

OWNED BY:

NW 6TH ST & 137TH AVE, MIAMI, FL

LEASED BY:



Sagard

AIRPORT WEST OUTSIDE STORAGE



TRANSWESTERN

REAL ESTATE SERVICES



**±1.23 ACRES
UP TO
±4.12 ACRES**



**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



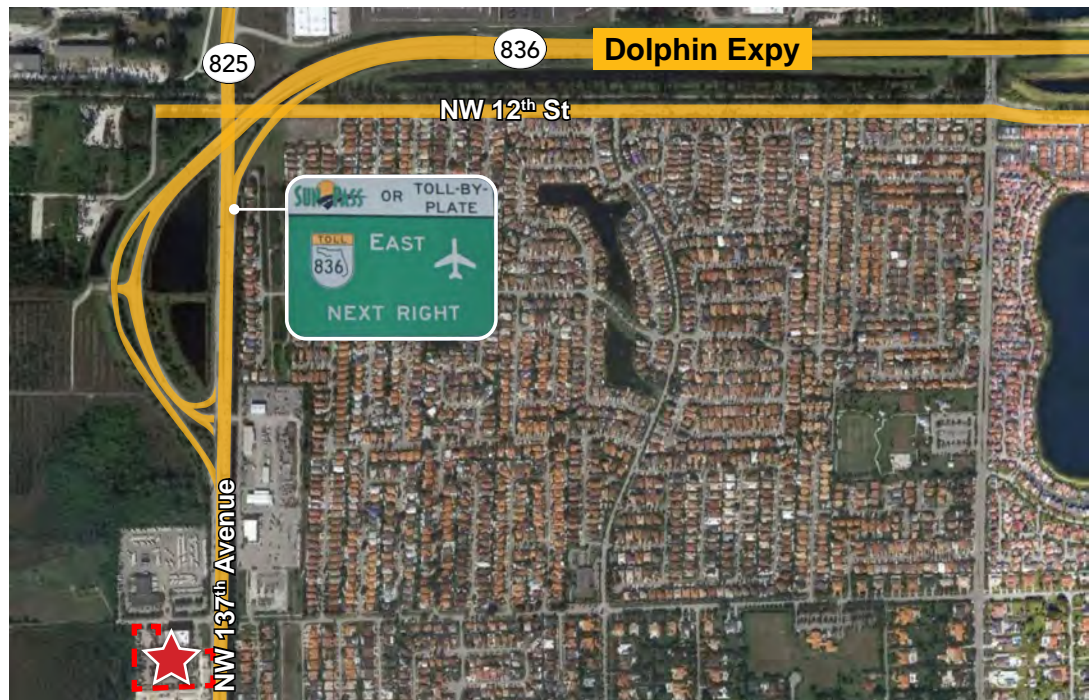
LANDLORD CAN BUILD ADDITIONAL OFFICE/
WAREHOUSE TO SUIT



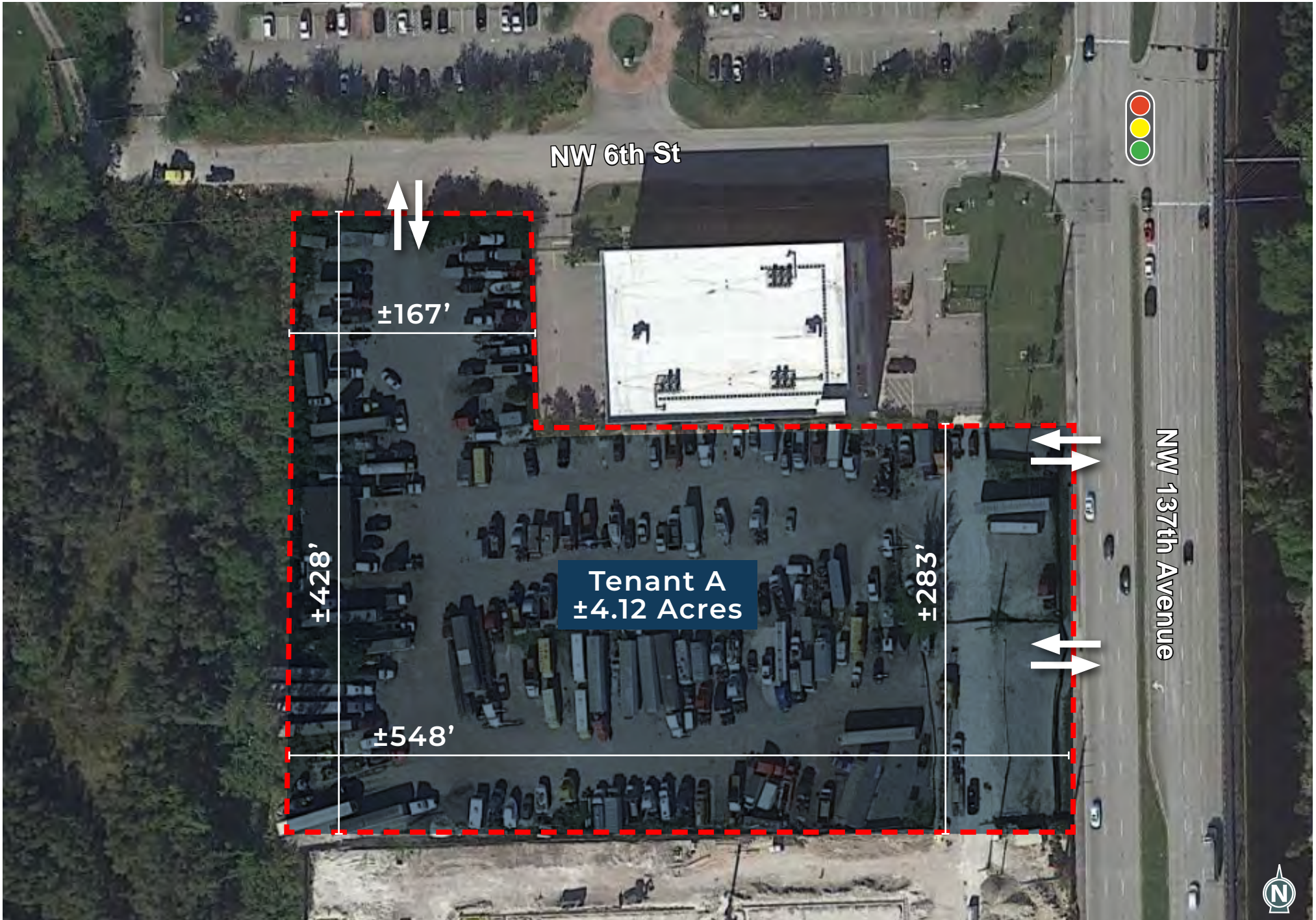
OUTSIDE OF THE WELLFIELD



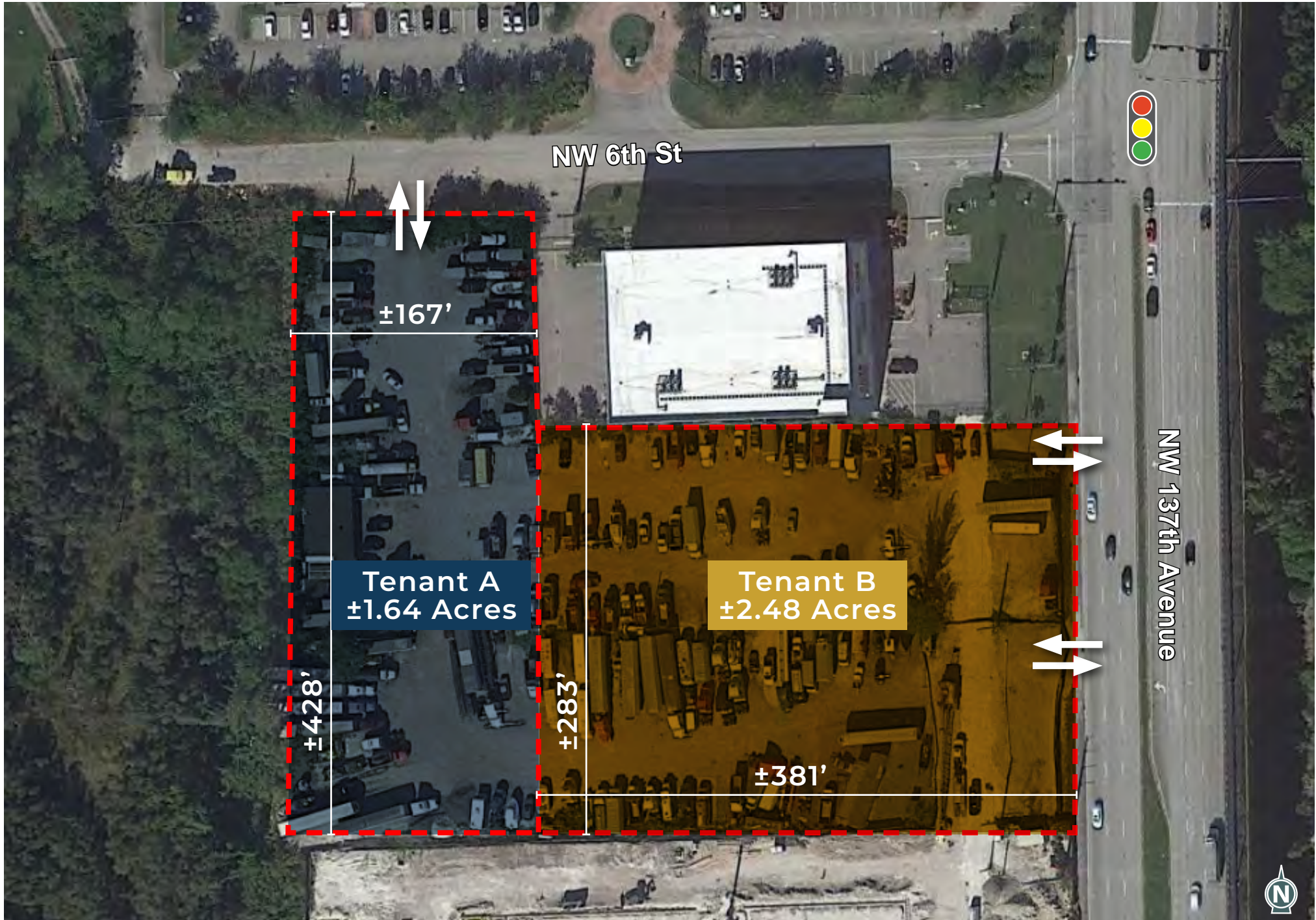
FOR LEASE - AVAILABLE IMMEDIATELY
~~\$4.50~~ **\$4.25** PER LAND FOOT NNN



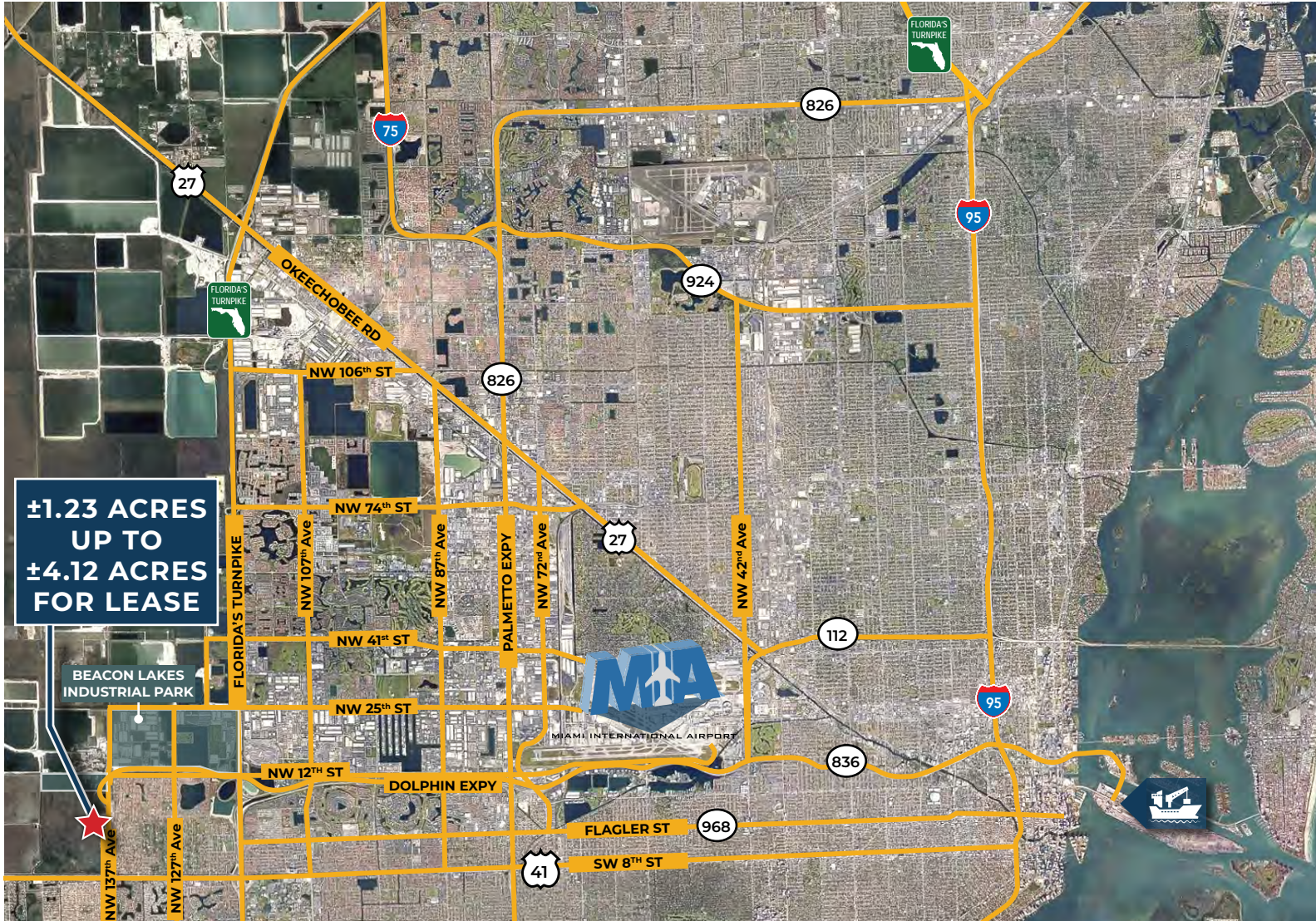
SCENARIO A - 1 TENANT



SCENARIO B - 2 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

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