

OWNED BY:

NW 6<sup>TH</sup> ST & 137<sup>TH</sup> AVE, MIAMI, FL

LEASED BY:



# AIRPORT WEST OUTSIDE STORAGE



IMMEDIATE ACCESS TO  
DOLPHIN EXPY/836

NW 137TH AVE FRONTAGE  
NEARLY 50,000 VEHICLES  
PER DAY

DIVISIBLE FROM  
±1.23 UP TO  
±4.12 ACRES

LANDLORD CAN  
BUILD TO SUIT  
OFFICE/WAREHOUSE



## SITE DETAILS



**PROPERTY: ±4.12 ACRES | ±179,530 SF**



**DIVISIBLE FROM  
±1.23 ACRES UP TO ±4.12 ACRES**



**DIRECT ACCESS TO  
DOLPHIN EXPRESSWAY SR-836**



**FRONTAGE ON NW 137TH AVE**  
• NEARLY 50,000 VEHICLES PER DAY  
• 283' DIRECT FRONTAGE



**SIGNALIZED CORNER AT NW 6TH ST**



**ZONED IU-1 (UNINCORPORATED MIAMI-DADE)**



**3 SEPARATE POINTS OF  
INGRESS/EGRESS**



**FULLY FENCED, LIT AND PARTIALLY PAVED**



**OFFICE TRAILER INCLUDED**



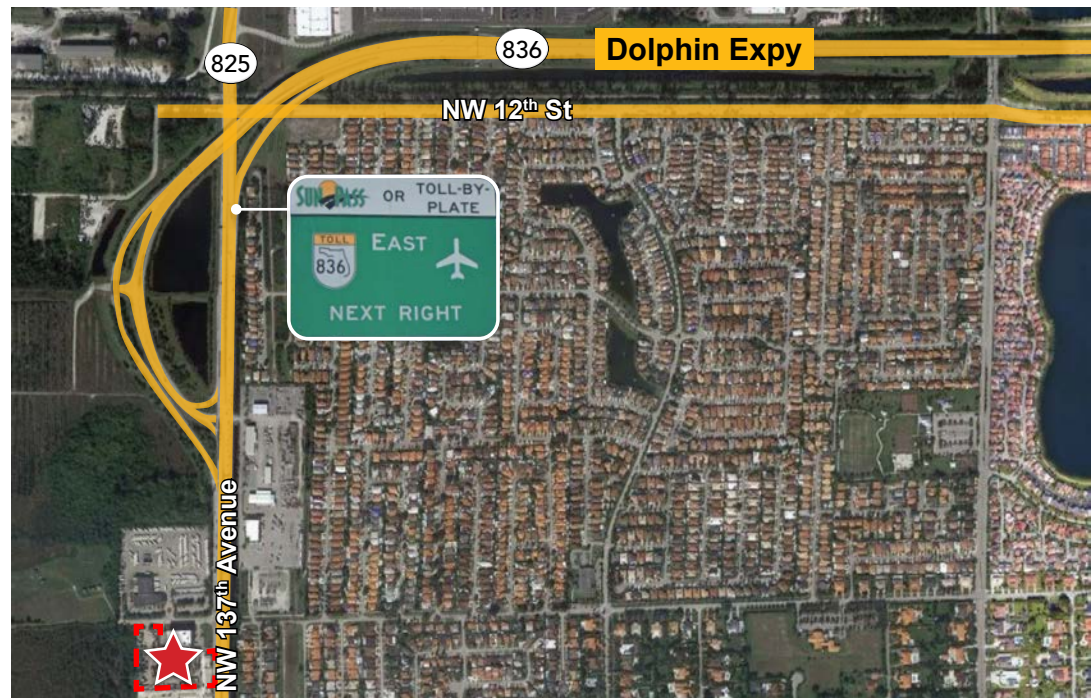
**LANDLORD CAN BUILD ADDITIONAL OFFICE/  
WAREHOUSE TO SUIT**



**OUTSIDE OF THE WELLFIELD**

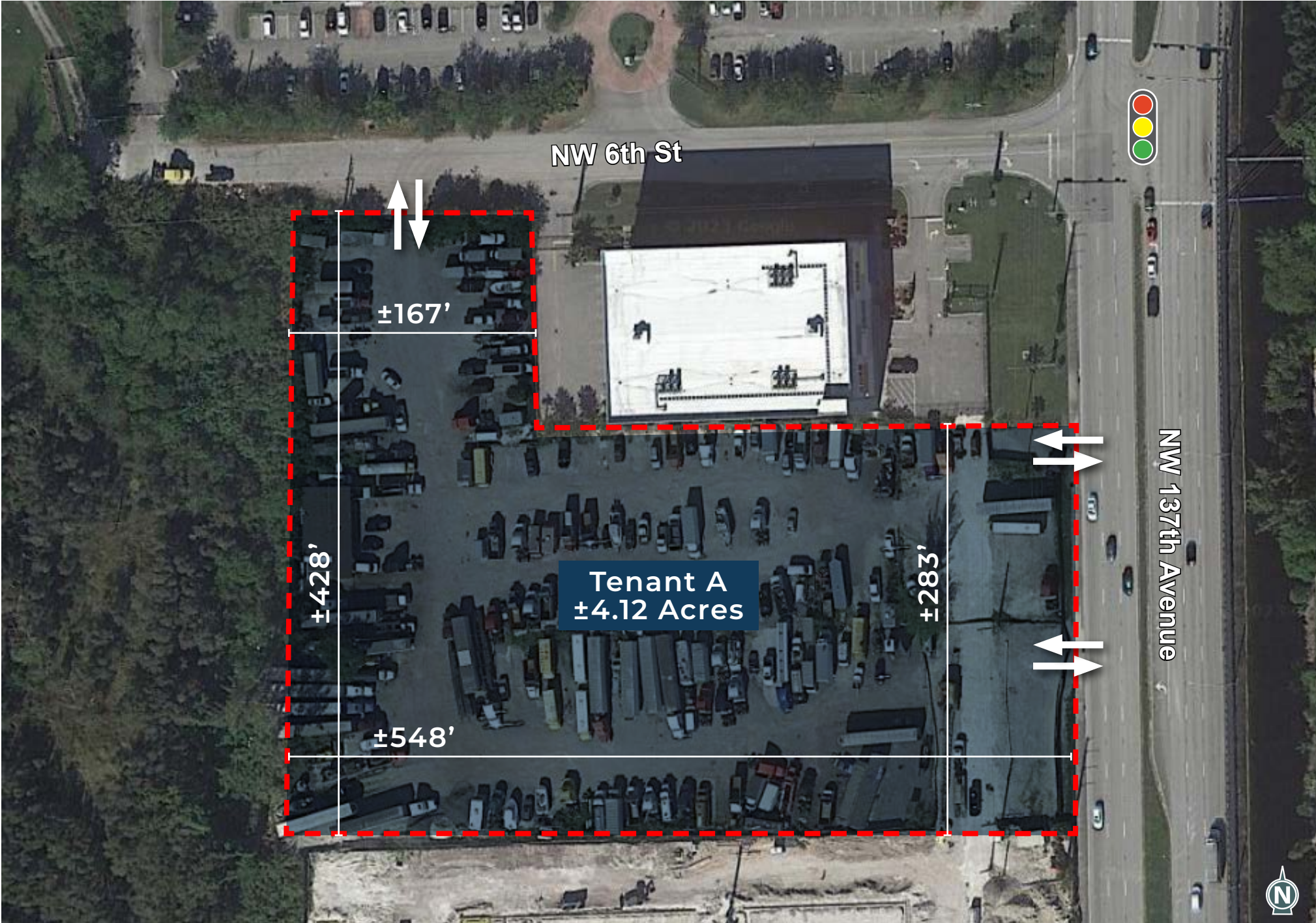


**FOR LEASE - AVAILABLE IMMEDIATELY  
\$4.50 PER LAND FOOT NNN**



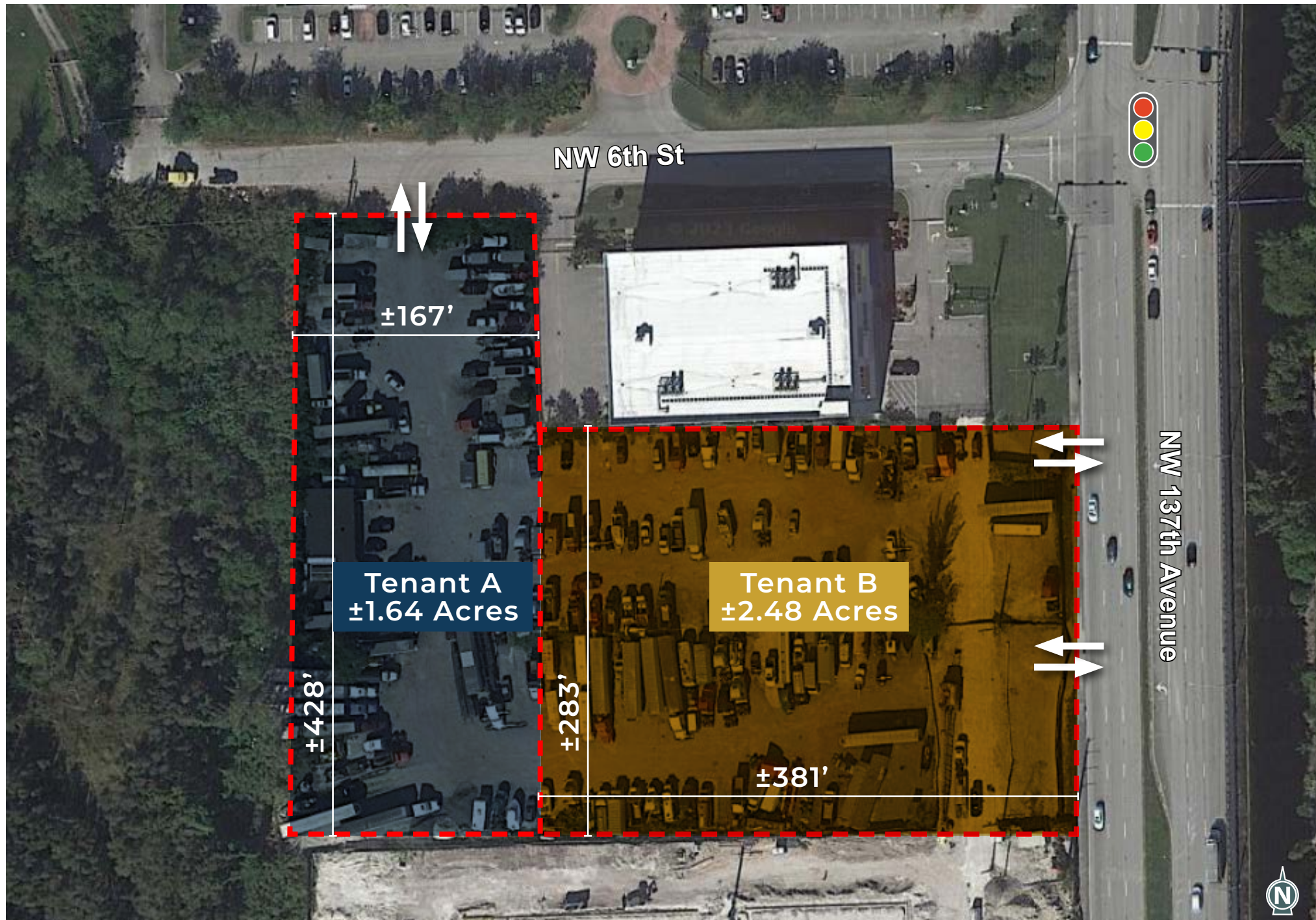


SCENARIO A - 1 TENANT



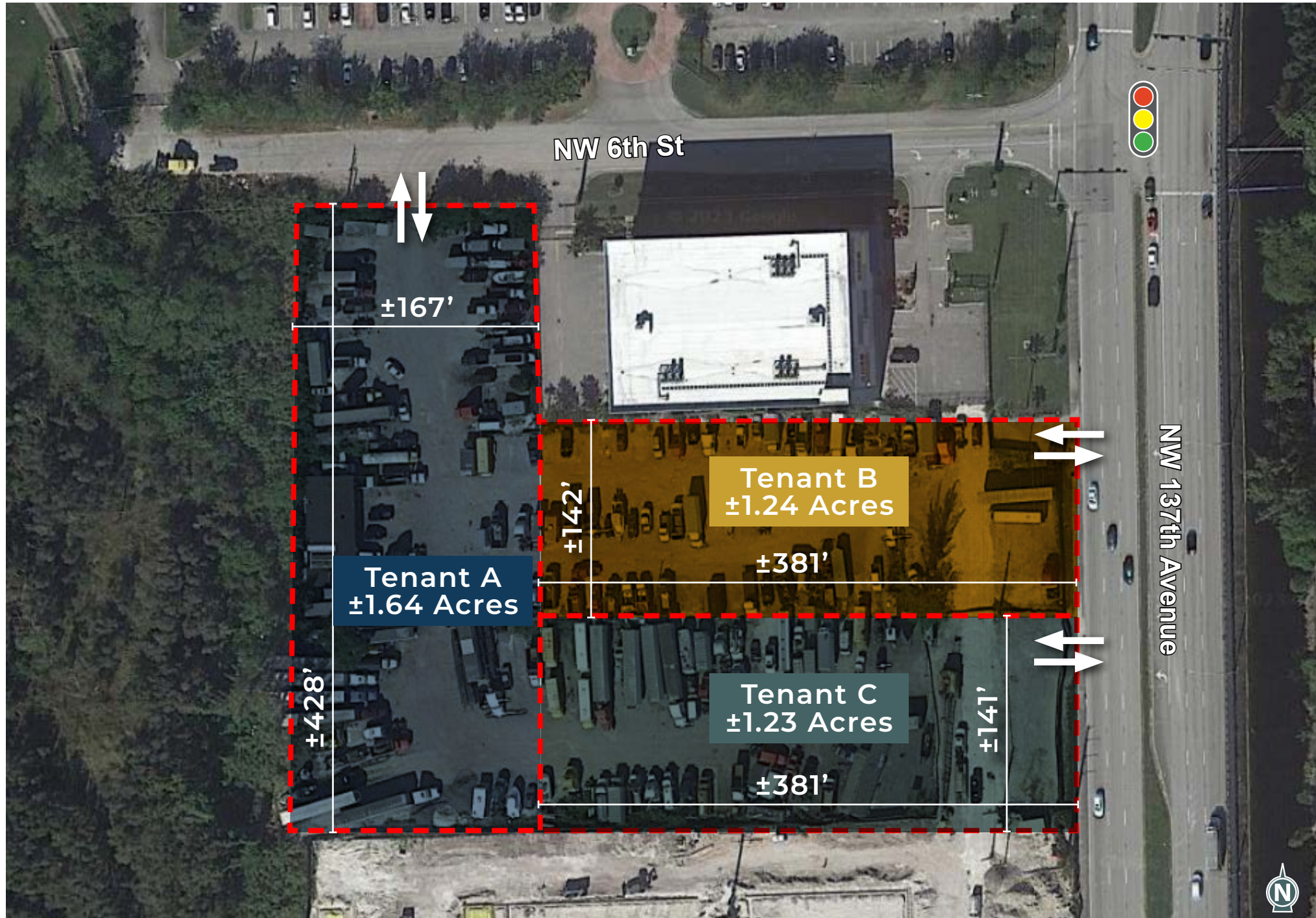


## SCENARIO B - 2 TENANTS



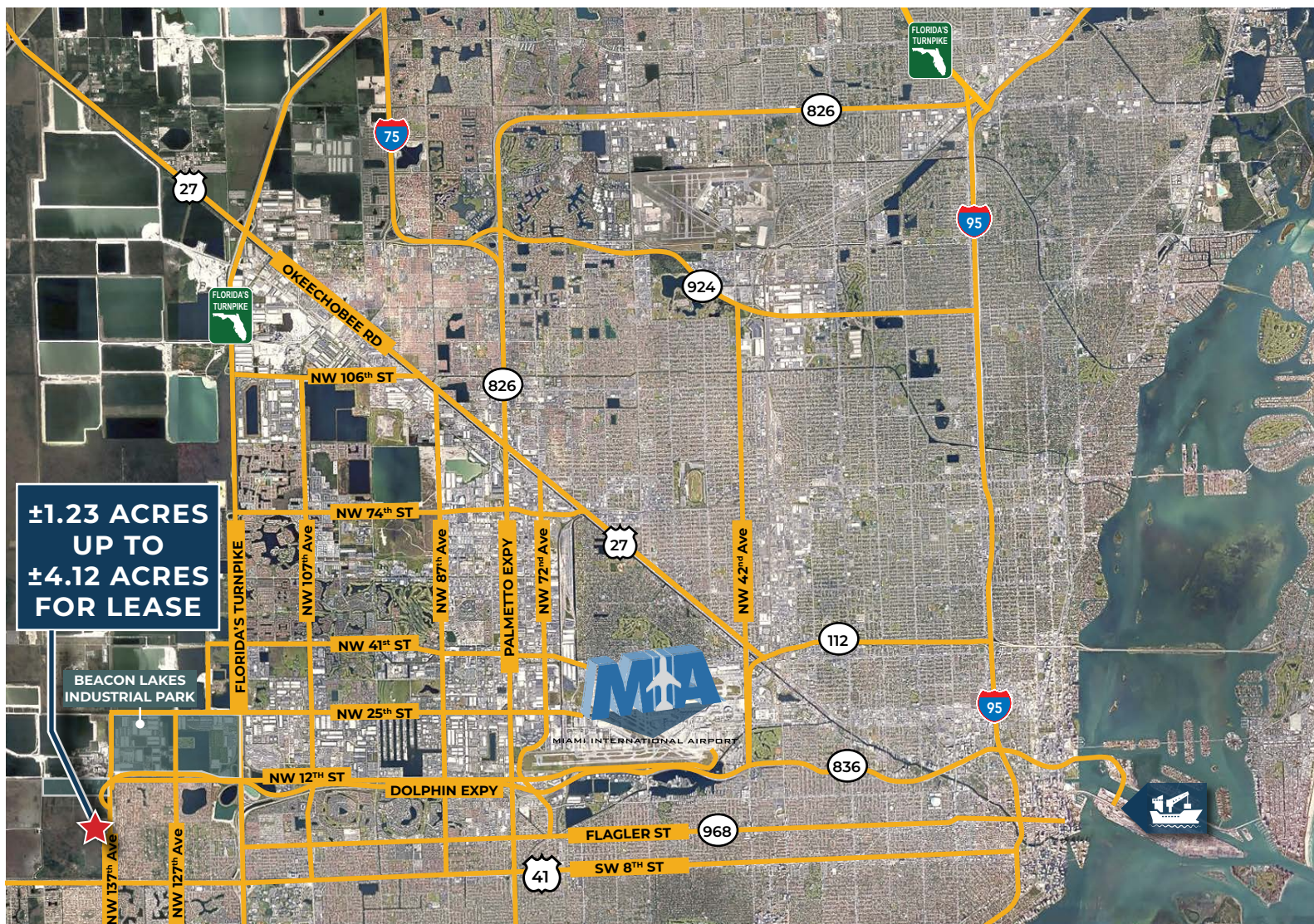


## SCENARIO C - 3 TENANTS





## LOCATION DETAILS



836

DOLPHIN EXPRESSWAY  
±0.3 MILES

41

US-HWY 41  
±0.75 MILES



FLORIDA'S TURNPIKE  
±2.8 MILES

826

PALMETTO EXPRESSWAY  
±7.6 MILES

27

OKEECHOBEE RD  
±12.0 MILES



MIA AIRPORT  
±9.0 MILES

## FOR MORE INFORMATION, CONTACT



**CARLOS GAVIRIA**  
SENIOR VICE PRESIDENT

305.808.7313  
carlos.gaviria@transwestern.com

**BEN EISENBERG**  
EXECUTIVE MANAGING DIRECTOR

305.808.7826  
ben.eisenberg@transwestern.com

**WALTER BYRD**  
EXECUTIVE MANAGING DIRECTOR

305.808.7825  
walter.byrd@transwestern.com

**THOMAS KRESSE**  
MANAGING DIRECTOR

305.808.7827  
thomas.kresse@transwestern.com



Transwestern Commercial Services Florida, LLC | 100 SE 2nd Street | Suite 3100 | Miami, FL 33131

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern Licensed Real Estate Broker.

[www.SFLindustrial.com](http://www.SFLindustrial.com)