

# 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 REAL ESTATE, INC.  
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# PROPERTY SUMMARY

6700 NORTHWEST 36TH AVENUE | MIAMI, FL 33147



## Property Summary

Lease Rate:	\$17.00 /SF
Lease Term:	Negotiable
Available SF:	18,200
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- Heavy 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

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## | 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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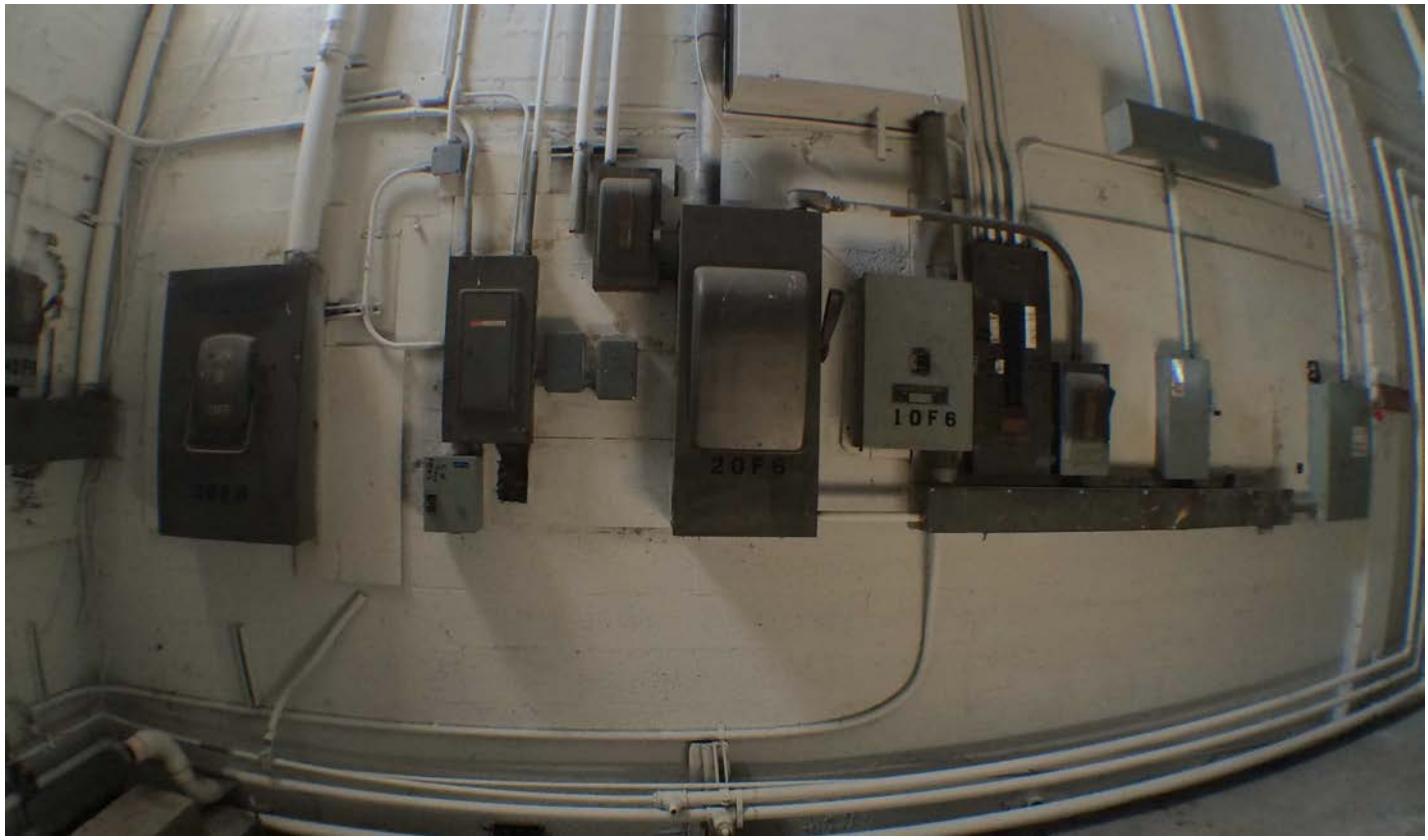


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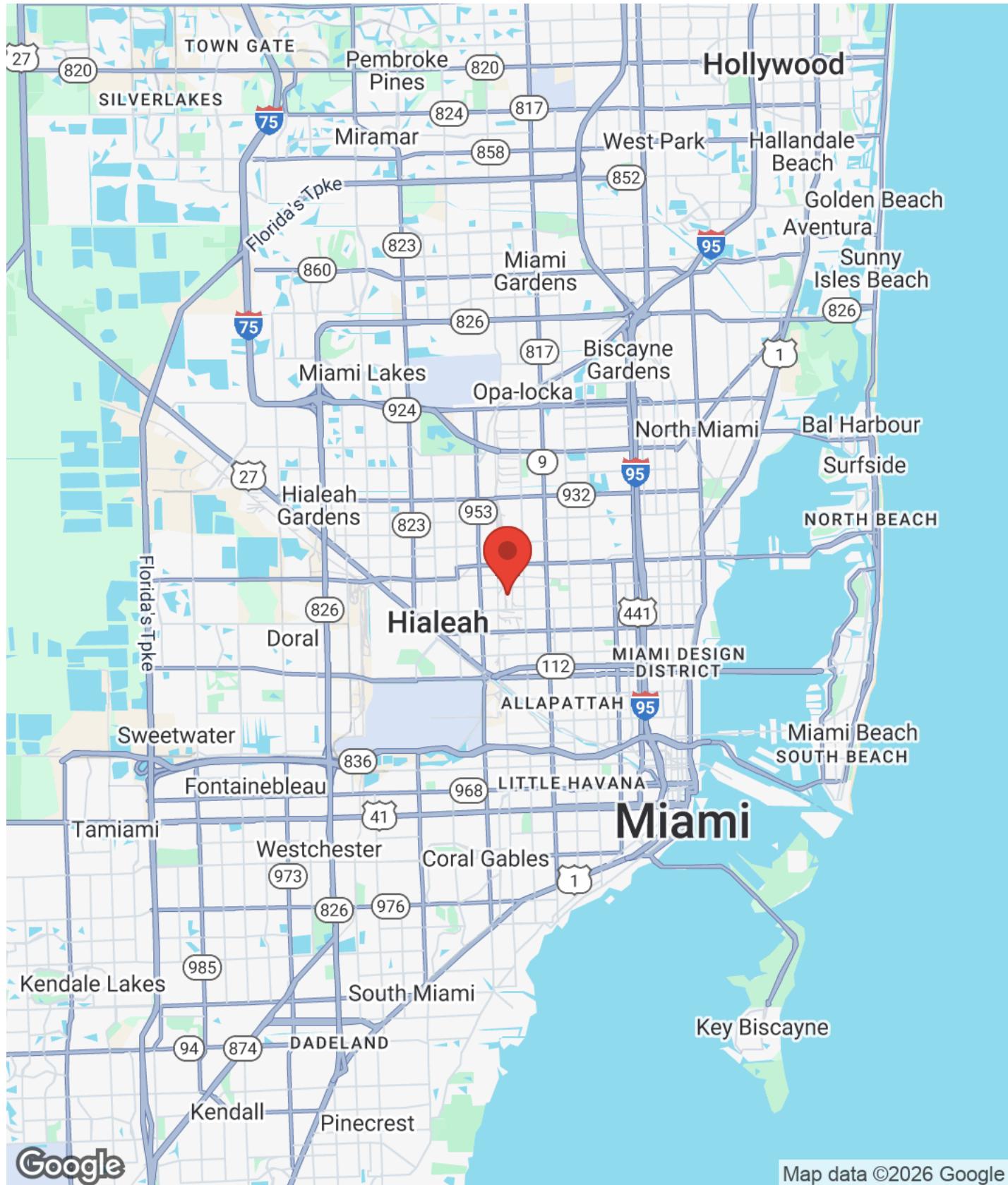


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# REGIONAL MAP

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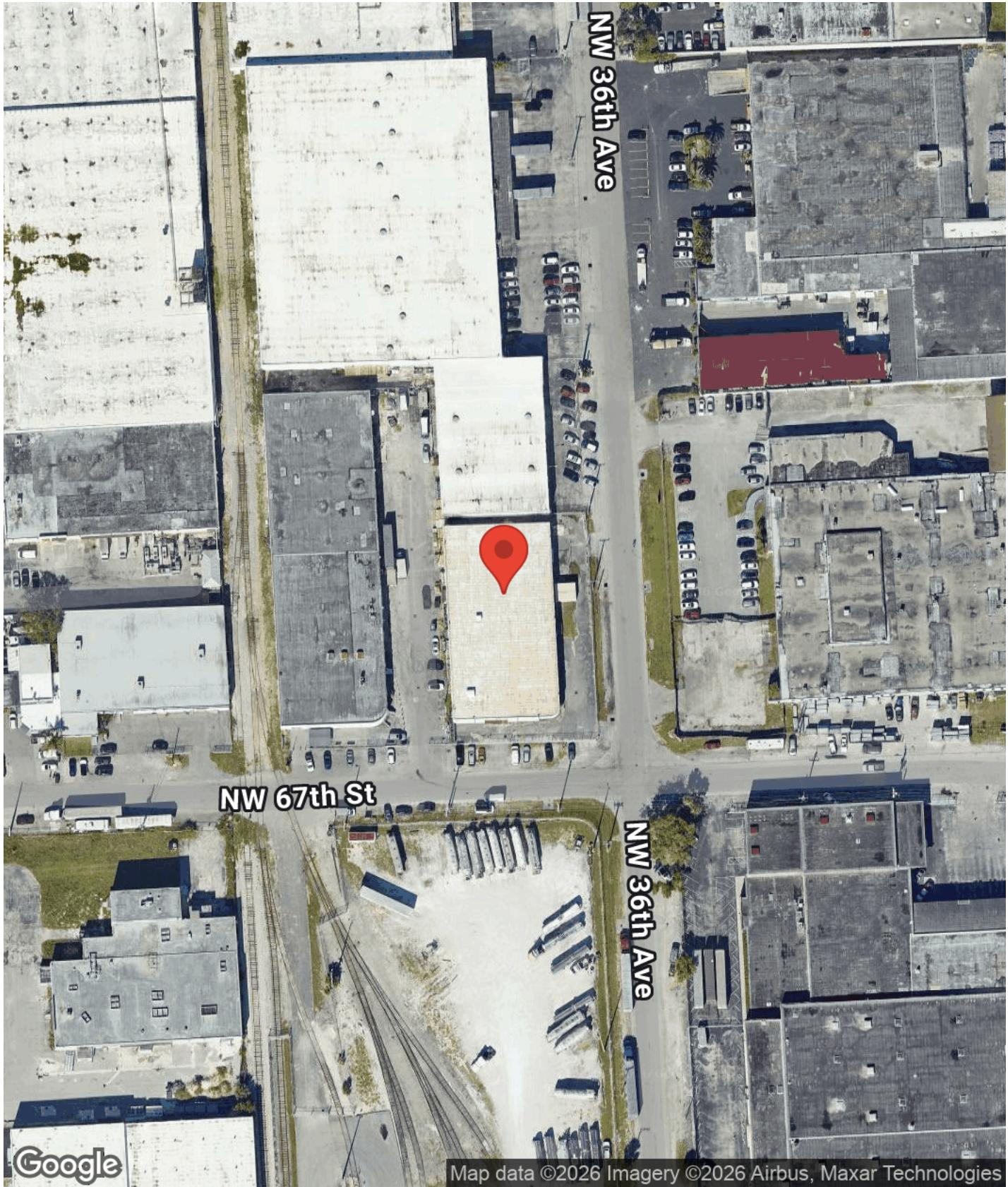


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# AERIAL MAP

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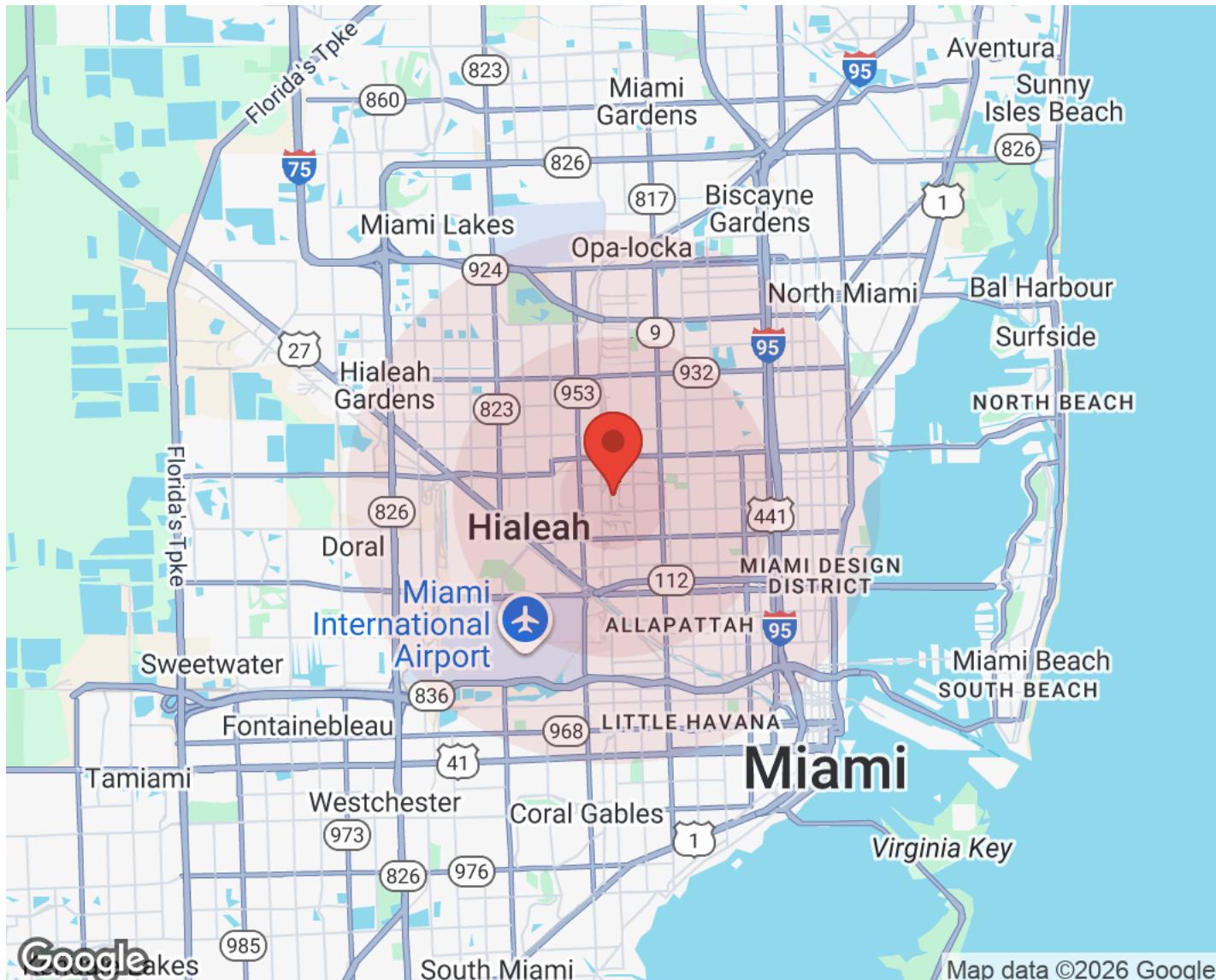


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# DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Male	7,856	101,243	301,205	Total Units	5,476	75,211	239,580
Female	7,863	103,962	306,555	Occupied	5,099	69,017	220,151
Total Population	15,720	205,206	607,760	Owner Occupied	2,650	26,966	75,235
Income	1 Mile	3 Miles	5 Miles	Renter Occupied	2,449	42,051	144,916
Median	\$54,404	\$52,475	\$56,260	Vacant	377	6,194	19,429
< \$15,000	572	10,030	30,079				
\$15,000-\$24,999	589	7,075	21,136				
\$25,000-\$34,999	534	7,105	21,145				
\$35,000-\$49,999	629	8,946	27,193				
\$50,000-\$74,999	858	11,616	36,749				
\$75,000-\$99,999	717	7,986	25,014				
\$100,000-\$149,999	684	9,085	30,152				
\$150,000-\$199,999	300	3,494	13,287				
> \$200,000	215	3,681	15,396				

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