



# FOR LEASE

6950 NW 37 CT  
MIAMI, FL 33147

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# Executive Summary



## OFFERING SUMMARY

Available SF:	10,000 - 35,000 SF
Lease Rate:	\$6.25 SF/yr (Gross)
Lot Size:	1.62 Acres
Year Built:	1956
Building Size:	49,807
Zoning:	M-1
Market:	Miami-Dade County
Submarket:	Hialeah

## PROPERTY HIGHLIGHTS

- +/- 10,000 or +/- 35,000 SF Available
- 1,500 +/- SF of Office Space
- Total of Four (4) Docks [3 are Recessed]
- +/-10,000 SF Space has One (1) Dock
- +/- 35,000 SF Space has Three (3) Docks [All Recessed]
- 16' Clear Ceiling Height
- Heavy Power
- Excellent NW 37th Ave Frontage

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Space 1	\$6.25 SF/yr	10,000 SF
Space 2	\$6.25 SF/yr	35,000 SF



# Property Photos



# Location Maps

