

EAST AIRPORT LOGISTICS HUB

PRIME INDUSTRIAL WAREHOUSE – 18,200 SF WITH OFFICE SPACE
6700 NORTHWEST 36TH AVENUE, MIAMI, FL 33147



PRICE: \$17.00 / SF

KOHN COMMERCIAL
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PROPERTY SUMMARY

6700 NORTHWEST 36TH AVENUE | MIAMI, FL 33147



Property Summary

Lease Rate:	\$11.00 /SF
Lease Term:	Negotiable
Available SF:	0
Warehouse SF:	18,200
Clear Height:	18 ft
Column Space:	20 ft
Construction Type:	Block
Dock Doors:	0
Grade Doors:	2
Truck Door:	0
Indoor Docks:	0
Cranes:	OK
Power:	Heavy 3 Phase
Rail Access:	No
Yard:	Yes
Fire System:	Sprinkler
Year Built:	1960

Property Overview

Located in Miami, FL, this freestanding building is a prime industrial property offering 18,200 square feet of warehouse space on a 0.66-acre lot. Zoned Industrial- Light manufacturing with a current use of Warehouse / Storage, this property is strategically positioned in the South Florida East Airport market, making it ideal for logistics, storage, or manufacturing operations. The single-story structure, built in 1960, features high ceilings, an automatic wet sprinkler system, and two-story interior office space, ensuring functionality and safety. With easy access to major transportation routes, this property is a valuable asset for businesses seeking efficiency and convenience.

Location Overview

0.7 miles to the Leah Arts District
3.5 Miles to FL-112
4.5 miles to Miami International Airport
5.8 miles to I-95
9.0 mile to the Golden Glades
9.9 miles to Port Miami

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PROPERTY DESCRIPTION

6700 NORTHWEST 36TH AVENUE | MIAMI, FL 33147



| Free Standing Corner Property

Discover the potential of 6700 NW 36 Ave, a versatile industrial warehouse in Miami, FL. Spanning 18,200 square feet, this single-story facility is designed for optimal storage and operational efficiency. The 0.66-acre gated lot provides ample space for outdoor parking and maneuverability. Its strategic location within the East Airport market offers seamless access to major highways, making it an ideal choice for businesses looking to expand or optimize their operations.

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PROPERTY PHOTOS

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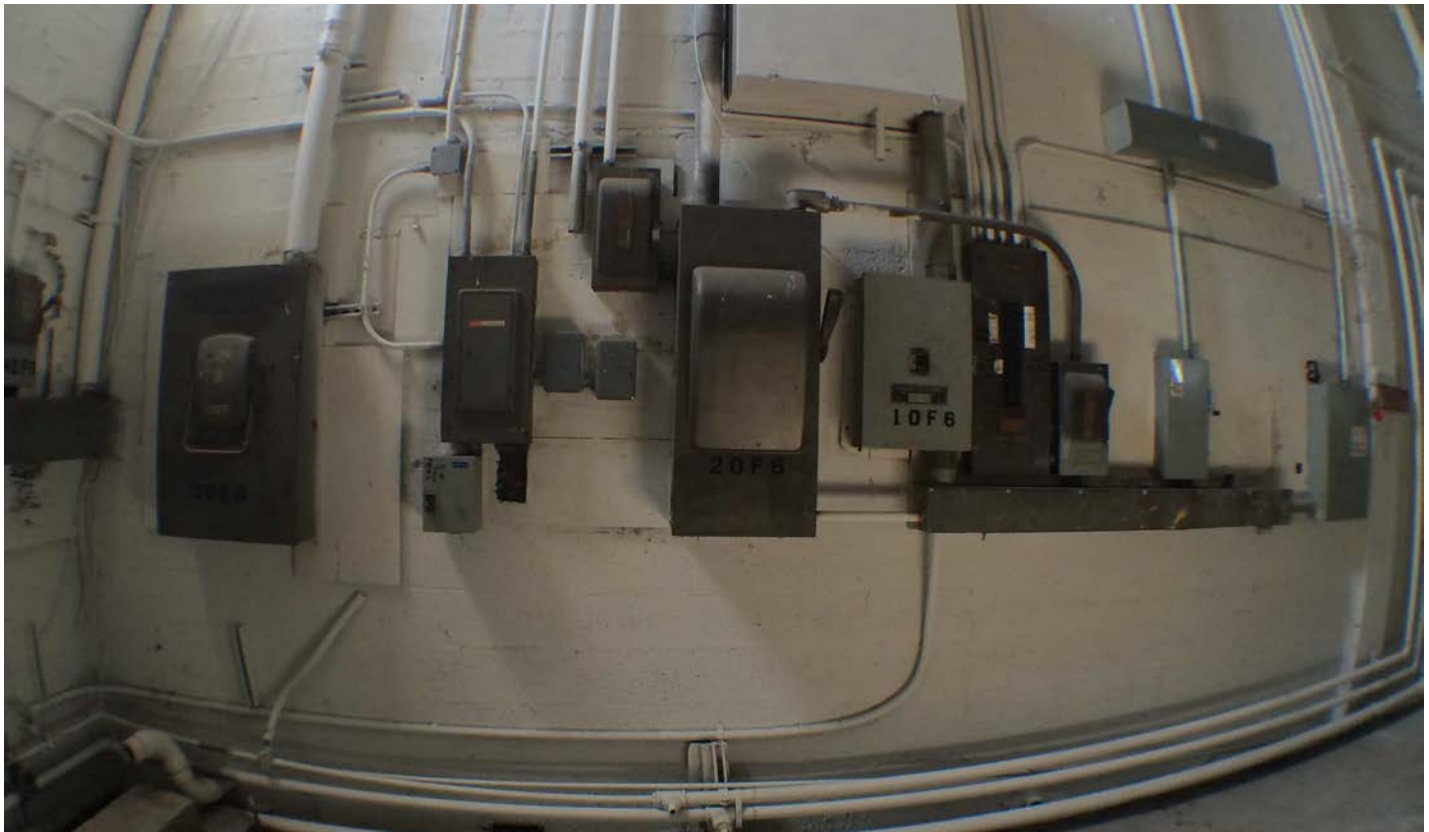


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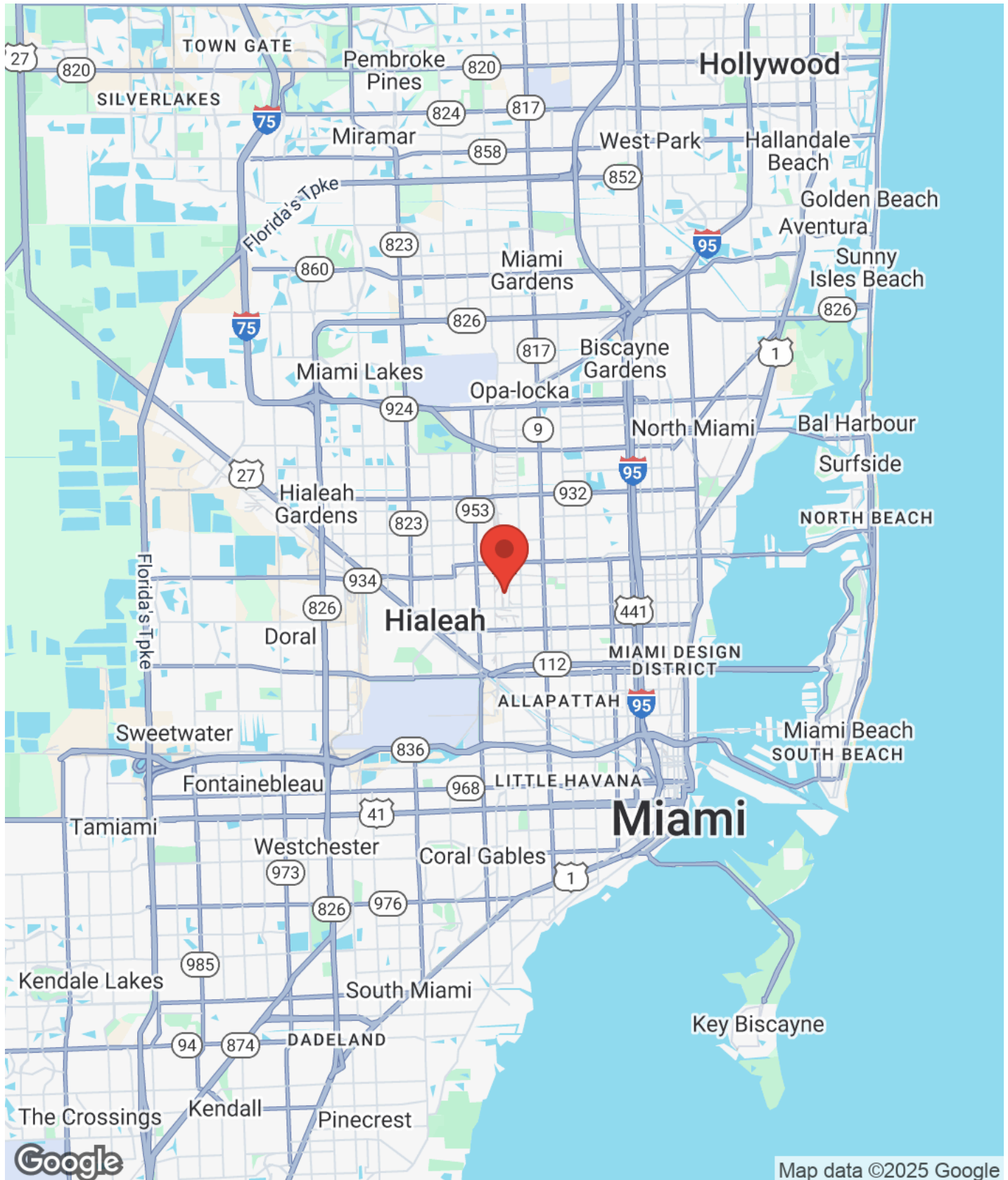


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REGIONAL MAP

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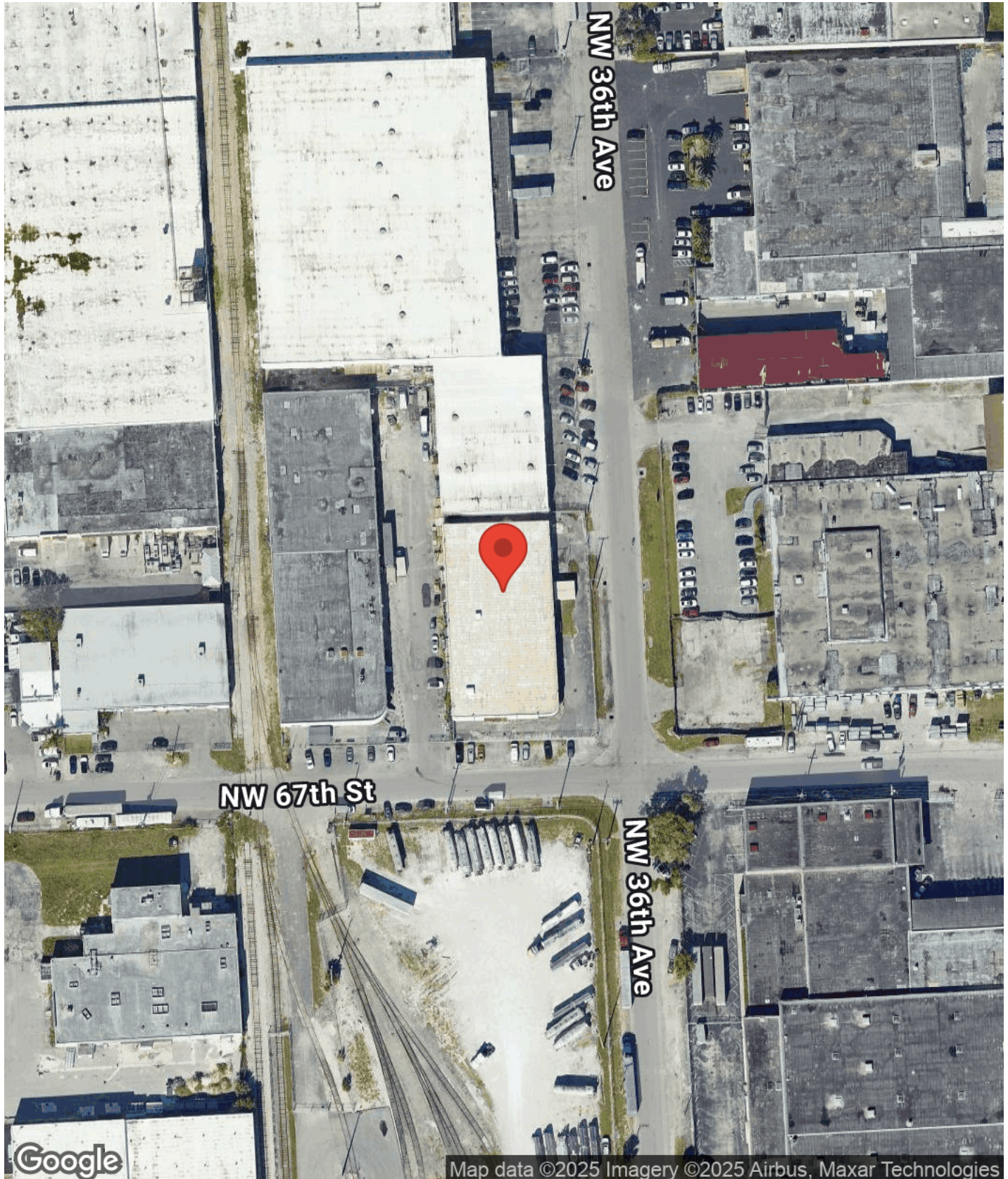


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AERIAL MAP

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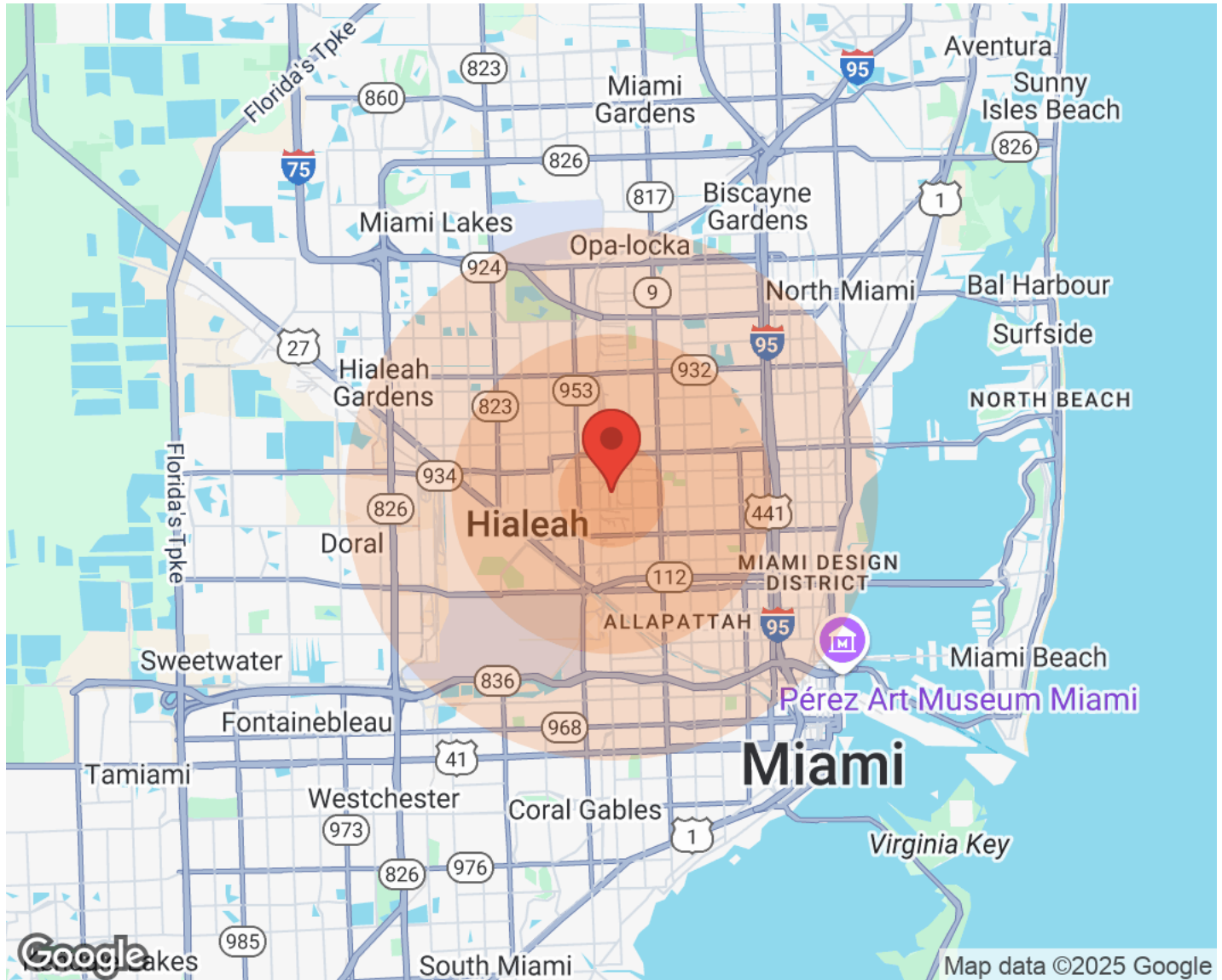


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	8,361	99,697	279,611
Female	8,569	104,867	292,070
Total Population	16,930	204,564	571,681
Income	1 Mile	3 Miles	5 Miles
Median	\$34,153	\$29,659	\$29,753
< \$15,000	1,133	17,260	51,506
\$15,000-\$24,999	834	11,295	33,190
\$25,000-\$34,999	879	9,237	27,292
\$35,000-\$49,999	734	9,896	28,937
\$50,000-\$74,999	670	9,147	26,827
\$75,000-\$99,999	417	4,265	11,984
\$100,000-\$149,999	247	2,990	8,502
\$150,000-\$199,999	96	946	2,090
> \$200,000	N/A	368	1,578

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,514	73,014	215,150
Occupied	5,259	67,701	196,747
Owner Occupied	3,151	30,517	79,603
Renter Occupied	2,108	37,184	117,144
Vacant	255	5,313	18,403

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DISCLAIMER

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