

QUADRA

6960 SW 47th St

Industrial Warehouse

FOR LEASE

Property Description

Unit: 6960: 2,771 SF
Rental Rate: \$30 PSF + NNN
Ceiling Height: 19'
Clear Height: 12'
Parking: 4 Assigned Spaces

The Space

- Fully air-conditioned unit
- Strong electrical capacity
- Grade-level loading
- Outdoor backyard space
- Located along the Bird Road corridor — one of most established, supply-constrained industrial submarkets

Prime Central Location

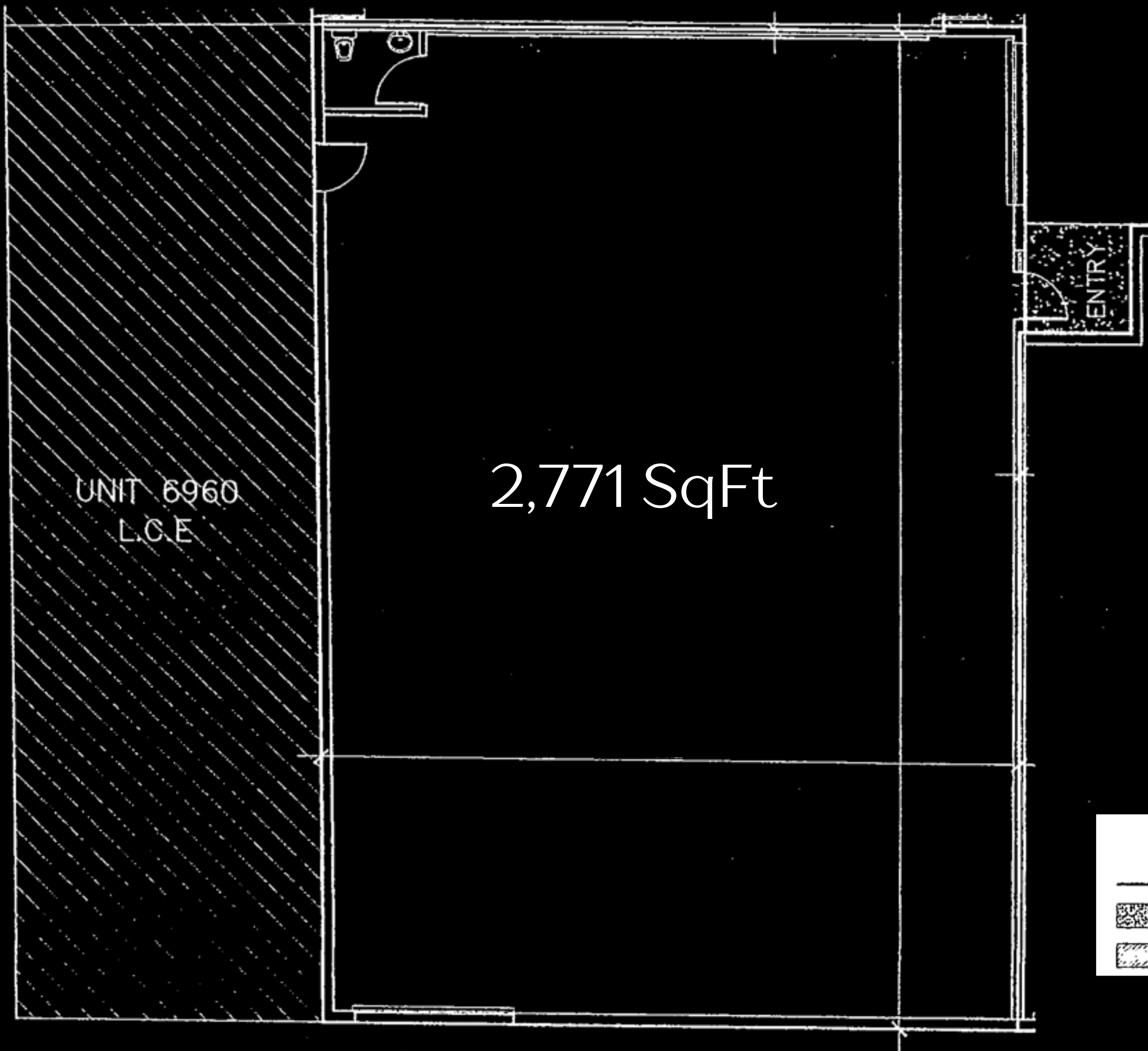
- Immediate access to Bird Road and SR-826 (Palmetto Expy.)
- Excellent connectivity to Coral Gables, Doral, and greater Miami
- Surrounded by an active base of contractors, distributors, and local businesses
- Rare cul-de-sac location — quieter and more private than typical industrial properties in the submarket.

Ideal Uses

- Ideal for light manufacturing, distribution, contractor operations, showroom use, or creative office users seeking high-quality space in a central Miami location.



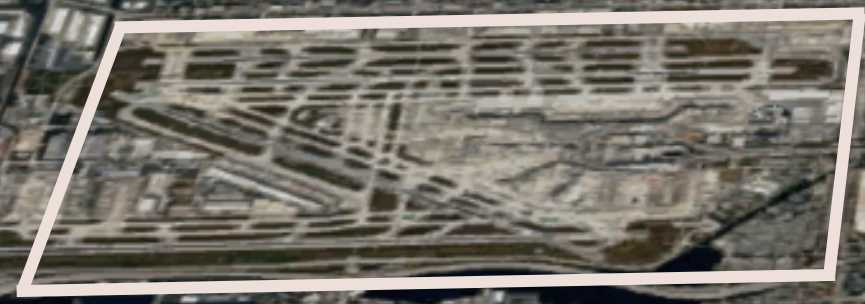
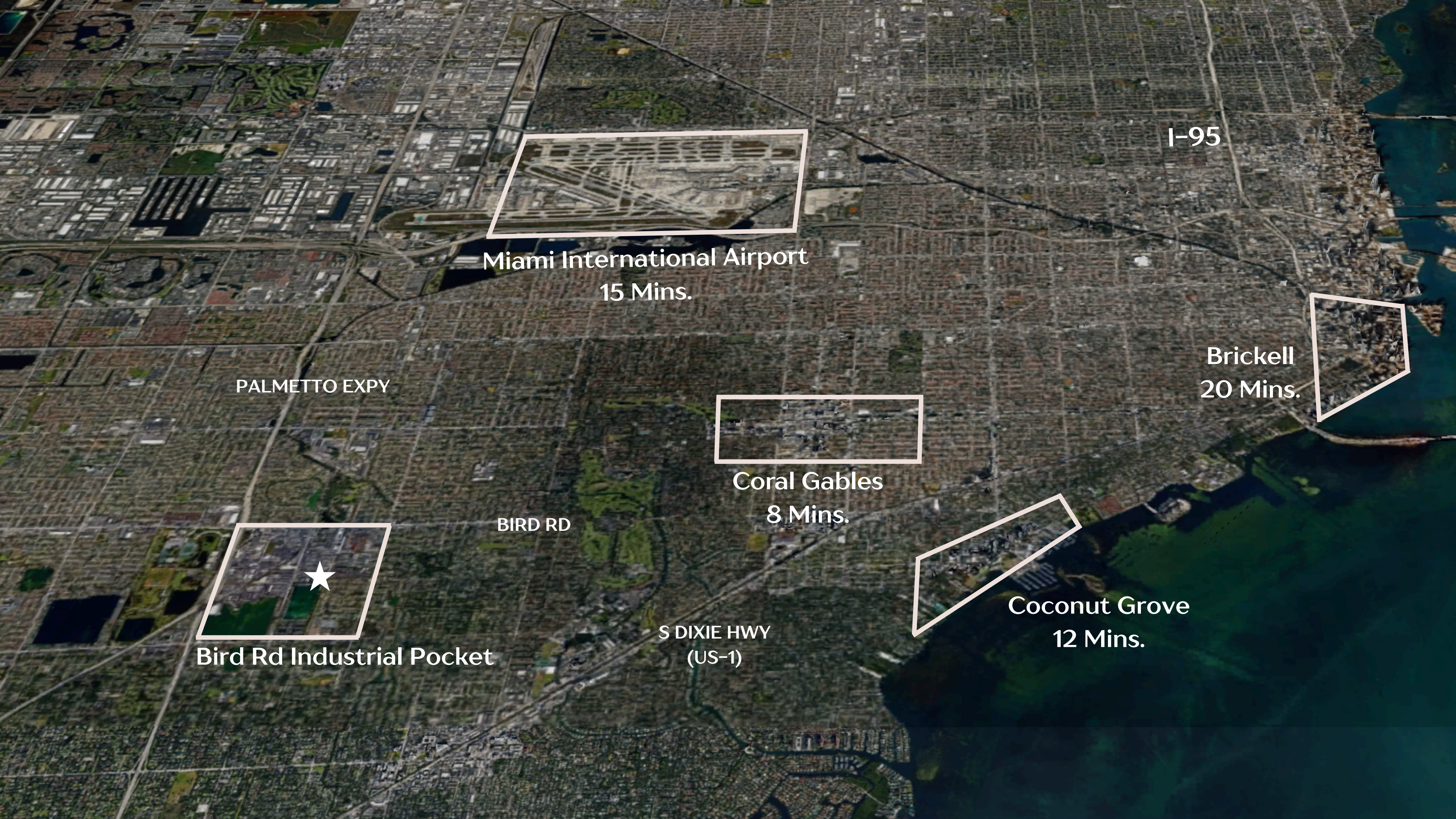




Floor Plan

LEGEND

- UNIT LIMIT
- COMMON ELEMENTS
- LIMITED COMMON ELEMENTS (L.C.E)

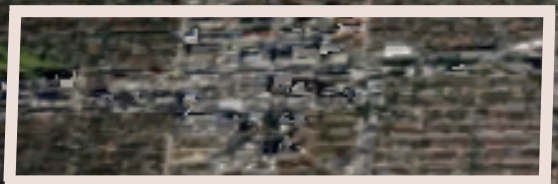


Miami International Airport
15 Mins.

I-95

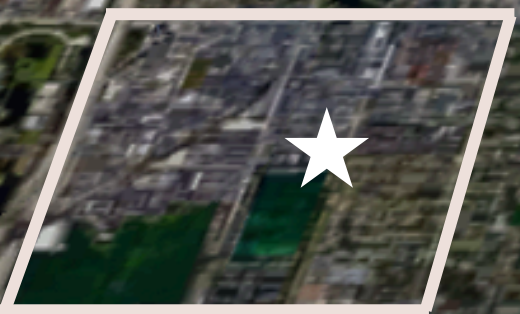
PALMETTO EXPY

Brickell
20 Mins.



Coral Gables
8 Mins.

BIRD RD



Bird Rd Industrial Pocket

S DIXIE HWY
(US-1)



Coconut Grove
12 Mins.



Martín Balarezo

786 606 9947

martin@quadraadvisory.com

CONTACT

Exclusive Agent

Martín Balarezo

786 606 9947

martin@quadraadvisory.com

