



Property Video

6955

NW 52nd Street
Miami, FL 33166



RIVIAN-ANCHORED INDUSTRIAL MIAMI AIRPORT WEST AVAILABLE FOR SALE

+/- 43,091 SF

Total Building Size



RIVIAN



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PROPERTY INFORMATION

ComReal and State Street Realty are pleased to present a rare opportunity to acquire a $\pm 43,091$ SF freestanding, mission-critical industrial and flex facility situated on a strategic 2.04-acre lot.

This high-profile asset serves as the exclusive "Service + Demo Center" for Rivian (NASDAQ: RIVN) in Miami-Dade County. Rivian occupies the entire warehouse component, along with a portion of the office and parking areas, anchoring the property with a globally recognized tenant in the rapidly expanding EV sector.

Exclusively marketed by ComReal and State Street Realty. For detailed financial information, please contact the listing team.

PROPERTY HIGHLIGHTS

- **$\pm 43,091$ SF total building** on ± 2.04 acres, including $\pm 25,370$ SF of warehouse and $\pm 17,721$ SF of office.
- **Features include:** 3 dock doors & 2 drive in doors, fire sprinkler, hurricane impact windows, and ± 103 parking spaces.
- **Mission-Critical Tenant:** Home to Rivian's only service and demonstration hub in the county, ensuring long-term utility and site commitment.
- **Diversified Income Stream:** The remaining office suites are leased to a stable mix of established local tenants.
- **Value-Add Potential:** With $\pm 7,481$ SF of premium office space currently available for lease, investors have an opportunity to increase income.
- **Strategic Industrial Hub:** Situated in the heart of the Miami Airport West submarket, the property offers unparalleled connectivity to Miami International Airport, Doral, and Miami Springs. This location is a focal point for logistics and service-oriented businesses requiring rapid access to the South Florida core.

LOCATION & PHOTOS

- Centrally located in the Miami Airport West submarket
- +/- 5 miles from Florida's Turnpike
- +/- 3 miles from SR 836 (Dolphin Expressway)
- +/- 1 mile from SR 826 (Palmetto Expressway)





DOLPHIN EXPRESSWAY



PALMETTO EXPRESSWAY

NW 36TH ST

nn 6955
NW 52nd Street

MILAN DAIRY RD



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