

## Free Standing Freezer Facility For Lease or Sale 11151 NW 36th Avenue, Miami, FL 33167



### Property Highlights

- Free Standing Freezer Facility
- +/- 21,000 SF and 70,000 SF of Land
- 3 Separate Freezers Totaling 13,135 SF ( 2 of Them Completely New with System Insulation)
- 1,920 SF of Office Space consisting of 3 Private Offices, 1 Reception Area, Kitchen Area, 3 Office Restrooms (1 in the Warehouse), Conference Room, Bullpen Area for 4-6 Cubicles and Small Warehouse Office
- 2,000 SF Covered Loading dock with 9 Positions
- Computer Monitoring of Temporary Security

### Property Information

- 3,160 SF Productive Area Can Run From 40-50 Degrees
- Active Rail Spur 19,000 SF Storage Yard
- Additional Monthly Income is Generated From The Yard and Rail Spur
- Over \$350,000 in Improvements
- Centrally Located in Miami in Close Proximity to All Major Highways
- For Sale at \$3,200,000
- For Lease at \$17.95 Industrial Gross



For additional information contact:

## Additional Photos



**Brenner Real Estate Group: Fort Lauderdale**  
1500 West Cypress Creek Road, Suite 409  
Fort Lauderdale, FL 33309



For additional information contact:  
**Helen Weissman, CCIM**  
*Senior Vice President*  
Phone: 954.596.5545 Mobile: 954.394.4807  
Email: [hweissman@breg.net](mailto:hweissman@breg.net)

## Facility Measurements

### Warehouse Facility Measurements

<b>North Freezer</b>	4,750
Length (front to back)	81
Width	59
Height	20

<b>South Freezer</b>	7,644
Length (front to back)	78
Width	98
Height	22

<b>Middle Freezer</b>	741
Length (front to back)	39
Width	19
Height	
<b>TOTAL FREEZER SPACE</b>	<b>13,135</b>

<b>Production Room</b>	3,160
Length (front to back)	79
Width	40
Height (est to ceiling tiles)	24

<b>Storage</b>	741
Length (front to back)	39
Width	19
Height	

<b>Offices</b>	1,920
Length (front to back)	48
Width	40

<b>Covered Loading Dock</b>	2,000
9 Positions	

<b>TOTAL FACILITY</b>	<b>20,956</b>
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