# 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, I 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**

#### **HELEN WEISSMAN, CCIM**

First Vice President +1 954 394 4807 helen.weissman@cbre.com

CBRE, Inc. | Licensed Real Estate Broker





### 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 SPA	ACE	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** 

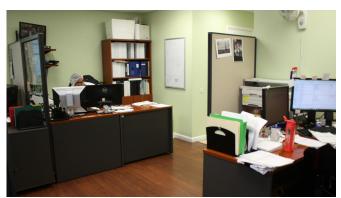
© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.





## **ON-SITE PHOTOGRAPHY**













© 2019 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.





# **ON-SITE PHOTOGRAPHY**













© 2019 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.

