

7,000 +/- SF WAREHOUSE

FOR LEASE

SCOTT WESTON

786.942.6143

Jscottweston@aol.com

MADDUX & COMPANY

305.264.9661

4600 SW 71st Ave

UNIT 102

BIRD ROAD ARTS DISTRICT

Versatile Warehouse Space in Miami's Bird Rd Area – 7,000 sq. ft. of functional warehouse space ideal for storage, distribution, or light industrial use. Located in the Bird Rd industrial corridor, this property offers convenient access to major highways and Miami's business hubs. This is a smart opportunity for businesses looking for a practical, well-located warehouse in the Bird Rd area.



4600 SW 71 AVE



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305.264.9661
4950 SW 72 Ave
Suite 118
Miami, FL 33155

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www.madduxco.com

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**4600 SW 71st AVENUE, UNIT 102
WAREHOUSE FOR LEASE**

\$24.00 Per Square Foot – Modified Gross

7,000 sq. ft. of versatile warehouse space ready for storage, distribution, or light industrial operations. Located in the well-established **Bird Rd industrial corridor**, this property offers convenient access to major highways and Miami's business hubs, making it easy for staff, clients, and deliveries to reach you.

Key Features:

- ❖ 15 Parking Places
- ❖ Efficient access for logistics and deliveries
- ❖ Highly Desirable Location
- ❖ 1,000 SF office
- ❖ 2 Private Restrooms
- ❖ 2 Dock-High Loading Doors
- ❖ 100% Air-Conditioned
- ❖ 16 Foot Clear ceiling height

Whether you're expanding your operations or looking for a practical, well-located warehouse, **4600 SW 71st Ave** provides the space and accessibility your business needs to operate efficiently.





CORAL WAY

826 Palmetto Expressway

2865 SW 69th Ct

BIRD ROAD

4600 SW 71st Ave





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