



FOR SALE or LEASE



**Freestanding 19,308 SF Warehouse
480V/1200 Amp+ Existing Power**

3750 NW 43RD STREET, MIAMI, FL 33142



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PROPERTY DESCRIPTION

SVN Commercial Realty is pleased to offer for sale or lease this +/- 19,308 SF freestanding manufacturing warehouse in Hialeah. The property has heavy power - 480V/1200Amp existing with capacity for more. In addition the site is on sewer, out of the wellfield and zoned M-1. Sale can include all office furniture, multiple, operational CNC machines, existing racks, heavy duty air compressor, and a stone polishing machine.

PROPERTY HIGHLIGHTS

- Freestanding 19,308 SF Warehouse
- 480V/1200Amp Existing + Additional Capacity
- On Sewer, Out of Wellfield
- Active IW5 Permit (Industrial Waste Permit)
- +/- 1,000 SF of Office Space All on 2nd Floor
- One (1) Dock High Truck Well
- Three (3) Street Level Doors
- +/- 12' Clear Height
- Gated Entry, Fully Enclosed & Secure Property
- Immediate Access to SR112, Okeechobee Road, US 27 & Less than 3 Miles to MIA

VIDEO

OFFERING SUMMARY

SALE PRICE: **\$3,450,000**

LEASE RATE: **\$12.95 SF/yr (Gross)**

PRICE PSF: **\$178.68**

BUILDING SIZE: 19,308 SF

LOT SIZE: 25,756 SF

ZONING: M-1



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MIA

SR 112

US 27

NW 37th CT

NW 43rd ST

TRI RAIL



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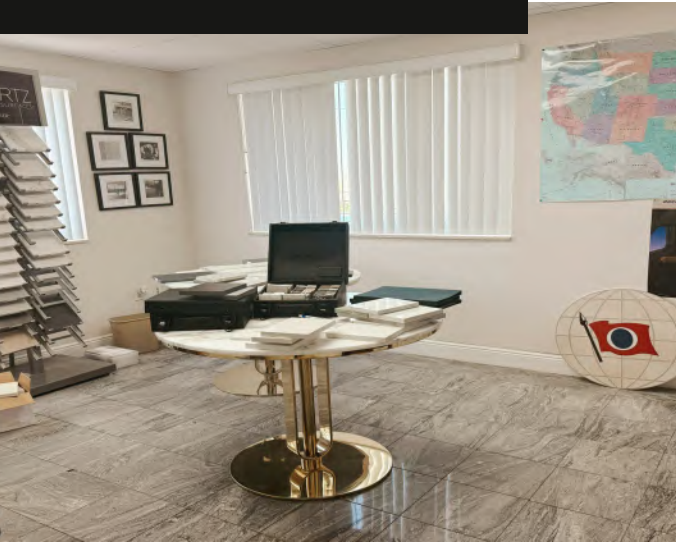




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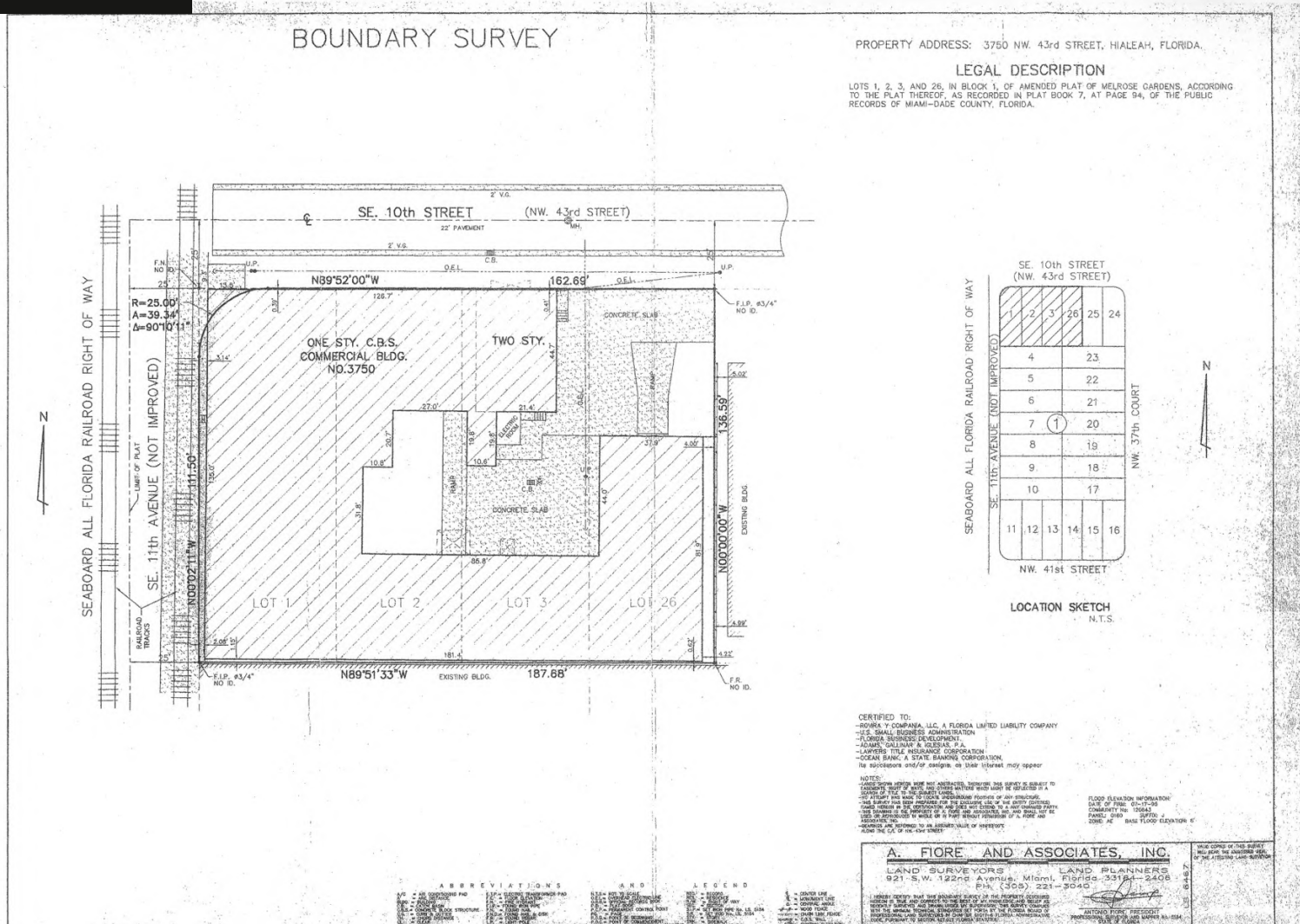
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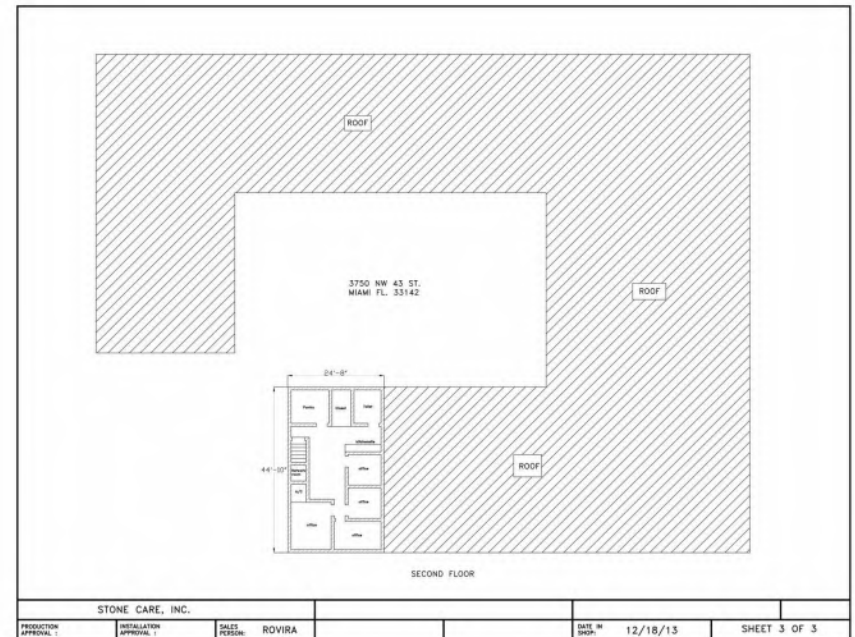
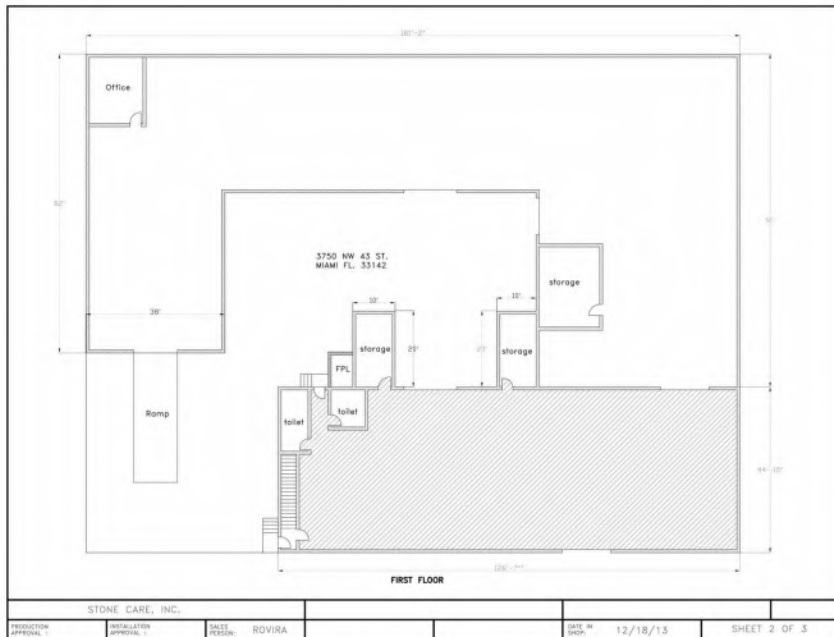




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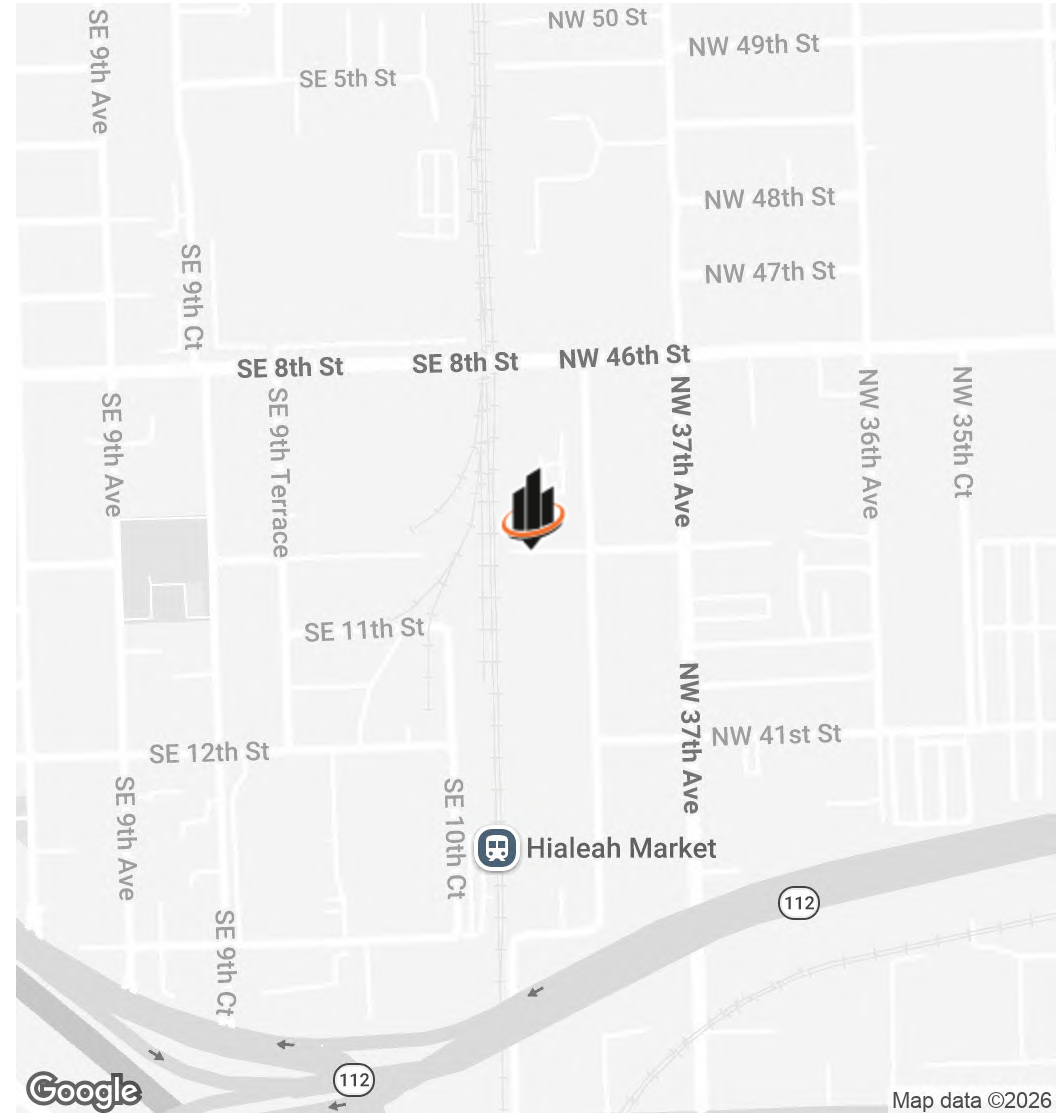
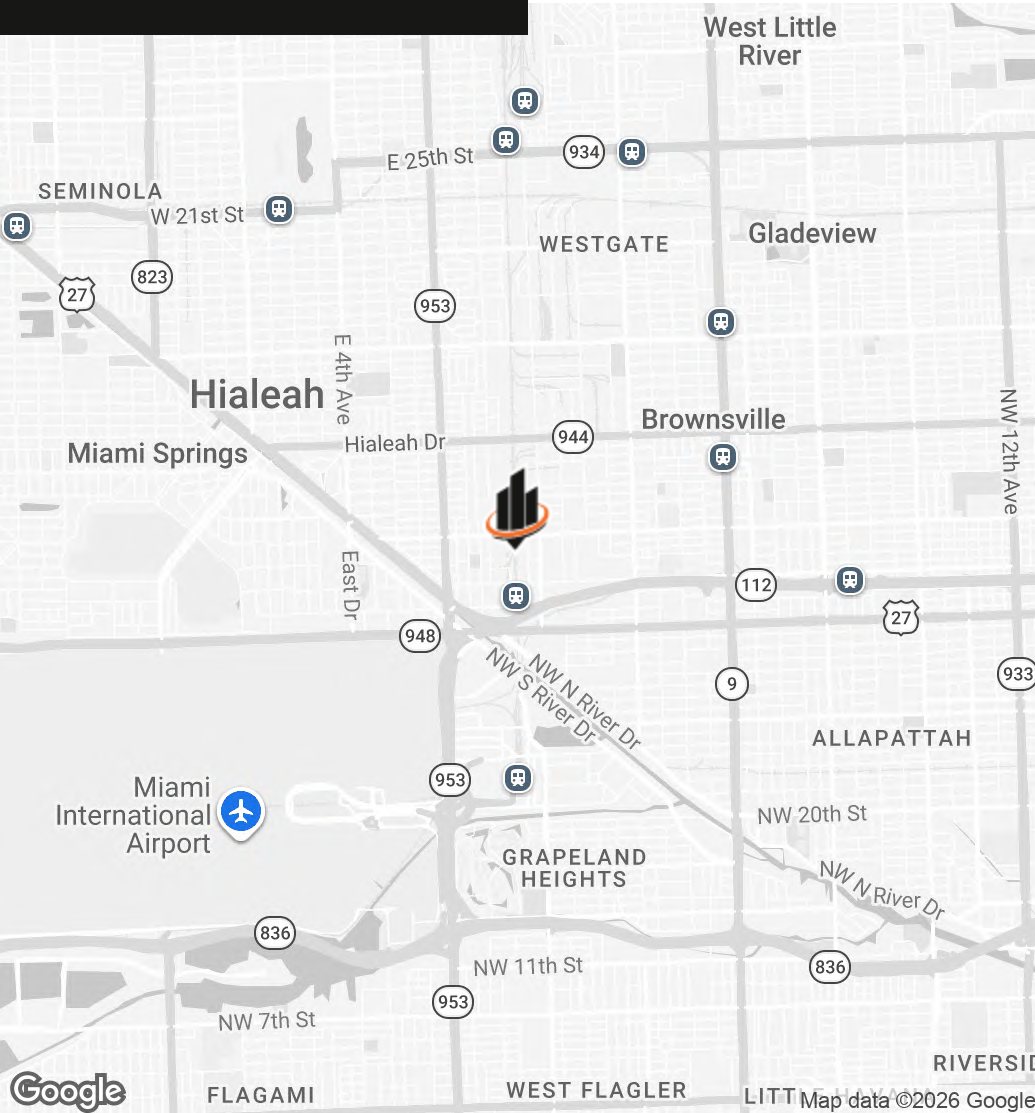




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