

8600-8650 NW 36th Ave

MIAMI, FL 33147

LIST PRICE: \$68,000/M



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Miami, FL 33147

PROPERTY OVERVIEW

Located in the heart of Miami's industrial core, this ±3.0-acre property offers a rare combination of modern office space, expansive covered yard, and an adjoining vacant parcel ideal for equipment storage or future expansion.

The main structure features ±5,000 SF of fully built-out office space, offering a mix of private offices, open work areas, and a dedicated control/dispatch room with multi-screen displays. The space has been upgraded with polished concrete floors, LED lighting, and large windows providing excellent natural light. Additional features include a large conference/recreation room suitable for team meetings or executive use.

Adjacent to the office building is a ±26,740 SF covered canopy structure, providing extensive weather-protected space for fleet parking, equipment staging, or Heavy industrial operations. Combined with the contiguous ±43,200 SF vacant parcel, the property delivers unmatched versatility for industrial users requiring both administrative headquarters and operational yard space in one location.

Positioned along NW 36th Avenue, the site provides direct access to I-95, SR-112, SR-826, and NW 27th Avenue, offering quick connectivity to Miami International Airport, PortMiami, and Downtown Miami.

KEY FEATURES

- Recently renovated office interiors with multiple private offices and open workspace
- Control/monitoring room with multi-display setup
- Conference/recreation room with lounge and seating area
- Fully paved yard with truck access and heavy-duty surface
- Secure fenced perimeter and gated access
- Covered bays ideal for fleet or material storage
- Rail adjacency and close proximity to major transportation routes



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PROPERTY DETAILS

Total Land Area: 130,320 SqFt

Building Area: 5,000 SqFt

Covered Canopy Area: 26,740 SqFt

Floors: 2 Floors

Clear Height: 18-22 Ft

Built in: 1958

Access: Dual gated entry

Parking Spots: +17

Weight Station: On-Site Truck Scale

More Details:

Strategically positioned near I-95, SR-112, and NW 27th Avenue with quick access to Miami International Airport and PortMiami. Ideal for contractors, logistics firms, and fleet operations requiring secure yard space with modern offices, covered storage, and a three-phase power supply.

Zoning: GU



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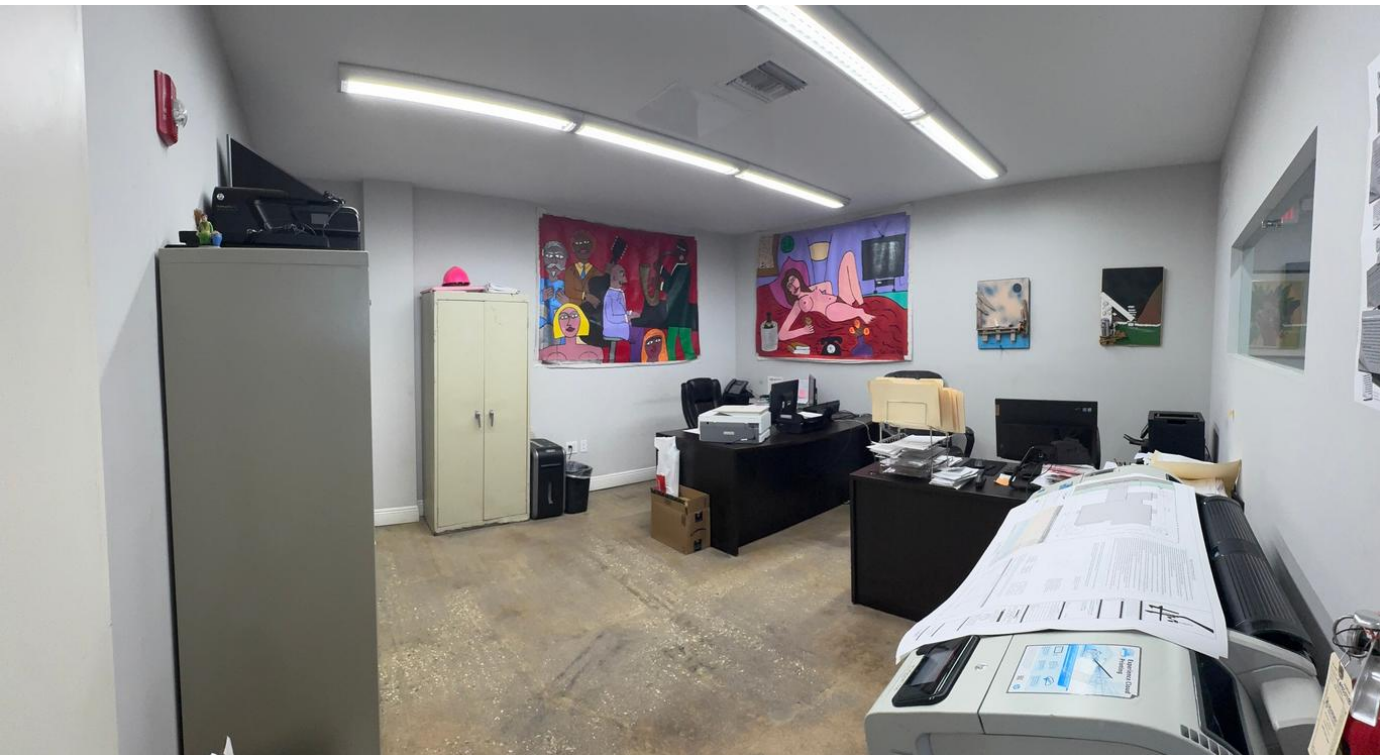
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