

20,659 S.F. Miami Industrial Building for Lease - \$16.95 Industrial Gross

Next to Factory Town, Miami's Hottest New Entertainment Venue!

18,659 S.F. Warehouse & 2,000 S.F. Office
3690 NW 52nd Street Miami, FL 33142



- ◆ Suitable for Manufacturing, Warehousing or Creative Space
- ◆ 3 Phase, 240 volt service with 400 Amp main
- ◆ M-1 Industrial Zoning
- ◆ +/- 16' Clear, Floor Slab to Roof Girders
- ◆ Dock High Loading with Security Gates:
 - One Shared Covered Loading Dock with 14- x 10' OH Door
 - Two 10' x 10' Front OH Doors and Two 10' x 10' Rear OH Doors
- ◆ 20' x 30' Column Spacing
- ◆ Two Office Washrooms, Two Warehouse Washrooms



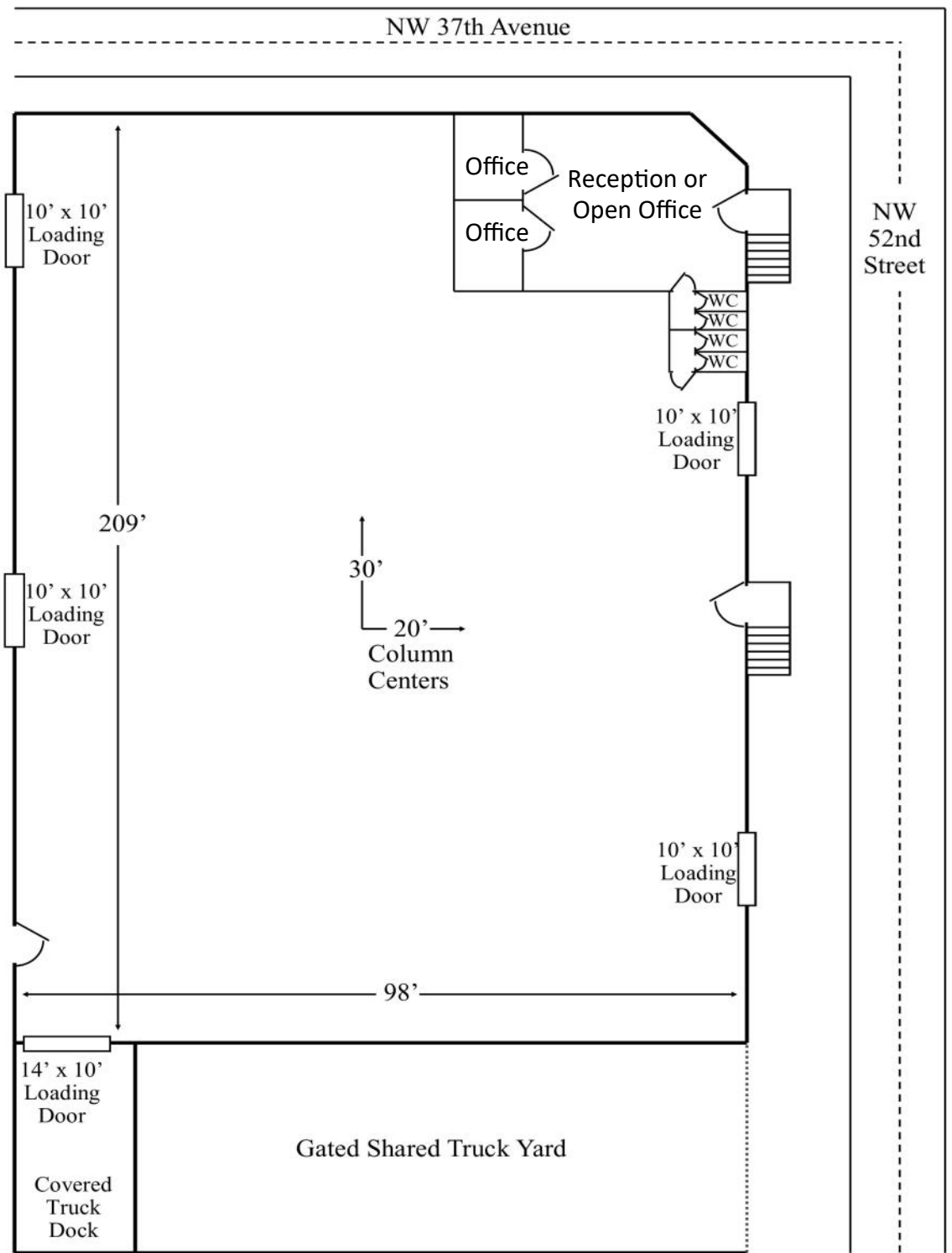
Exclusively Listed By

Ted Konigsberg, SIOR

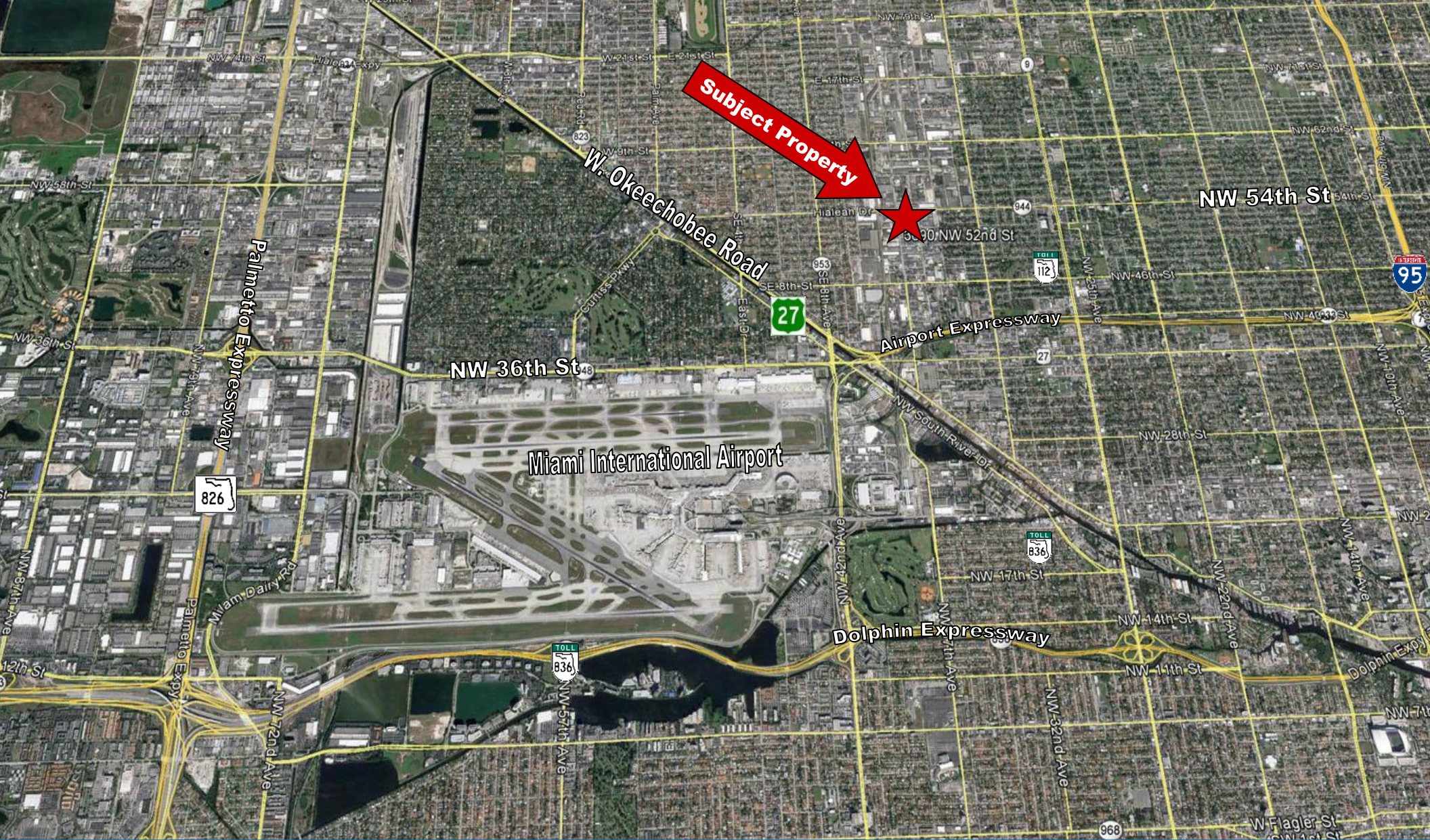
786-556-8988

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The floorplan depicted above herein is not an accurate architectural rendering and is not to scale. The information in this brochure is believed to be accurate and provided by sources deemed reliable. We are not responsible for misstatements of facts, errors or omissions, prior lease or sale, change of price or withdrawal from the market without notice.



- ◆ Across the Street from Factory Town - Miami's Hottest New Entertainment Venue
- ◆ Outstanding Access to Major Highways: Okeechobee Road/US 27, 826, 836, I-95
- ◆ 5 Minutes to Miami International Airport, 20 minutes to Port Miami
- ◆ Walking Distance to Tri-County Commuter and Metro Rail Stations
- ◆ Just North of NW 36th Street on NW 37th Avenue/Douglas Road
- ◆ M-1 (Industrial) Zoning, Next to Best Miami Labor Markets



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