

7158 NW 50TH ST, MIAMI, FL

FOR SALE - ±8,416 SF

TRANSWESTERN
REAL ESTATE
SERVICES



MIAMI INTERNATIONAL AIRPORT

Dolphin Expy

836

NW 12th St

826

NW 25th St

NW 87th Ave

NW 36th St

NW 72nd Ave

Palmetto Expy

NW 36th St

NW 67th Ave



IMMEDIATE ACCESS TO
MIAMI INTL AIRPORT (MIA)

ENTIRE FACILITY FULLY
RENOVATED IN 2022/2023

DOCK HIGH
2 DOCKS + 1 RAMP

CORNER
UNIT

SITE DETAILS



PROPERTY: ±8,416 SF TOTAL



CORNER UNIT



**FULLY RENOVATED -
ENTIRE FACILITY RENOVATED IN 2022/2023
(PAGE 3 FOR DETAILS)**



±924 SF OFFICE



±924 SF FULLY IMPROVED MEZZANINE



2 DOCK DOORS (12' X 9' 10")



1 CONCRETE RAMP (12' X 13.5')



CEILING HEIGHT: ±19.5 CLEAR



FRONT LOAD



FULLY SPRINKLERED



6 PARKING SPACES



TWIN TEE CONCRETE ROOF



**LOCATED IN "MILAM AIRPORT CENTER"
WAREHOUSE CONDOMINIUM**



IMMEDIATE ACCESS TO MIA



ZONED IU-2



2 SEPARATELY METERED UNITS

- ±4,869 SF (7158 NW 50 ST)
- ±3,547 SF (7160 NW 50 ST)



PERFECT FOR OWNER USER OR INVESTOR!



FOR SALE - \$386/SF (\$3,250,000)



FULLY RENOVATED - ENTIRE FACILITY RENOVATED IN 2022/2023



OFFICE RENOVATIONS:

BRAND NEW A/C UNITS

POLISHED CONCRETE OFFICE FLOORS

FRESHLY PAINTED (WALLS AND CEILING)

2 BATHROOMS IN OFFICE

HURRICANE IMPACT WINDOWS

WAREHOUSE RENOVATIONS:

LED LIGHTS

1 BATHROOM + 1 SHOWER

PRIVATE SHOWER INCLUDES WATER HEATER

FRESHLY PAINTED (WALLS AND CEILING)

SECURITY CAMERAS THROUGHOUT (11 TOTAL)

EXTRACTORS

MOTORIZED RAMP DOOR (12' X 13.5')

MEZZANINE RENOVATIONS

BRAND NEW A/C UNIT

POLISHED CONCRETE OFFICE FLOORS

LED LIGHTS

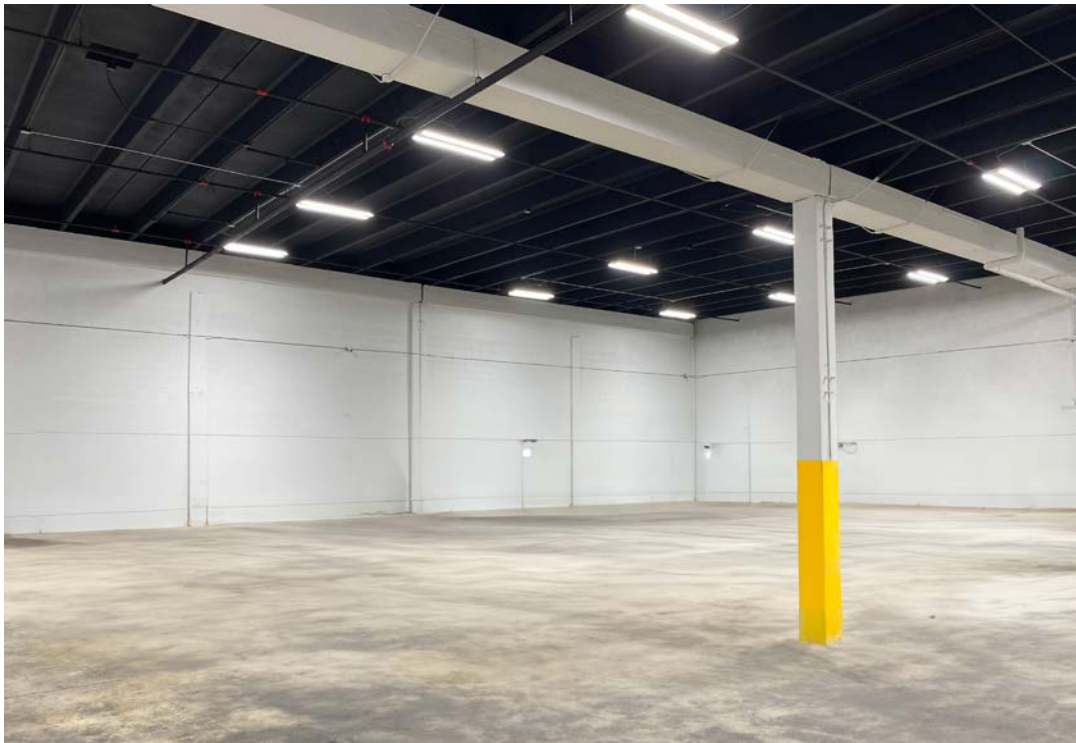
FRESHLY PAINTED (WALLS AND CEILING)

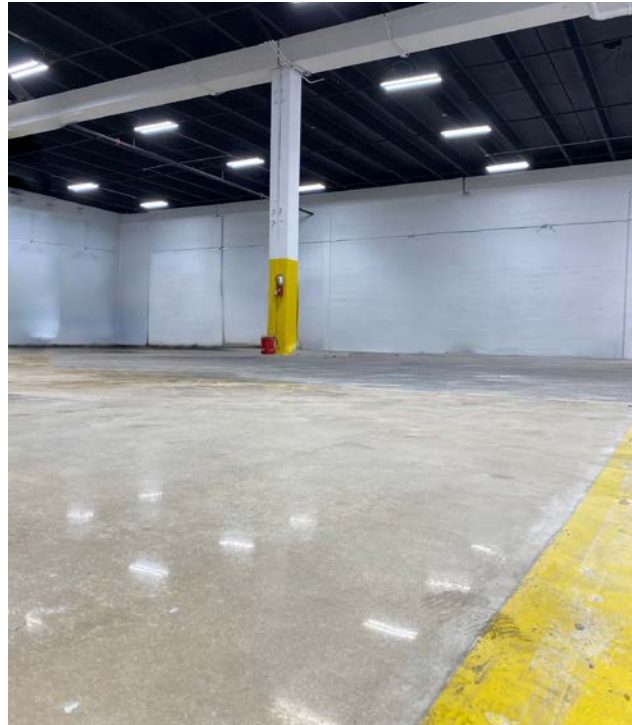
SPRINKLERS

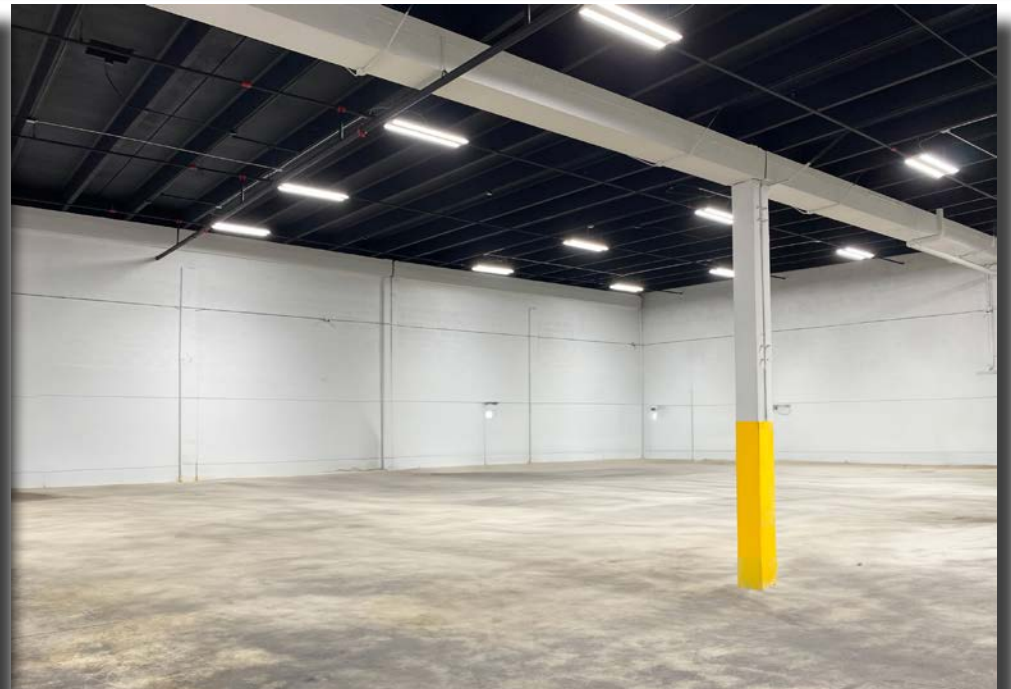
ELECTRICAL OUTLETS

SLIDING GLASS DOOR (ENCLOSES MEZZANINE AREA)

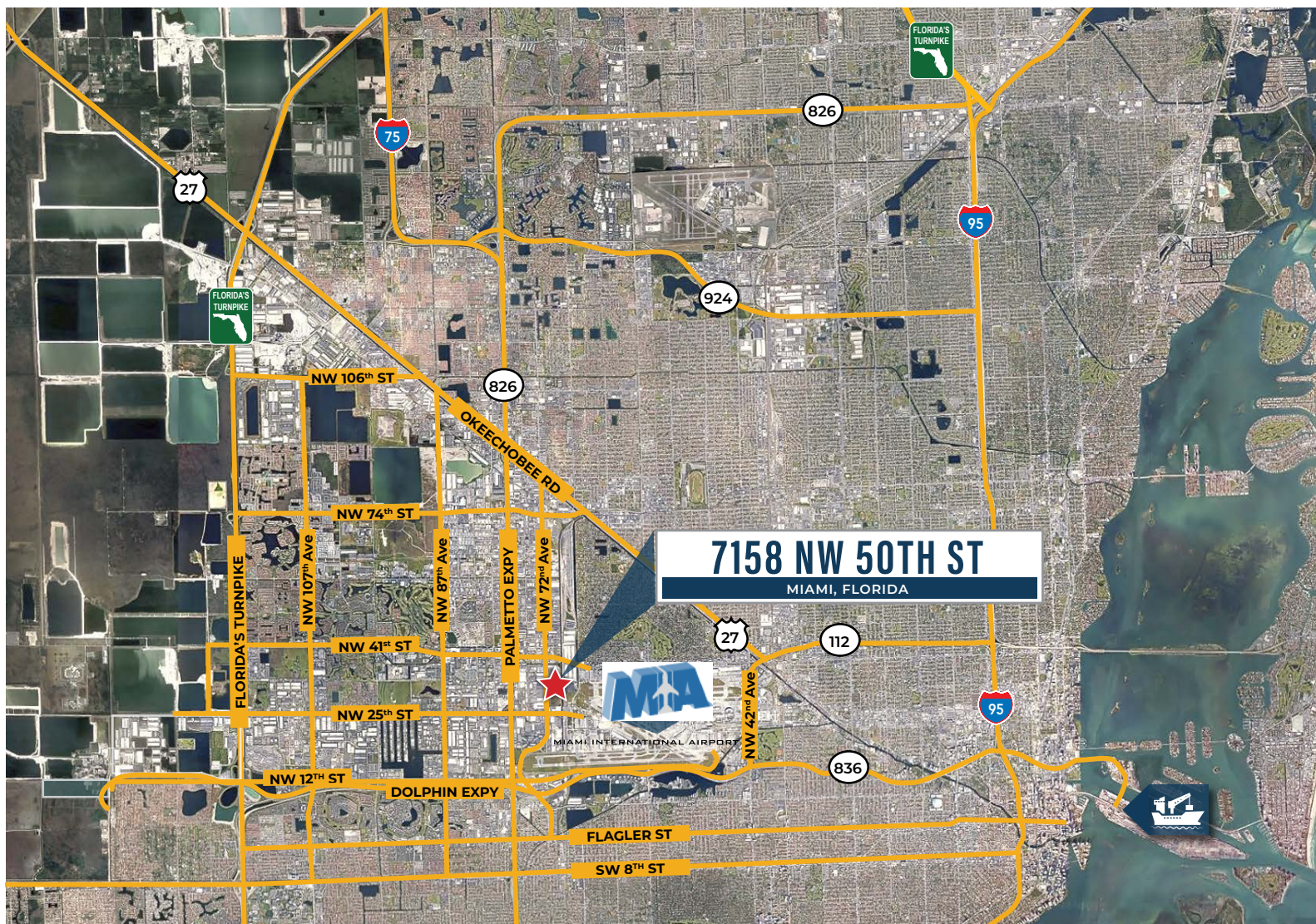
HURRICANE IMPACT WINDOWS







LOCATION DETAILS



MIA AIRPORT
±1.6 MILES



826
PALMETTO EXPRESSWAY
±1.0 MILES



27
OKEECHOBEE RD
±2.1 MILES



836
DOLPHIN EXPRESSWAY
±3.1 MILES



FLORIDA'S TURNPIKE
±6.1 MILES



PORT MIAMI
±11.9 MILES

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