

FOR SALE OR LEASE

FREE STANDING FREEZER FACILITY

11151 NW 36TH AVENUE

MIAMI, FL 33167



PROPERTY OVERVIEW

- + Free Standing Freezer Facility
- + 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



CONTACT

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PROPERTY INFORMATION

- + 3,160 SF Productive Area Can Run From 40-50 Degrees
- + Active Rail Spur Available For Lease
- + 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 \$17.00 Industrial Gross



WAREHOUSE FACILITY MEASUREMENTS

NORTH FREEZER	4,750 SF	SOUTH FREEZER	7,644	MIDDLE FREEZER	741
LENGTH	81	LENGTH	78	LENGTH	39
WIDTH	59	WIDTH	98	WIDTH	19
HEIGHT	20	HEIGHT	22	HEIGHT	
TOTAL FREEZER SPACE			13,135		

PRODUCTION	3,160	STORAGE	741	OFFICES	1920	LOADING DOCK	2,000
LENGTH	79	LENGTH	39	LENGTH	48	9 POSITIONS	
WIDTH	40	WIDTH	19	WIDTH	20		
HEIGHT	24	HEIGHT					
TOTAL FACILITY				20,956			

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ON-SITE PHOTOGRAPHY



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