

Miami Airport West Buildings

Available for Sale

ADDRESS

6900 - 6988 NW 52nd St
Miami, FL 33166

Unique Two-Building Configuration
+/- 33,750 SF, 27,000 SF & 6,750 SF

CONTACT

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Executive Summary

The Dual-Asset Opportunity

ComReal is pleased to present the exclusive opportunity to acquire 6900 - 6988 NW 52nd Street, a rare two-building industrial portfolio located in the heart of Miami's premier Airport West/Doral submarket. This offering provides a unique opportunity for an owner-user. Positioned with unmatched access to major logistics arteries, this asset is designed for businesses looking to anchor their headquarters while benefiting from long-term equity appreciation.



Investment Highlights

- **Unique Two-Building Configuration:** Allows for future flexibility, including partial occupancy, expansion, or multi-tenant leasing.
- **Prime In-fill Location:** Situated minutes from Miami International Airport with rapid access to the Palmetto Expressway (SR 826) and the Florida Turnpike.
- **Owner-User Appeal:** Building 6988 is ideal for a company seeking a freestanding building with dedicated loading and parking
- **Flexible Disposition:** Available for purchase as a combined portfolio or as individual assets.



6900 // Loading



6900 // Warehouse



6900 // Warehouse



6988 // Loading



6900 // Office



6900 // Office



Buildings



6988 // Warehouse

Buildings

Building 6900 NW 52nd Street

- **Size:** +/- 27,000 SF
- **Warehouse:** +/- 22,000SF
- **Office:** +/- 5,000SF on two floors
- **Type:** Freestanding Facility
- **Loading:** 4 Loading Doors (Combined Dock and Street Level)
- **Clear Height:** 22' Clear
- **Year Built:** 1984
- **Additional Features:** Heavy Power and large second-floor office footprint

Building 6900 NW 52nd Street



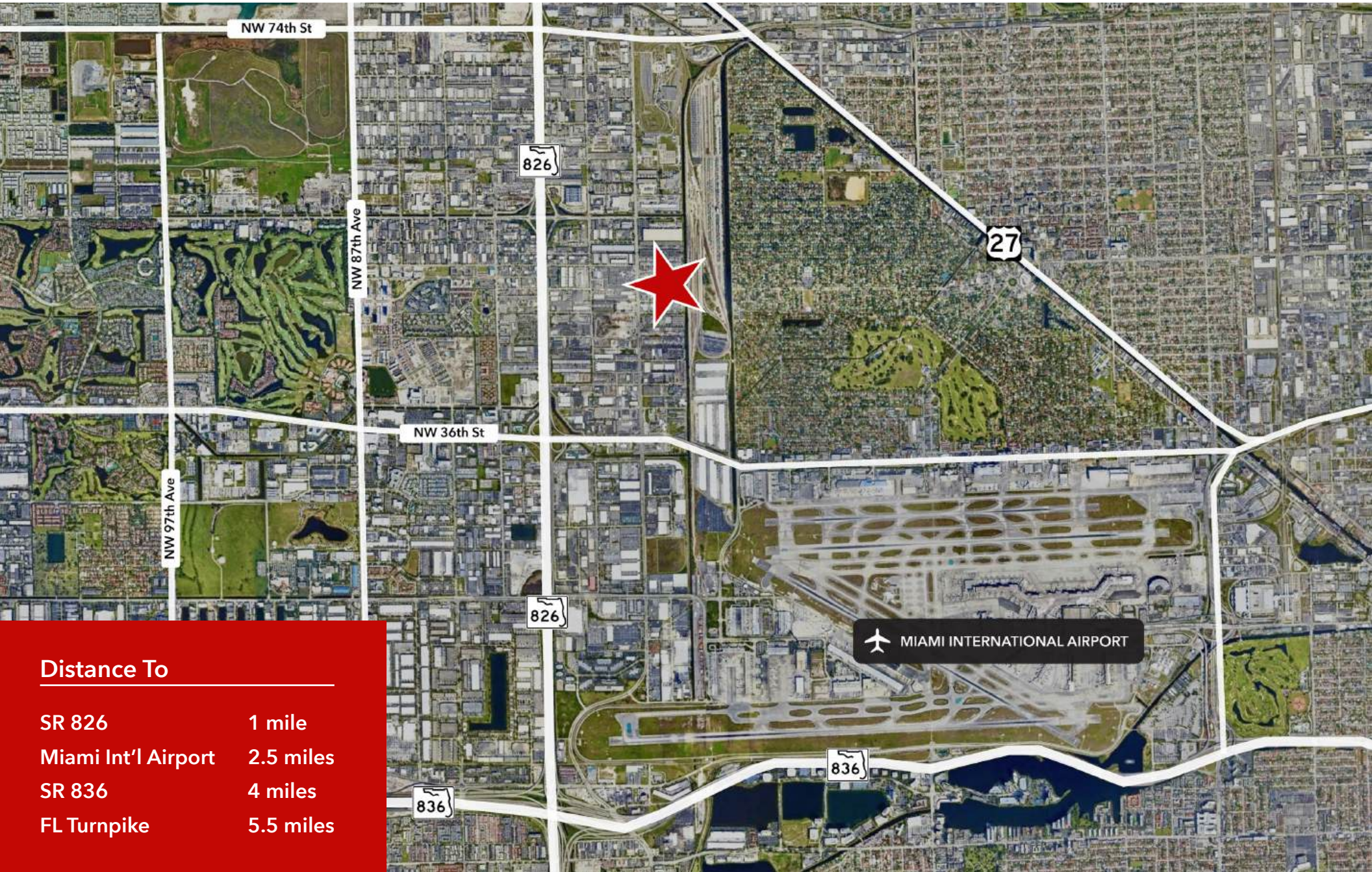
Building 6988 NW 52nd Street

Building 6988 NW 52nd Street

- **Size:** +/- 6,750 SF
- **Type:** Freestanding Building
- **Construction:** Modern Metal Construction
- **Year Built:** 2020
- **Loading:** 1 Loading Door
- **Status:** To be delivered vacant at closing, ideal for immediate occupancy



Location



Distance To

SR 826	1 mile
Miami Int'l Airport	2.5 miles
SR 836	4 miles
FL Turnpike	5.5 miles

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