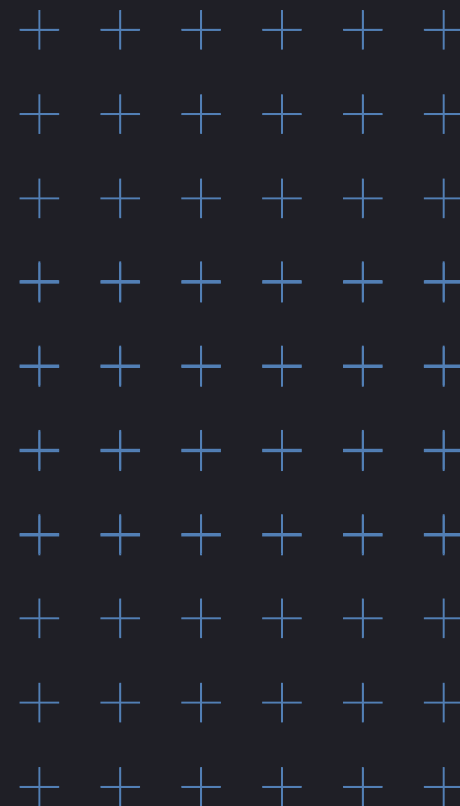


BANNER

PROPERTY GROUP



18770 NE 6TH AVENUE  
MIAMI, FL 33179



# MIAMI Freezer Building

±59,666 SF For Lease

**CBRE**

**Larry Genet**  
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**Kevin Kelly**  
Senior Vice President  
National Food Facilities Group  
+1972 375 6306  
kevin.kelly@cbre.com

# Property Details

## Highlights

- + ±59,666 SF available
- + Central location in South Florida within 20 minutes of Port Everglades, Port of Miami, FLL airport and MIA airport
- + 8 insulated dock-high doors with levelers
- + Twin-T roof
- + 5,400 Amp, 3-phase 277/480 Volt power

## Freezer

- + 100% freezer warehouse with sub-0° capability
- + 25' clear height
- + Cooled loading dock (sub-40°F)
- + Racking in-place

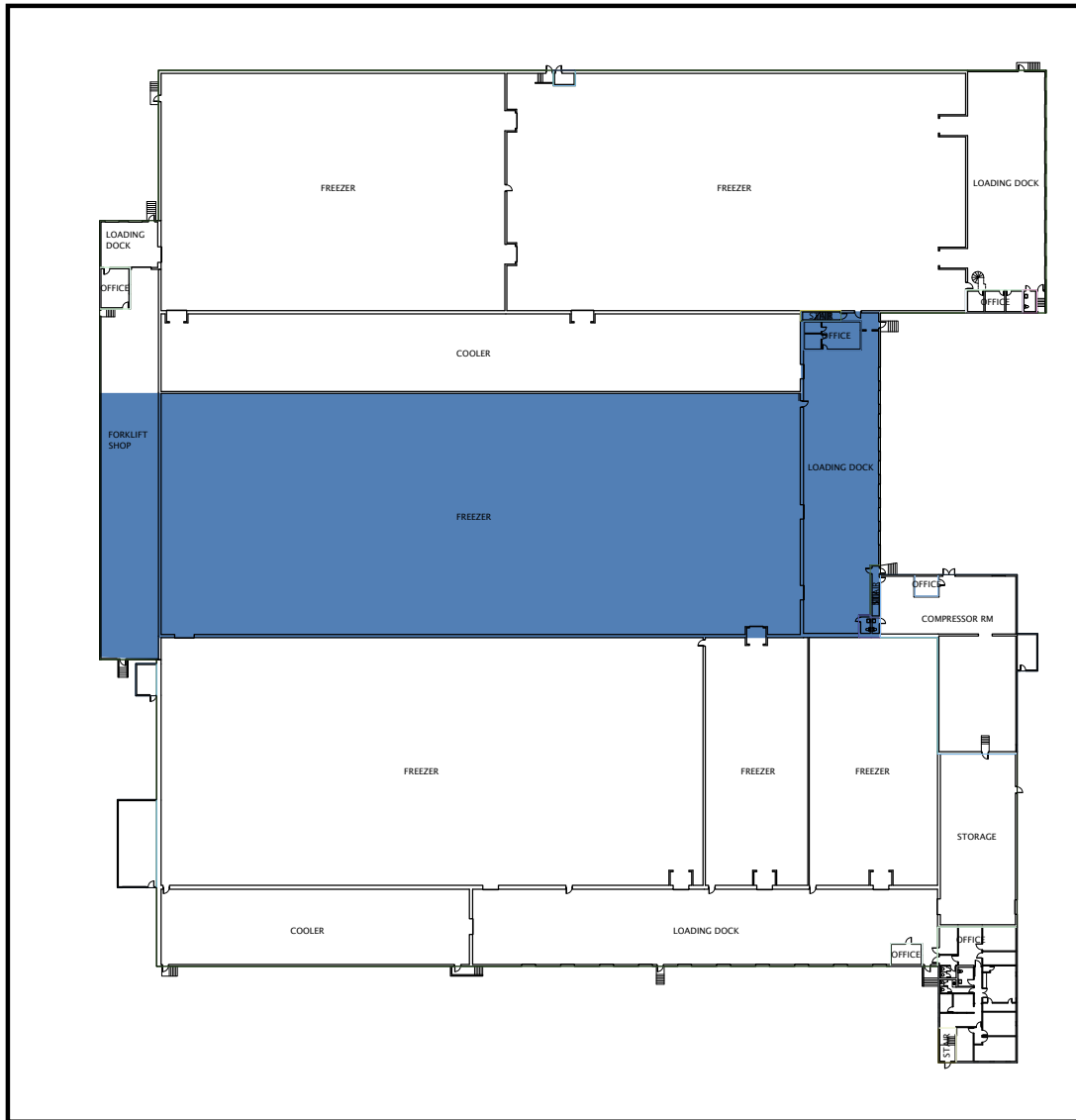
## Exterior

- + Fully fenced
- + Truck court depth: 180'
- + 25 car parks available
- + 35 trailer spots

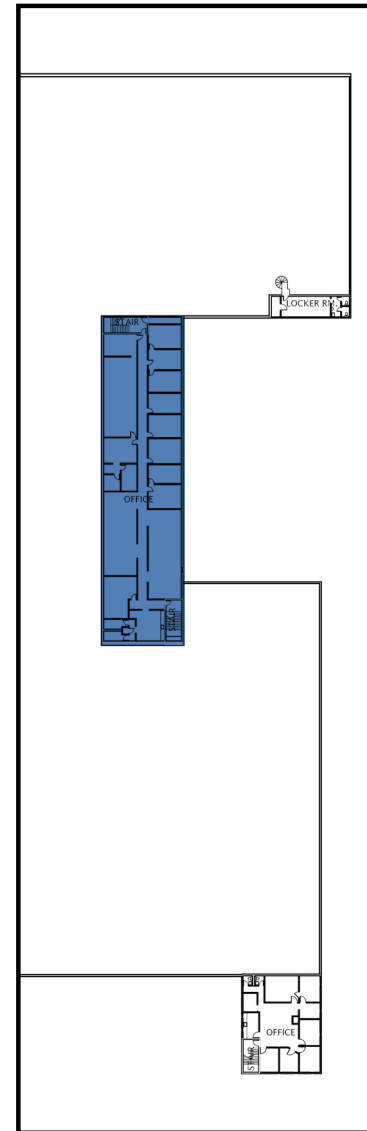


# Floor Plan

±59,666 SF AVAILABLE



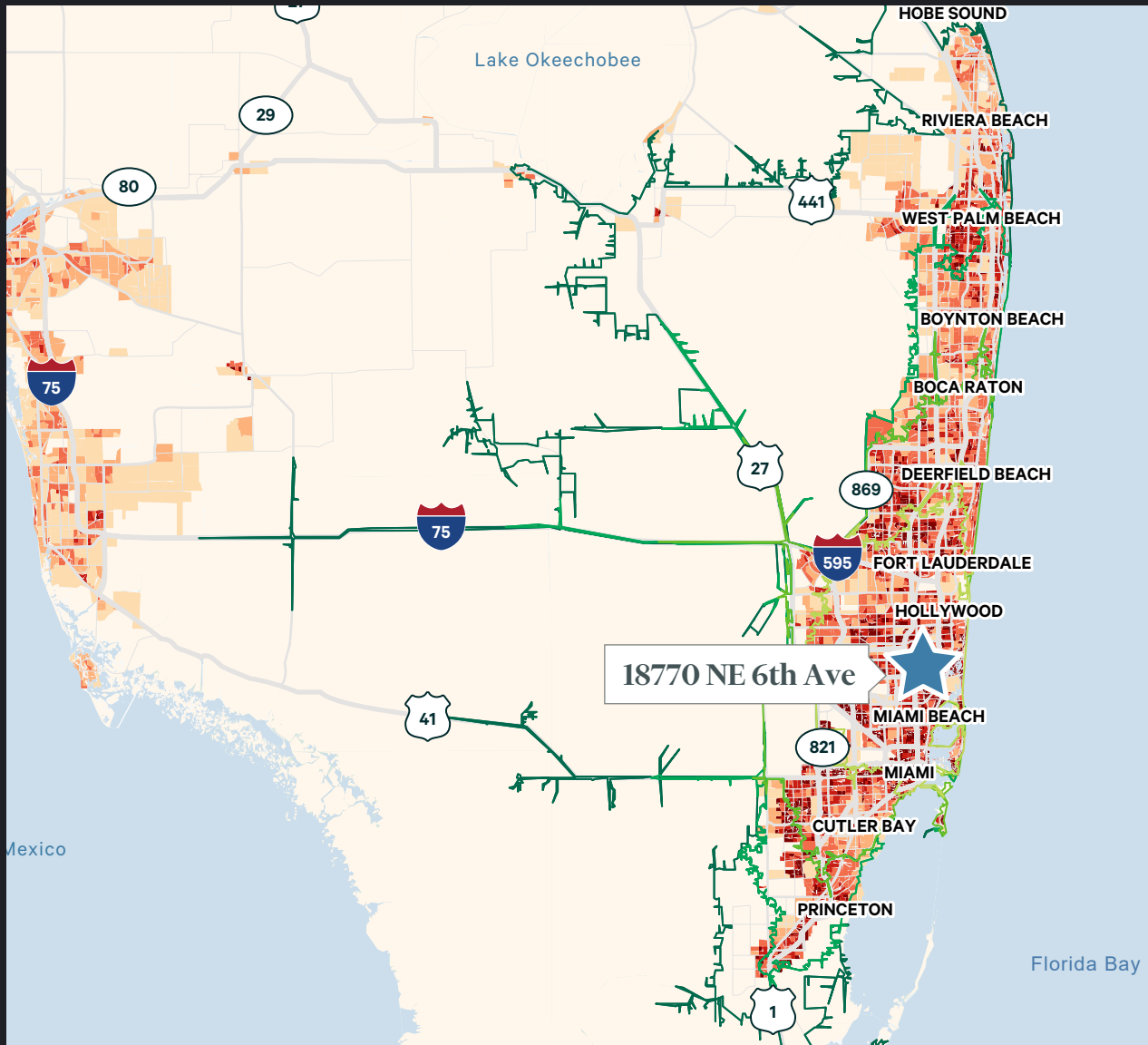
FIRST FLOOR



SECOND FLOOR



# Drive Time



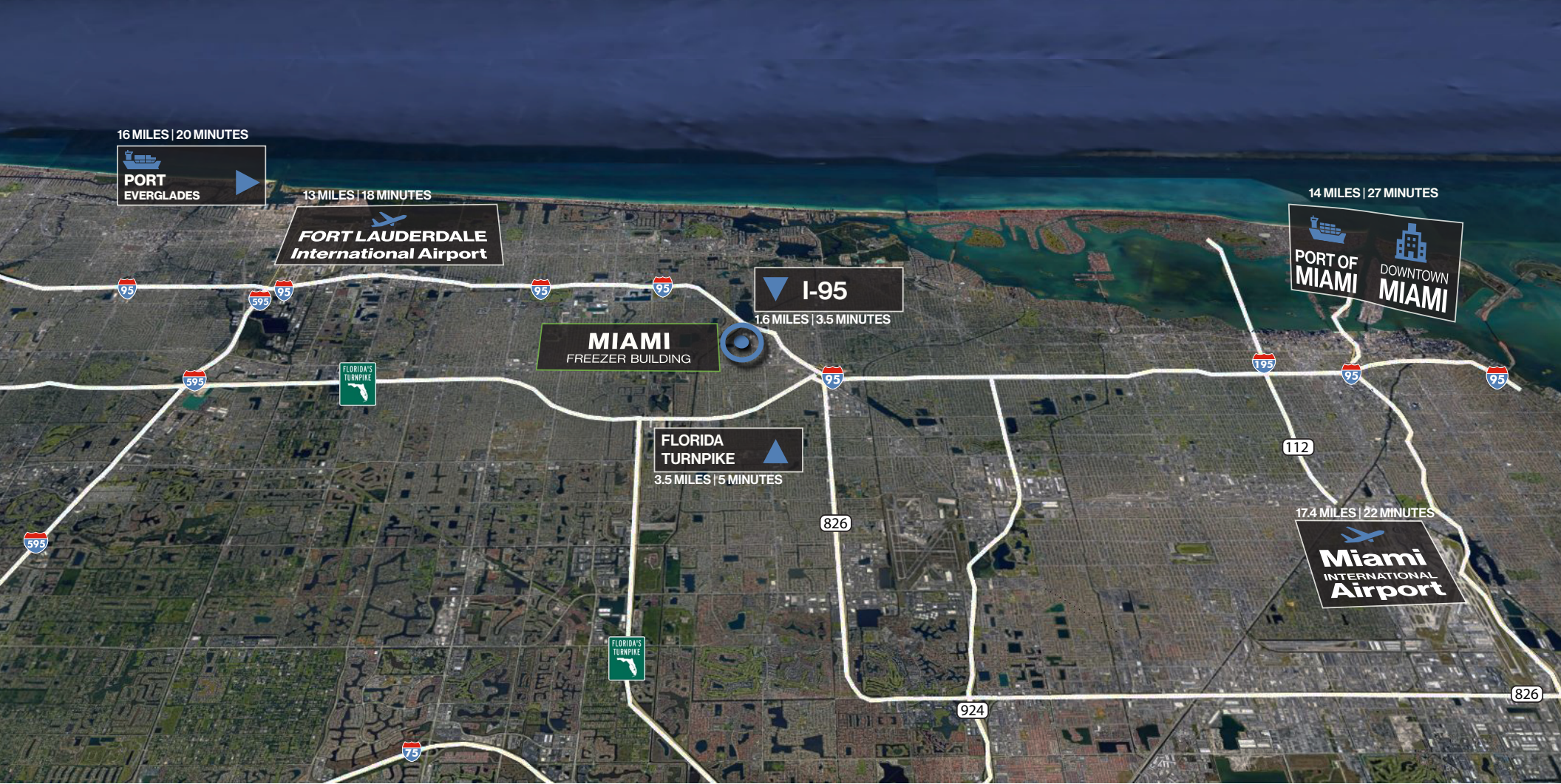
Drive Times	Population Within	
	30 Minute	2,570,267
	45 Minute	4,296,249
	60 Minute	5,400,756
	90 Minute	6,270,799

Population Density	
People per Square Mile	
	Less than 500
	500 - 1,500
	1,500 - 3,000
	3,000 - 6,000
	6,000 - 9,000
	9,000 or Greater

Drive Times to Cities	
Hollywood	14 Min
Aventura	15 Min
North Miami	16 Min
Sunny Isles	19 Min
Davie	23 Min
Fort Lauderdale	26 Min
Miami	27 Min
Doral	31 Min
Miami Beach	32 Min
Tamarac	38 Min
Deerfield Beach	41 Min
Boca Raton	44 Min
Kendall	48 Min
Delray Beach	53 Min
Homestead	68 Min
West Palm Beach	71 Min



**Port Everglades**

16 Miles  
20 Minutes



**Fort Lauderdale/  
Hollywood Intl.  
Airport**

13 Miles  
18 Minutes



**I-95**

1.6 Miles  
3.5 Minutes



**Downtown  
Fort Lauderdale**

16.3 Miles  
18 Minutes



**Port of Miami**

15.6 Miles  
28 Minutes



**Miami Intl. Airport**

17.4 Miles  
22 Minutes



**Florida  
Turnpike**

3.5 Miles  
5 Minutes



**Downtown  
Miami**

14 Miles  
27 Minutes

**CBRE**

**CONTACT:**

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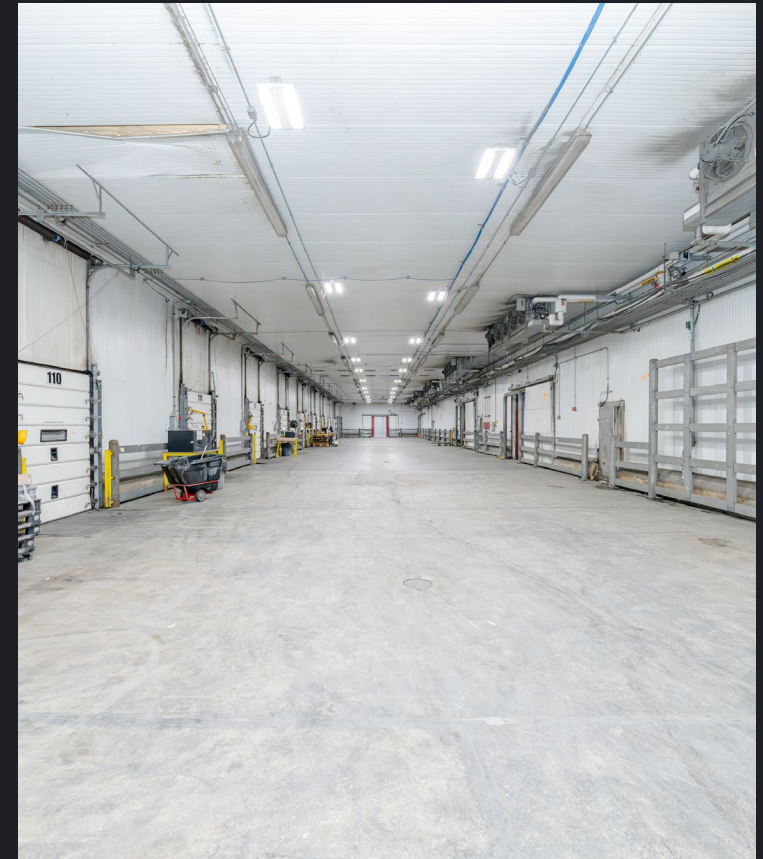
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**Freezer Building**

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