

PROPERTY DETAILS

- Easy access to I-95 and Biscayne Blvd.
- 21' clear height, maximizing cubic storage capacity.
- 3PH electric available.
- Abundant area amenities, restaurants, banks, various other retail.
- Ready access to public transportation.
- Street level loading, with 12'x10' and 14'x10' loading doors.
- M-1 zoning, city of North Miami, FL.
- Est. Op/Ex 2026 \$3.71

ABOUT PROPERTY



PRICE

Contact Broker



YEAR BUILT

1972



AVAILABLE SF

3,598



PARKING

Surface



LOCATION

North Miami, FL

For more information:

Lawrence Oxenberg

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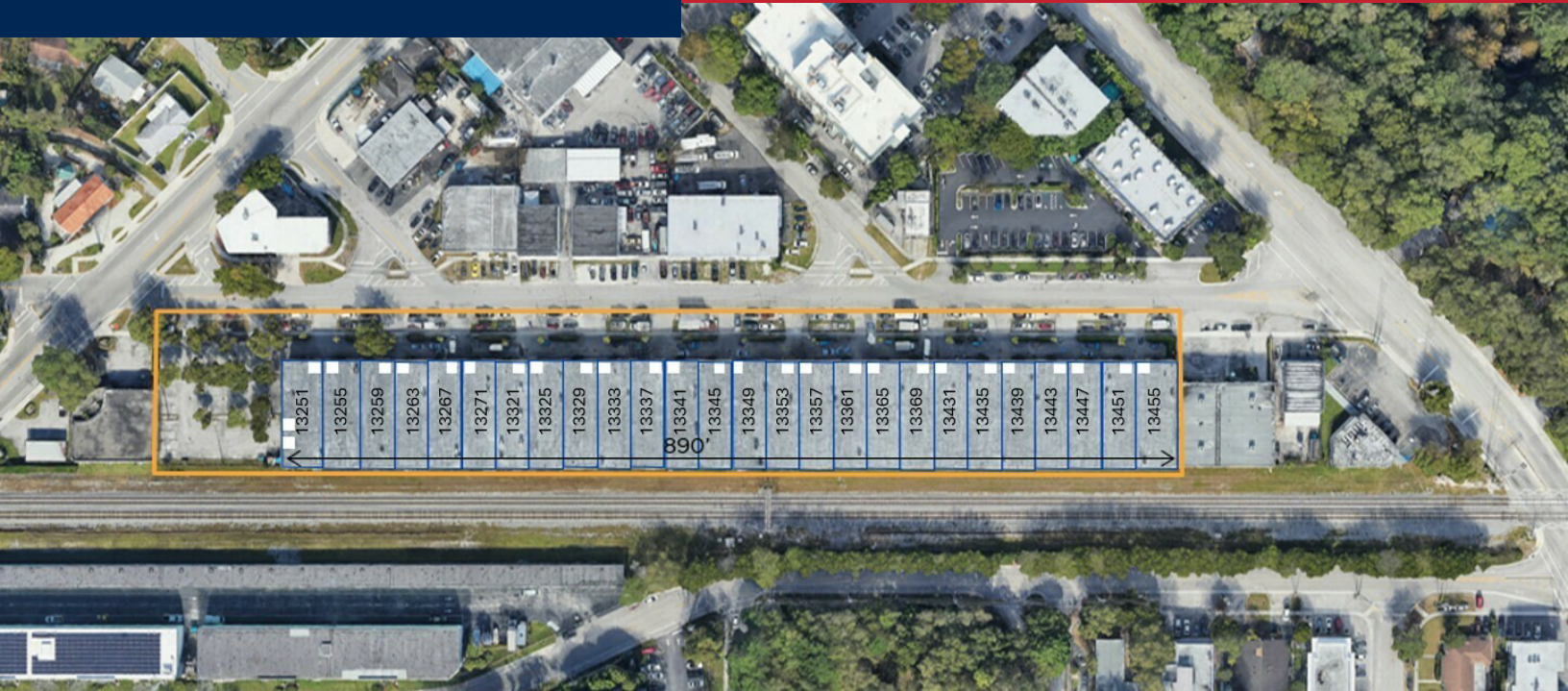
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,598 - 3,856 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Unit 13325	Available	3,598 SF	NNN	Negotiable	-
■ Unit 13329	Available	3,598 SF	NNN	Negotiable	-
■ Unit 13333	Available	3,598 SF	NNN	Negotiable	-
■ Unit 13455	Available	3,856 SF	NNN	Negotiable	-
■ Unit 13365	Available	3,598 SF	NNN	Negotiable	-
■ Unit 13369	Available	3,598 SF	NNN	Negotiable	-

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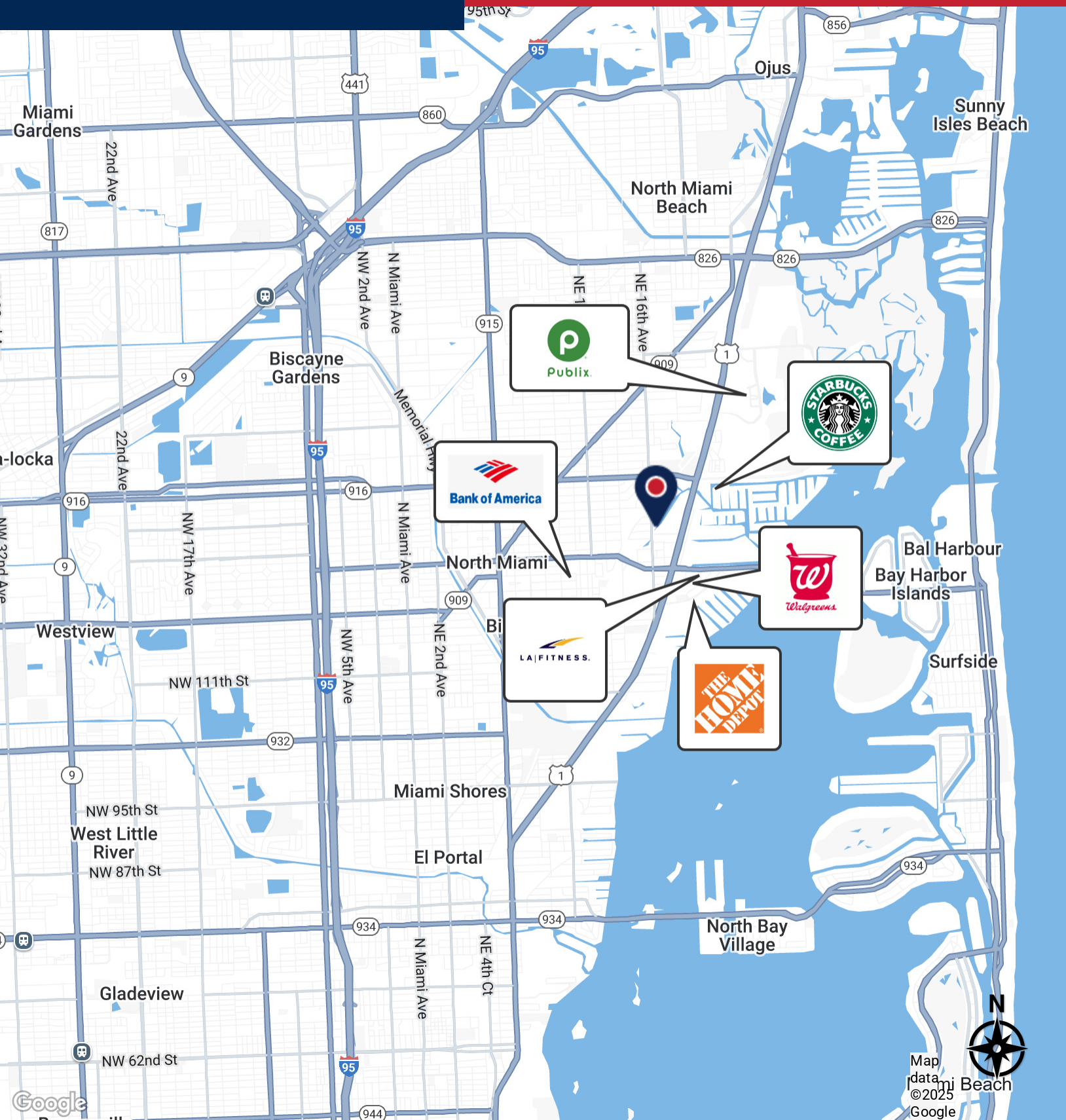
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SMALL BAY INDUSTRIAL FOR LEASE

AREA AMENITY MAP



Map data ©2025 Google

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