



• FOR SALE • INDUSTRIAL / WAREHOUSE • HIALEAH, FL

A Rare Institutional Scale Industrial Opportunity

📍 6699 NW 36TH AVE • HIALEAH / MIAMI, FL 33147

PRICING GUIDANCE:
UPON REQUEST



211,928 SF

TOTAL BUILDING SIZE

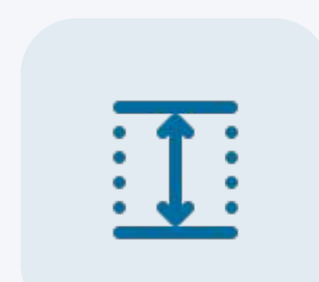
Industrial Warehouse, divisible into multiple spaces



34 Doors

(29) DOCK-HIGH LOADING • (5) DRIVE-IN

Superior loading infrastructure



16' - 22'

CLEAR CEILING HEIGHT

Accommodates racking & equipment



IU-2 Zoning

HEAVY INDUSTRIAL / MFG

One of Miami-Dade's most permissive zones



Vacant

UNIT A & UNIT B

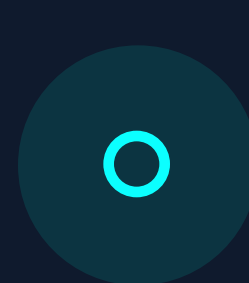
124,525 SF + 87,403 SF



~5 Miles

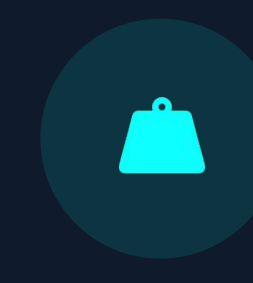
TO MIA AIRPORT

I-95, Palmetto & Turnpike nearby



Move-In Ready

IMMEDIATELY AVAILABLE



Heavy Infrastructure

SUPPORTS MANUFACTURING LOADS • 1,600 AMPS

INDUSTRIAL / WAREHOUSE

Property Overview

FOR SALE — 6699 NW 36th Ave presents a rare opportunity to purchase a **211,928 SF** industrial facility strategically located on the Hialeah/Miami border. Zoned IU-2, the property offers exceptional functionality with **29 dock-high loading doors, 5 drive-in doors, and 16'-22' clear heights**, making it well-suited for distribution, manufacturing, logistics, and other industrial operations.

The property benefits from active FEC Rail access and is located less than **5 miles from Miami International Airport**, placing it at the center of South Florida's transportation and distribution network. The facility is currently configured as two contiguous units: **Unit A (124,525 SF)** and **Unit B (87,403 SF)**, offering flexibility for an owner-user, investor, or multi-tenant strategy. Large-scale industrial properties of this size and capability are increasingly difficult to find in one of Miami-Dade County's most supply-constrained industrial markets, making this a compelling industrial acquisition opportunity.

PROPERTY DETAILS	
Address	6699 NW 36th Ave, Hialeah, FL 33147
Total Building SF	211,928 SF
Divisible Spaces	Single Or Divisible
Year Built	1958
Zoning	IU-2 Industrial - Heavy MFG
Stories	1
Truck Ct Depth	110' - 125'
Asking Price	Upon Request

BUILDING SPECIFICATIONS	
Clear Height	16' - 22'
Dock-High Doors	29
Drive-In Doors	5
Office Space	Included
Sprinkler System	Fully Sprinklered
Power	1,600 Amps
Rail Access	Active FEC Rail
Availability	Immediate

PROPERTY CONDITION

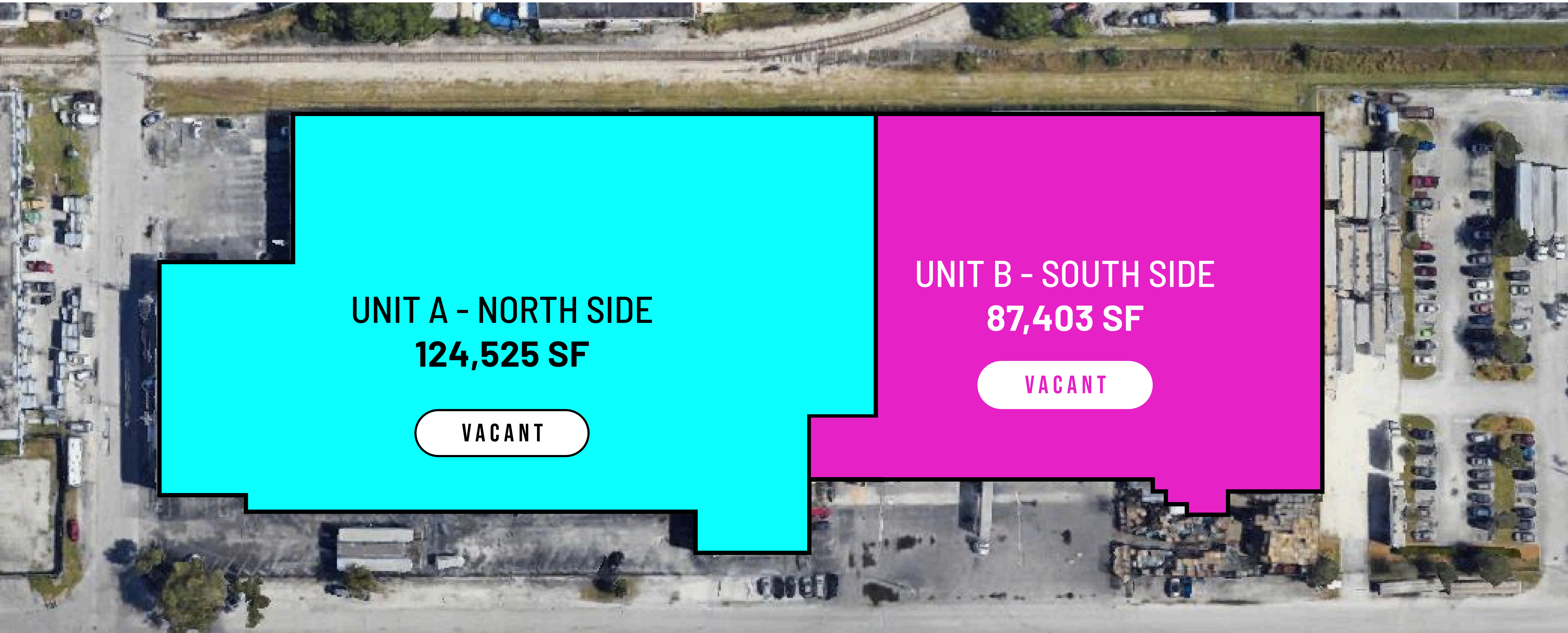
Improvements To The Building

COMPLETED IMPROVEMENTS
LED LIGHTING RETROFIT – BI-BAYS
DRY FALL PAINT – CEILING
2 REHABBED RESTROOMS + 3 NEW ADA RESTROOMS
24 NEW ROLL-UP DOORS
CONCRETE RESTORATION
OFFICE RESTORATION / FIRE WALL DEMO
EXTERIOR PAINTING & FENCE REPAIR
ASPHALT MILL OVERLAY – SOUTH LOT

ROOF CONDITION
171,370 SF FRESHLY COATED IN 2026 – 10-YEAR WARRANTY. GYPSUM DECK REPAIRS COMPLETED THROUGHOUT.

BUILDING LAYOUT

Site Plan & Availibility



Unit A - North Side
124,525 SF

VACANT

Unit B - South Side
87,403 SF

VACANT

BUILDING LAYOUT & AVAILABILITY

Available Spaces

211,928 SF of industrial warehouse space available across two existing units. Unit A (North Side) and Unit B (South Side) are independently accessible and immediately available for occupancy.

UNIT A - NORTH SIDE

124,525

SQUARE FEET

VACANT

UNIT B - SOUTH SIDE

87,403

SQUARE FEET

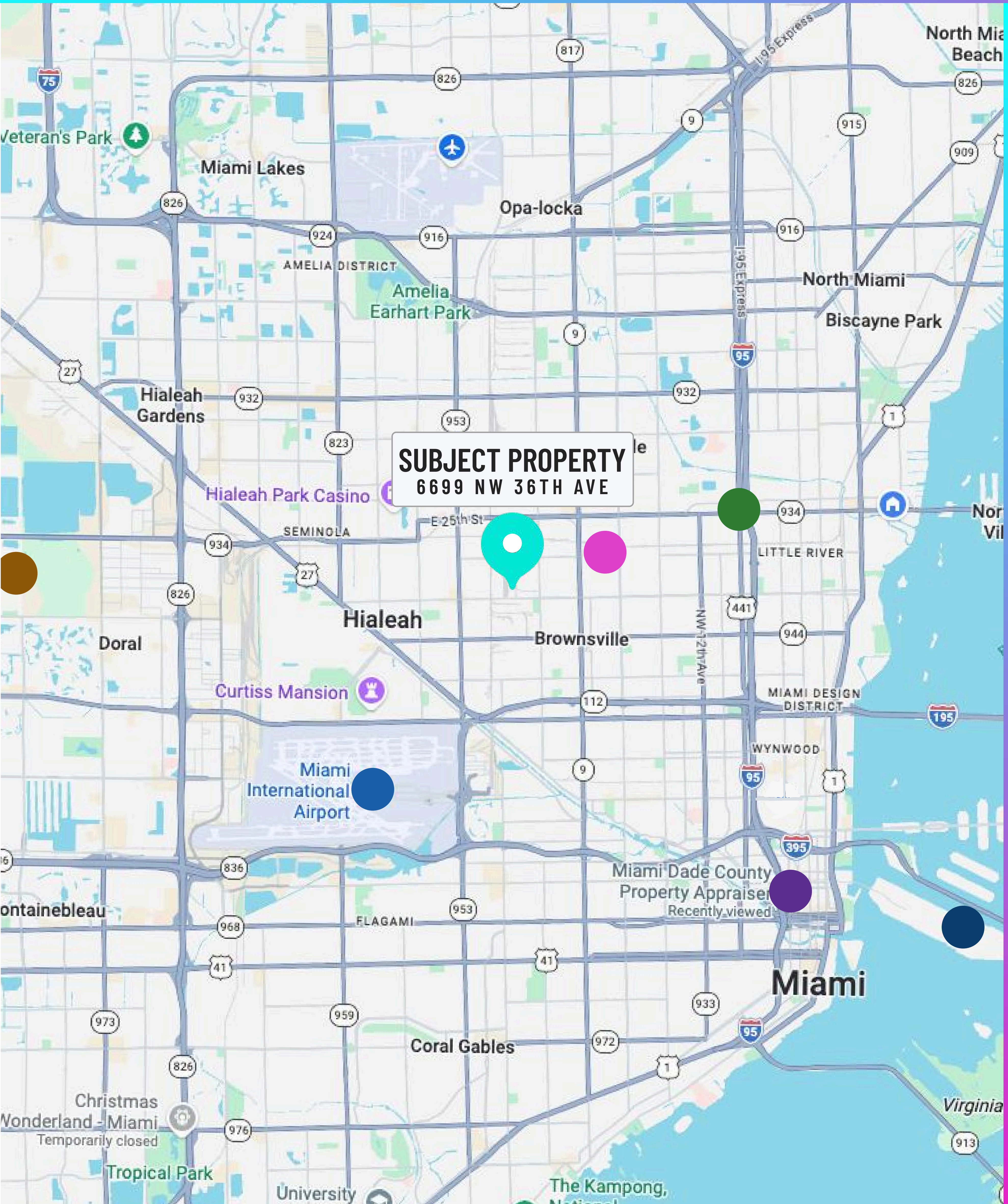
VACANT

UNIT	SF	RENT/SF	STABILIZED ANNUAL RENT
Unit A - North Side	124,525 SF	\$12.00	\$1,494,300
Unit B - South Side	87,403 SF	\$13.50	\$1,179,941
TOTAL	211,928 SF	—	\$2,674,241

Stabilized rental projections assume market rents of approximately \$12.00/SF NNN for Unit A and \$13.50/SF NNN for Unit B, consistent with current market evidence. Subject to adjustment based on actual lease-up terms.

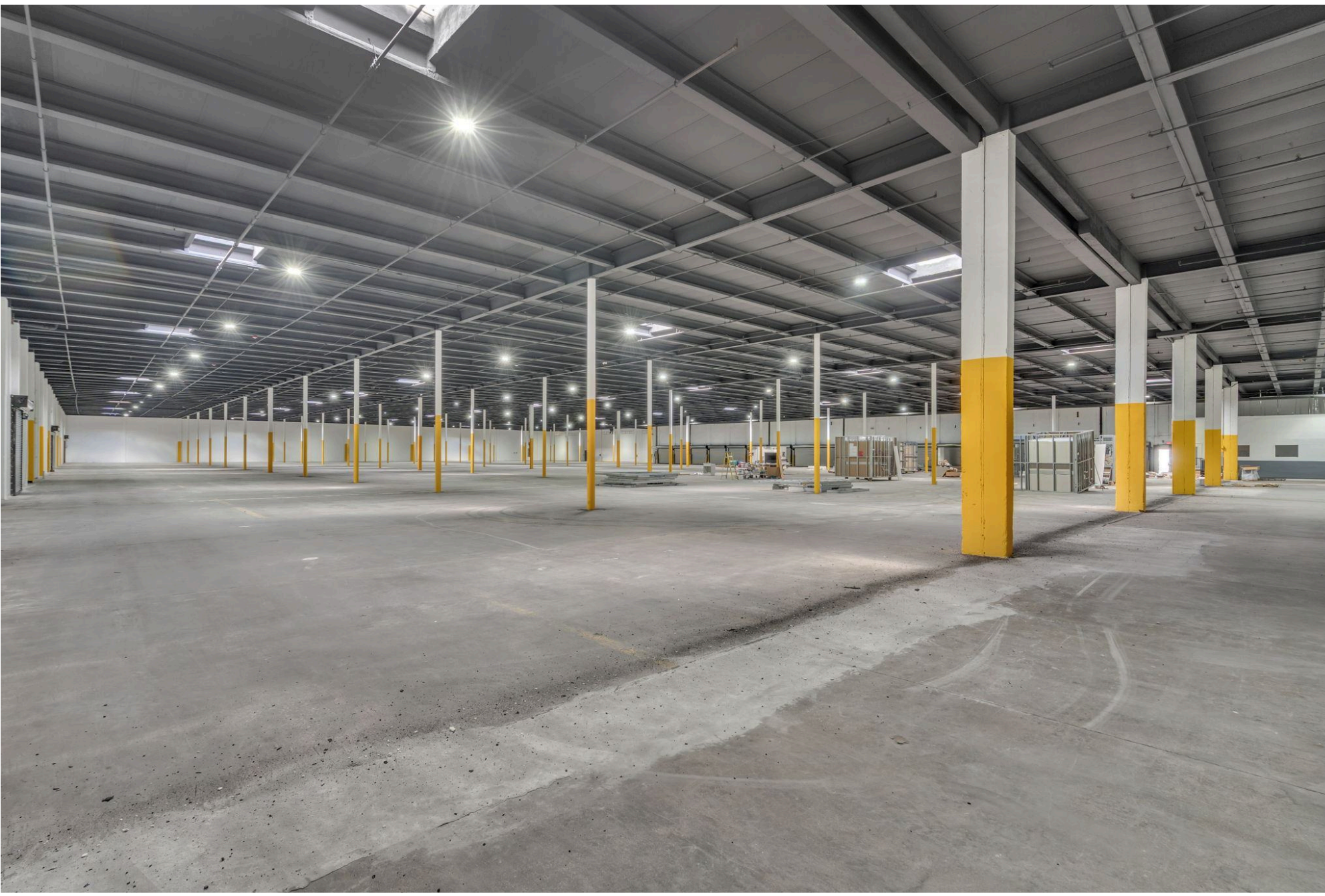
LOCATION & CONNECTIVITY

Hialeah / Miami-Dade Industrial Corridor



LOCATION HIGHLIGHTS

- Miami Int'l Airport**
Global Air Cargo & Freight Hub
~5 Miles
- Port Of Miami**
Major Import / Export Container Port
~8.5 Miles
- I-95 / East Coast Corridor**
Major North-South Artery For Regional & Interstate Access
Direct Access
- FEC Rail**
Active On-Site Freight Rail — Verified
On-Site
- Florida's Turnpike**
Homestead Extension & Statewide Access
Direct Access
- Downtown Miami**
Deep Labor Pool & Client Access
~7 Miles



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