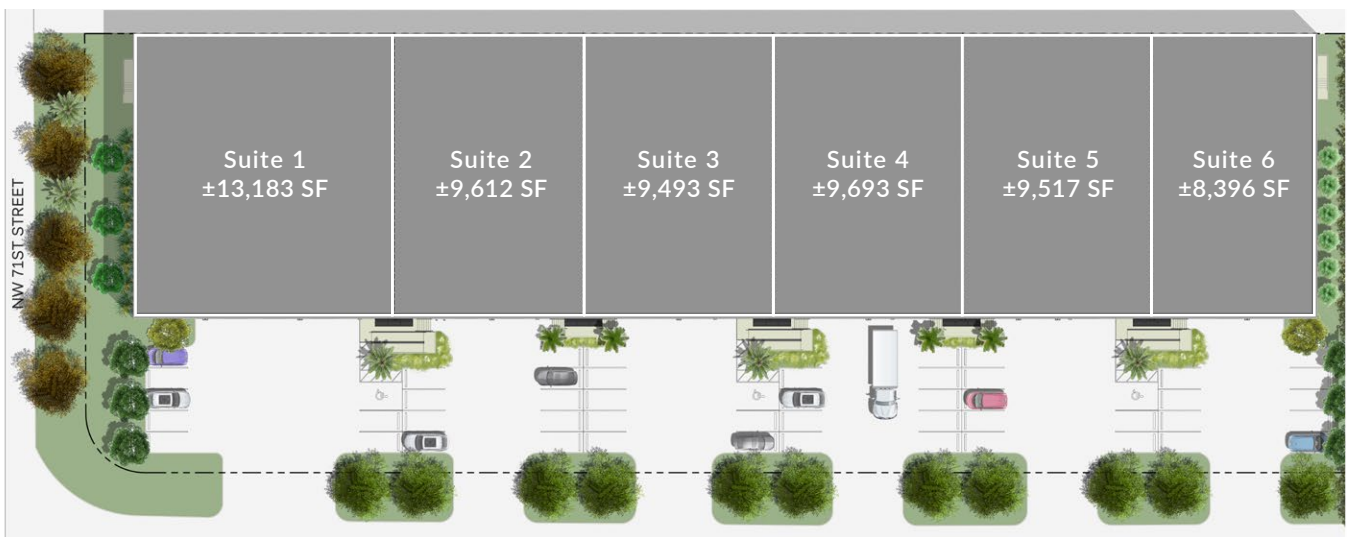


18' CLEAR  
CEILING HEIGHT



54' X 57.6' COLUMN  
SPACING

## SITE PLAN







# SPEC OFFICE OVERVIEW



\*Spec office photos listed are "Sample finishes" only.



# LOCATION OVERVIEW

LONGPOINT REALTY PARTNERS IS PROUD TO OFFER A STATE-OF-THE-ART FACILITY IN THE HEART OF MIAMI'S EAST AIRPORT INDUSTRIAL SUBMARKET.

THE SITE WILL OFFER ±60,000 SF OF TOTAL WAREHOUSE SPACE SITUATED ON ±99,056 SF OF LAND LOCATED JUST 4-5 MILES EAST OF MIAMI INTERNATIONAL AIRPORT AND 10-11 MILES WEST OF THE PORT OF MIAMI.





