



INDUSTRIAL WAREHOUSE

For Lease • Available Now

2355 NW 70th Ave, Unit D-5
Miami, FL 33122

CAMPOS COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

Campos Commercial Real Estate is pleased to present this highly functional 1,281 SF industrial warehouse located at 2355 NW 70th Ave, Unit D-5, in the highly sought-after Miami Airport submarket.

Designed for maximum efficiency, the space features an impressive 20+ foot Twin T roof ceiling and a street-level loading bay door with an 18-foot clearance, ideal for a variety of industrial, storage, or distribution uses.

The unit includes a well-appointed, 200 SF air-conditioned office area on the ground floor, topped by a sturdy 200 SF concrete mezzanine that provides excellent additional storage or workspace.

The property comes with 2 dedicated parking spaces and offers unparalleled access to Miami International Airport, the Palmetto Expressway (SR 826), and the Dolphin Expressway (SR 836). This is a rare opportunity to secure a versatile, vacant warehouse space in one of Miami's most strategic logistics hubs.

Note: No mechanic work or "dirty businesses" permitted.

Offering Details

Asking Rent	\$3,150 / Month
Lease Term	2+ Years
Utilities	Water & Electric paid by Tenant
Total Size	1,281 SF
Office Size	200 SF (A/C)
Mezzanine Size	200 SF (Concrete)
Ceiling Height	20+' Twin T Roof
Loading	1 Street Level (18' Clear)
Year Built	2010
Availability	Immediate (Vacant)

Property Highlights

- Prime Miami Airport Submarket Location
- 200 SF Air-Conditioned Office Space
- 200 SF Concrete Mezzanine
- 20+' Clear Height
- 18' Clearance Street-Level Loading Door
- 2 Dedicated Parking Spaces
- Clean Uses Only (No Mechanics)
- Immediate Availability



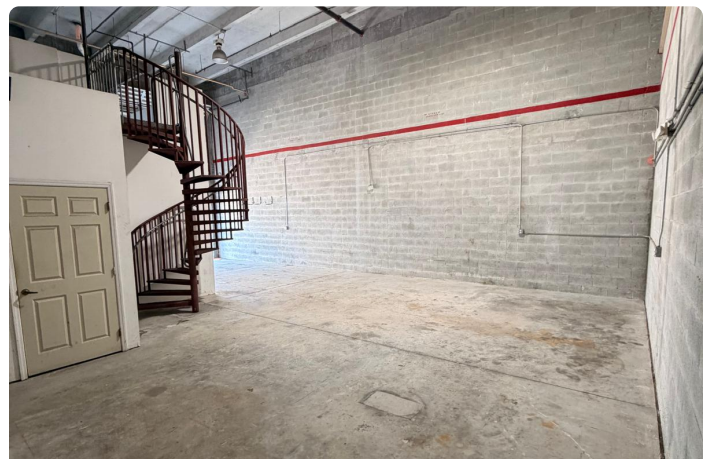
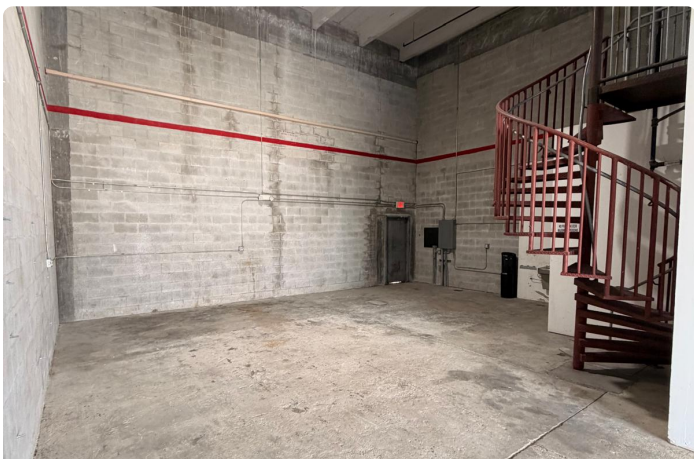
Front Exterior & Loading Door



18' Clearance Street-Level Loading Door



20+' Twin T Roof Ceiling





200 SF Air-Conditioned Office



Bright, Clean Office Area



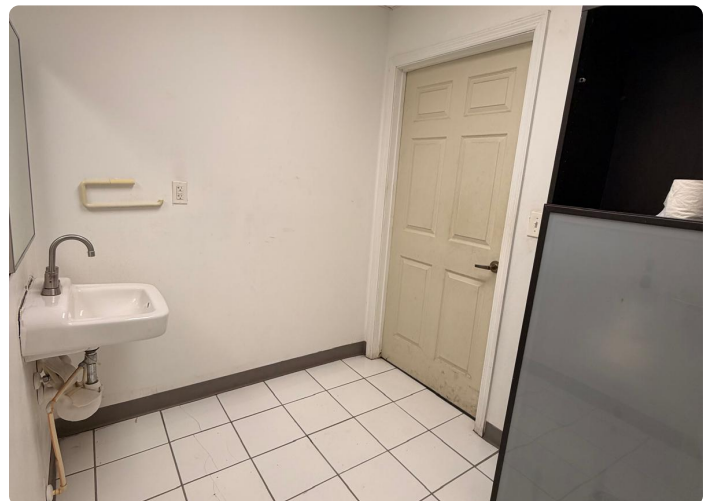
Access to Mezzanine



200 SF Concrete Mezzanine



Additional Storage/Workspace



Private Restroom

EXCLUSIVE LEASING AGENT

For More Information or to Schedule a Tour:


Please contact the exclusive listing agent below.



Daniel A. Rodriguez

Commercial Realtor

 (305) 282-2805 |  Danny.r248@gmail.com

 7300 Biscayne Blvd Suite 200 Miami, FL 33138

Professional Commercial Real Estate Services

Frank Campos, Broker
Campos Commercial Real Estate

CONFIDENTIALITY & DISCLAIMER: The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Campos Commercial Real Estate and should not be made available to any other person or entity without the written consent of Campos Commercial Real Estate. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers or tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Campos Commercial Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Campos Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Campos Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers or tenants must take appropriate measures to verify all of the information set forth herein.