



FOR LEASE



**± 2,400 SF Miami Warehouse with
Secured Yard**

5201 NW 36TH AVE, MIAMI, FL 33142

PRESENTED BY:

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**LEASE
RATE**

**\$10,000 PER
MONTH GROSS**

OFFERING SUMMARY

**BUILDING
SIZE:** 2,400 SF

**AVAILABLE
SF:** 2,400 SF

LOT SIZE: 9,897 SF

YEAR BUILT: 1954

ZONING: IU-1

MARKET: Miami-Dade

SUBMARKET: Airport East

PROPERTY OVERVIEW

SVN Commercial Realty is pleased to present this freestanding warehouse with paved yard for lease. Ideally located at the corner of NW 52nd Street and NW 36th Avenue, the property sits in the highly desirable Airport East submarket, offering convenient central access.

The fully paved, secure yard features three (3) ingress/egress points: a 16.5' wide gate on the right side, a 12' wide gate on the left side, and a 16' wide gate along NW 52nd Street.



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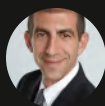
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PROPERTY HIGHLIGHTS

- ± 2,400 SF Freestanding Warehouse
- Situated on a ± 10,000 SF Lot
- Small Office
- ± 14' Clear Height
- One (1) Grade Level 10' x 12' Door in Front
- One (1) Grade Level 10' x 12' Door in Rear for Yard Access
- Fully Paved & Gated Yard
- 3 Phase Electric
- IU-1 Industrial Zoning
- Corner Lot/Location



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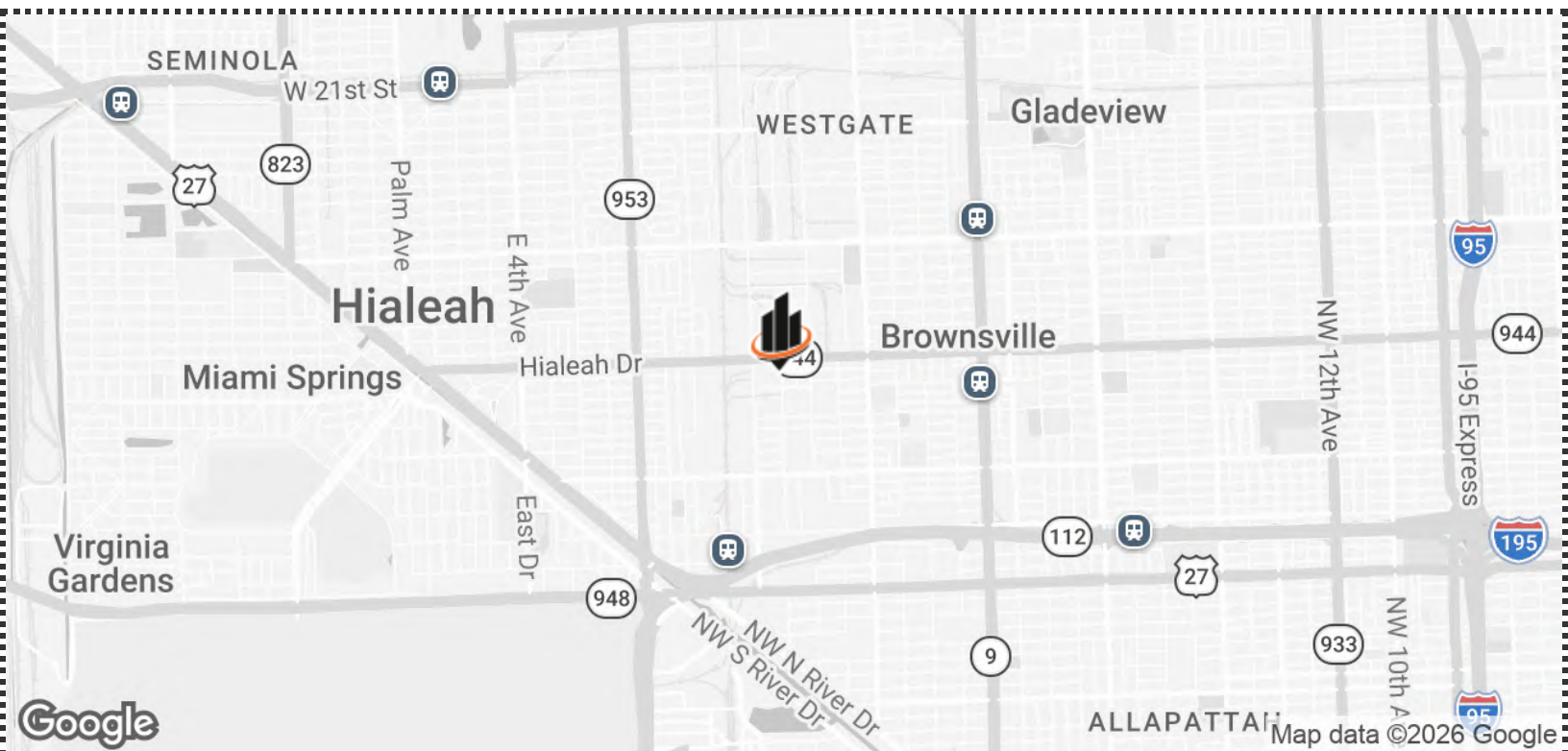
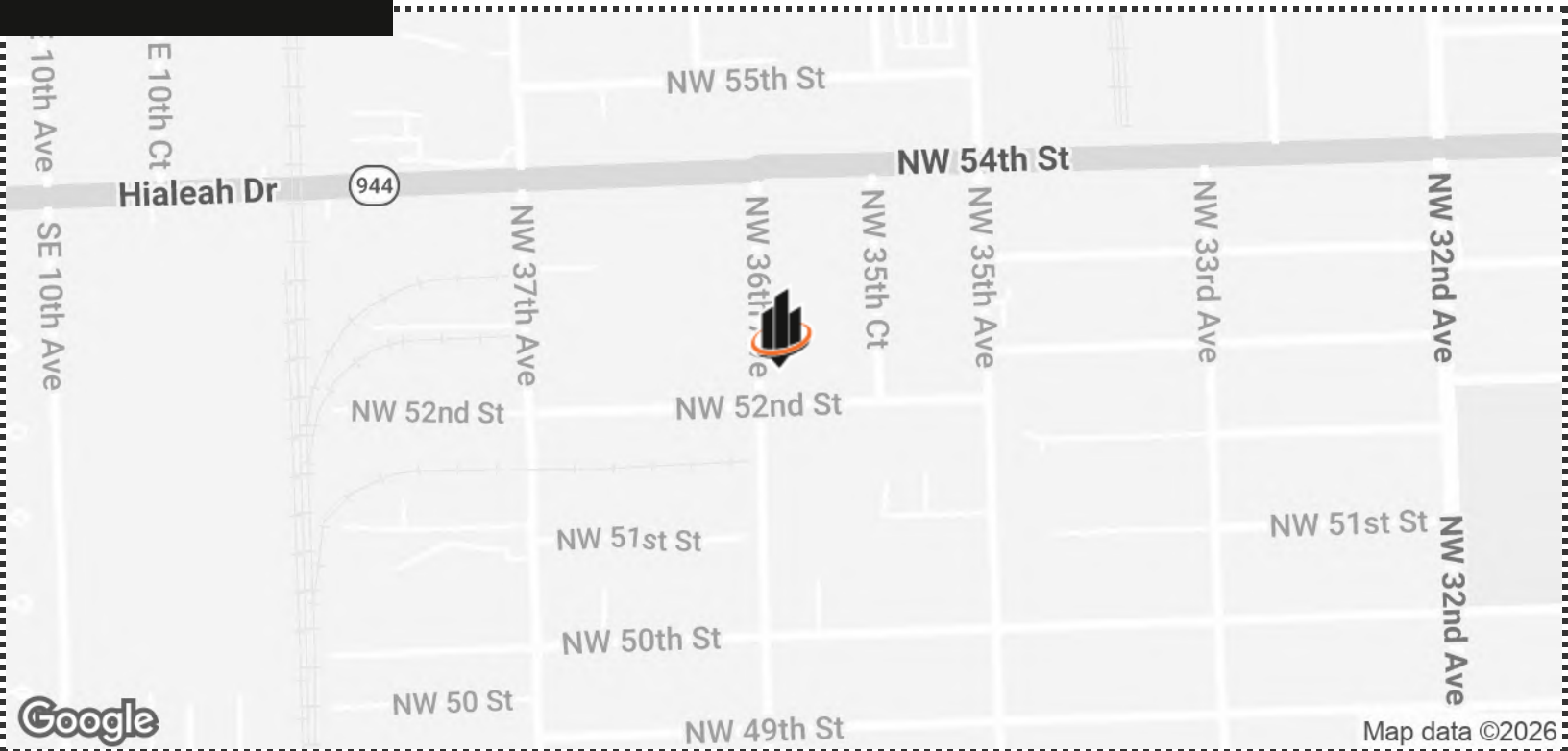




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