

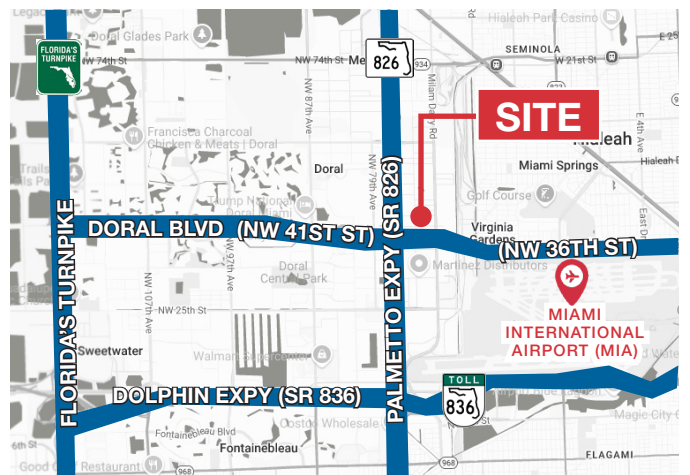


# 7355 NW 41st Street

Miami, FL 33166

## WAREHOUSE FOR SALE

Building Size: ± 95,342 SF  
Land Area: ± 2.63 AC  
Clear Ceiling Height: 24'  
# of Front Dock Doors: One (1) existing,  
Five (5) available  
# of Back Dock Doors: Two (2) existing,  
Two (2) available  
Total # of Dock Doors: 10



7355 NW 41st Street is a ± 95,342-square-foot industrial facility currently built-out as a production studio situated on a ± 2.63-acre parcel in the highly sought-after Miami Airport West submarket. Strategically positioned in one of South Florida's most established and supply-constrained industrial corridors, the property offers an exceptional opportunity for investors and owner-users seeking a well-located asset suitable for warehouse distribution, manufacturing, flex industrial, production studio operations, content creation, data centers, and other compatible commercial uses.

### For More Information

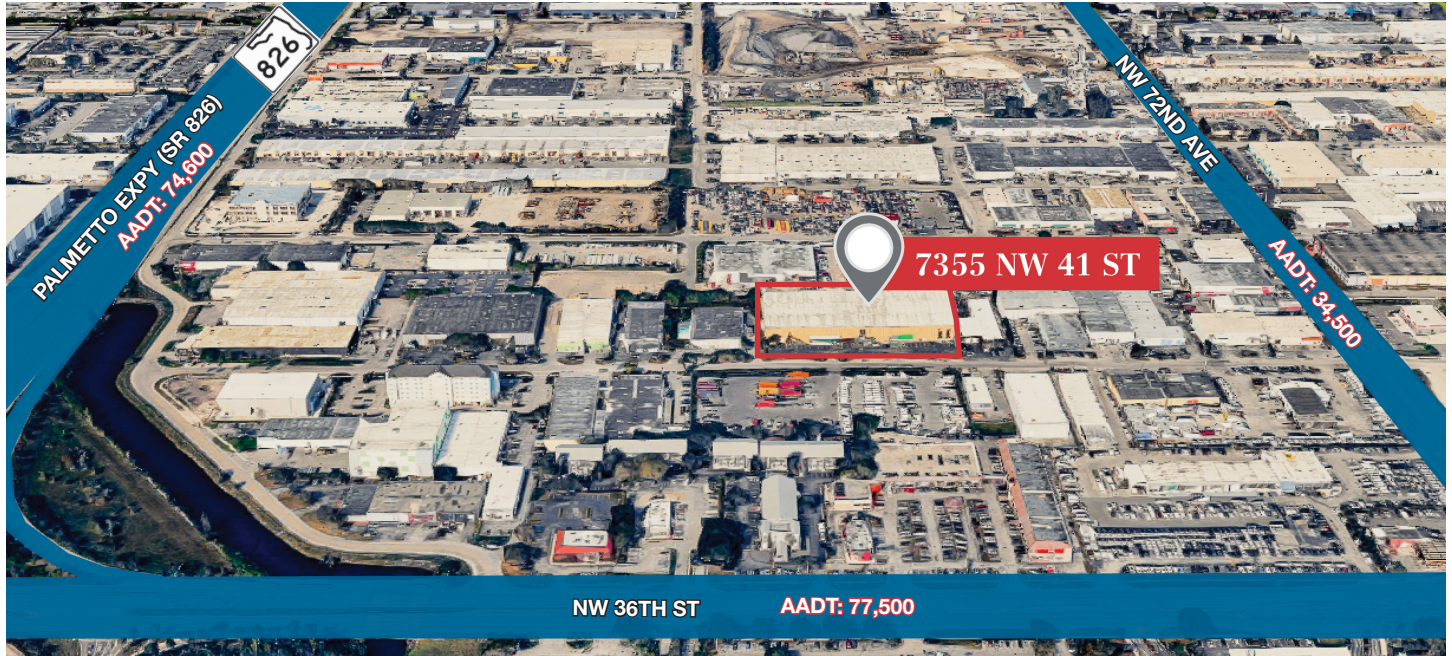
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## Location Features

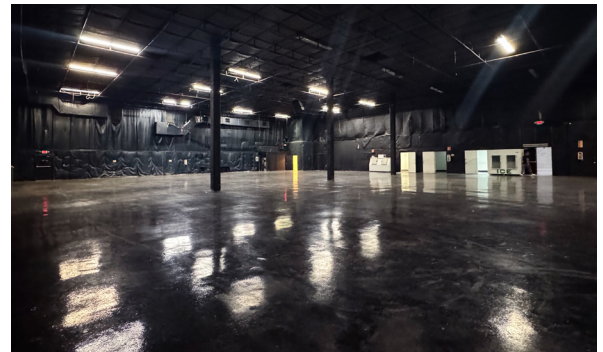
- Easy access to major highways like the Palmetto Expressway (SR 826), Dolphin Expressway (SR-836) and Florida's Turnpike
- Minutes from Miami International Airport (MIA)

## Demographic Summary



RADIUS

	1 Mile	3 Miles	5 Miles
Population	13,044	114,920	498,864
Average Household Income	\$118,809	\$92,167	\$93,281



## For More Information

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