

CBRE

AVAILABLE

MIAMI USER/INVESTOR WAREHOUSE FOR SALE AND LEASE

6865 NW 36TH AVENUE | MIAMI, FL 33147



SAME OWNER

CONTACT US

Larry Genet
Executive Vice President
+1 786 496 0440
larry.genet@cbre.com

Tom O'Loughlin
Executive Vice President
+1 954 817 3919
tom.oloughlin@cbre.com

PROPERTY

OVERVIEW

CBRE, as exclusive representative, is pleased to present the opportunity to acquire the Miami User/Investor Warehouse. This property is approximately ±57,012 SF of industrial space located on ±2.57 acres with ample outside storage, a truck court, and cross dock loading. It is strategically located in the heart of Miami's Industrial district near to Miami International Airport in Miami, Florida. This property features market-leading industrial design specifications, including 4 dock high doors, 5 grade level doors, exterior covered shed, ±16' clear height and ample parking space. The property features a warehouse dispatcher office, showroom and office space. Nearby tenants include Tucci, M3 Studios, Toledo Ironworks, EMJAC Industries, and global e-commerce businesses. The current tenant pays the operating expenses for the entire building.

SALE

HIGHLIGHTS

- ±57,012 SF (±2.57 acres total) for sale
- Truck court and storage yard space
- 4 dock-high doors
- 5 grade level doors
- Exterior covered storage shed
- Showroom & Office space (10% of office)
- 16' clear
- Ample parking
- Includes warehouse dispatcher office
- Opportunity Zone
- Built in 1951/Renovated 2017
- Zoning - IU2, County
- FOLIO: 30-3116-010-0150 - ±2.57 AC
- Opportunity to purchase with neighboring property for a total of ±116,358 SF on a contiguous ±5.19 acres
- **Asking Price: \$9,692,040 (\$170 PSF)**
- **Lease Rate: \$12 PSF Gross** (current tenant is month-to-month)



| | |
|----------------------------|--|
| PROPERTY ADDRESS | 6865 NW 36th Avenue Miami, FL 33147 |
| PARCEL NUMBER | 30-3116-010-0150 |
| TOTAL BUILDING SIZE | ±57,012 SF(Per County Records) |
| LOT SIZE | ±2.57 Acres (Per County Records) |
| YEAR BUILT | 1951 |
| CLEAR HEIGHT | ±16' |
| ZONING | IU2 County - outside storage approved |
| LOADING | Four (4) dock-high doors Five (5) grade level doors |
| PARKING RATIO | 1.00 / 1,000 sf |
| UTILITIES | Florida Power and Light |
| TAXES | \$54,884.21 (2021) |

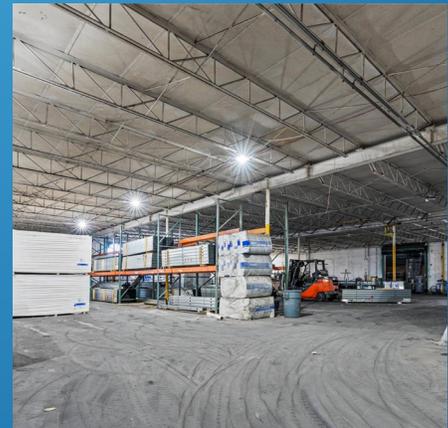
**MULTIPLE PROPERTY OPPORTUNITY
SAME OWNER**

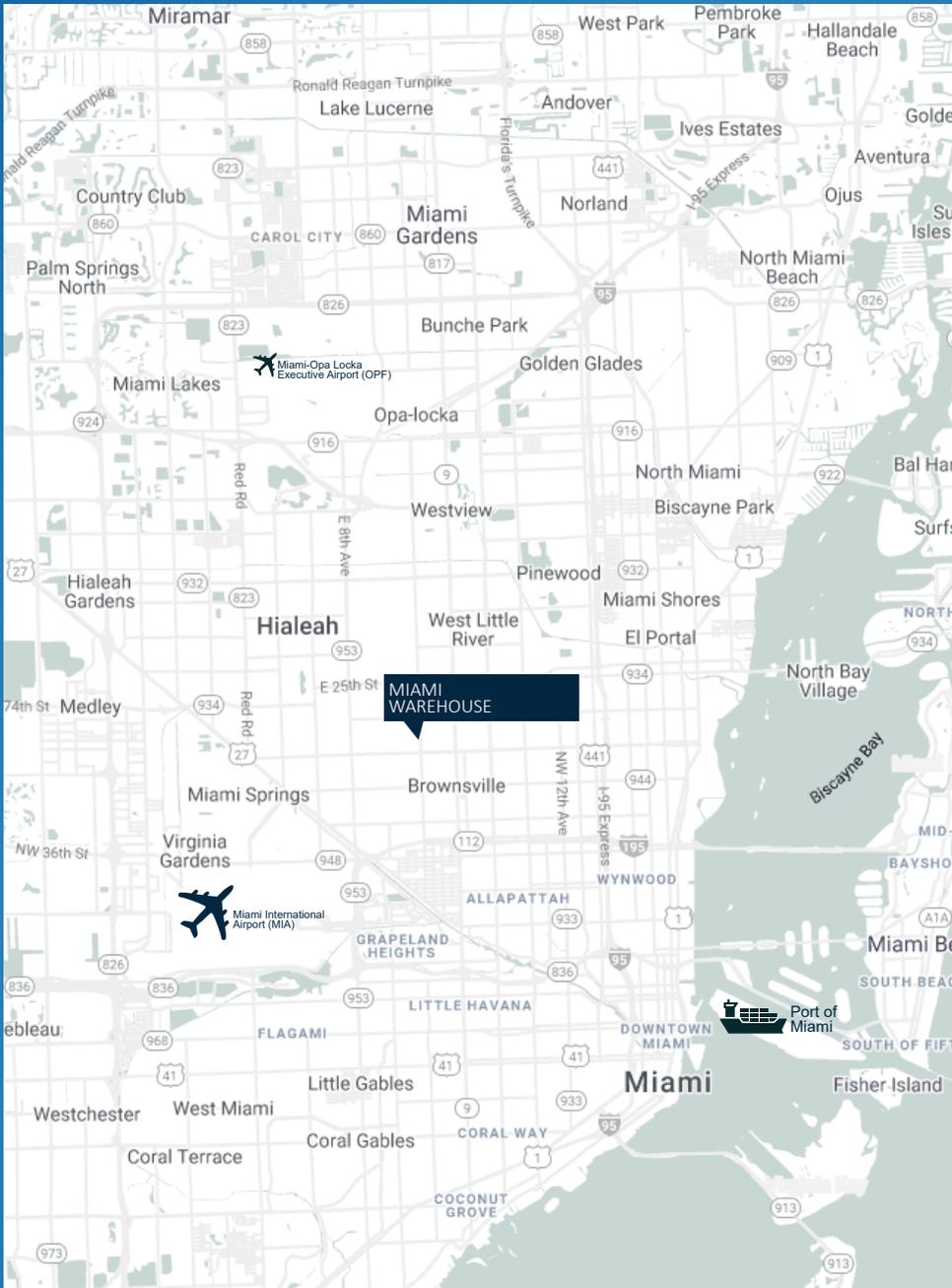


PROPERTY

RENT ROLL*

| Tenant Name | Square Feet | % of Property | Lease Begin | Lease End | Recovery Type |
|--|-------------|---------------|-------------|-----------|---------------|
| AC1 Supply, Inc. | 34,012 | 59.65% | Jul-2019 | Jun-2024 | NNN |
| Notes: Three percent (3%) rent escalations begin 7/1/2022. Option for five year renewal term with at least 90 days notice before end of lease term. Two percent (2%) annual escalations for years 1-3 of renewal period, three percent (3%) annual escalations for years 4-5 of renewal period. Tenant pays operating expenses for the entire building. Landlord maintains parking, building, and premises. | | | | | |
| Superium Coffee Warehouse, LLC | 23,000 | 40.35% | Mar-2018 | MTM | NNN |
| Notes: Tenant is month-to-month. Space is now on the market for lease. No office or bathroom space. | | | | | |
| *Contact broker for leases. | | | | | |





CONTACT US

Larry Genet
Executive Vice President
+1 786 496 0440
larry.genet@cbre.com

Tom O'Loughlin
Executive Vice President
+1 954 817 3919
tom.oloughlin@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.