

# MIAMI AIRPORT CENTER - OFFICE / WAREHOUSE FOR SALE

7620 NW 25TH STREET, UNIT 1 , MIAMI, FL 33122

CONFIDENTIAL OFFERING MEMORANDUM



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## OFFERING SUMMARY

**Sale Price:** Subject To Offer

**Year Built:** 1996

**Unit Size:** 6,969 SF

## PROPERTY OVERVIEW

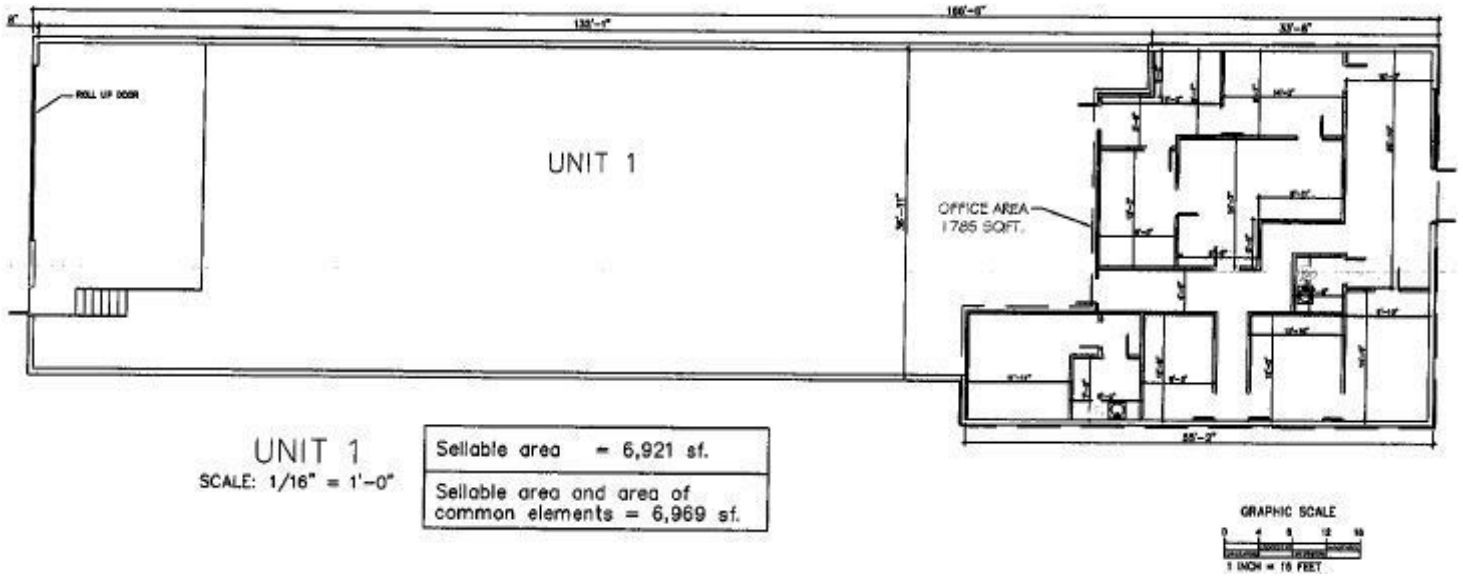
Front Corner Office/Warehouse unit totaling +/- 6,969 SF with +/-1,765 SF of Office, 1 Double Wide Rear Loading Dock High Door, Ample Loading Court, 24' Ceiling Height. Built-in 1996 and renovated in 2011. The unit also has 3 Phase Heavy Power, Fire Sprinklers, and Ample Parking. Great location in Miami Airport Center that has Night and Weekend Security.

## LOCATION OVERVIEW

This property is located on the NE corner of the Palmetto Expressway (SR-826) and NW 25th Street, is centrally located in NW Miami-Dade County, and has immediate access to major expressway systems (SR-836 and SR-826). Miami Airport Center's central location is ideal for warehouse/industrial uses and is located less than a mile from the #1 US Airport in International Freight ( 1st Worldwide), Miami International Airport, is 1 mile from the Hialeah Intermodal Rail Yard and is only 10 miles from one of the leading container ports in the nation, PortMiami. This property is also located within 1.2 miles of Dolphin Mall, 1.5 miles from Miami International Mall, and only 3 miles from Trump National Doral.

# ADDITIONAL PHOTOS

7620 NW 25TH STREET, UNIT 1 , MIAMI, FL 33122



# LOCATION MAPS

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