

QUADRA

6958 SW 47th St

Industrial Warehouse

FOR LEASE

6958

Property Description

Unit: 6958: 2,019 SF
Rental Rate: \$30 PSF + NNN
Ceiling Height 19'
Clear Height: 14'
Parking: 4 Assigned Spaces

Description:

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

Prime Central Location

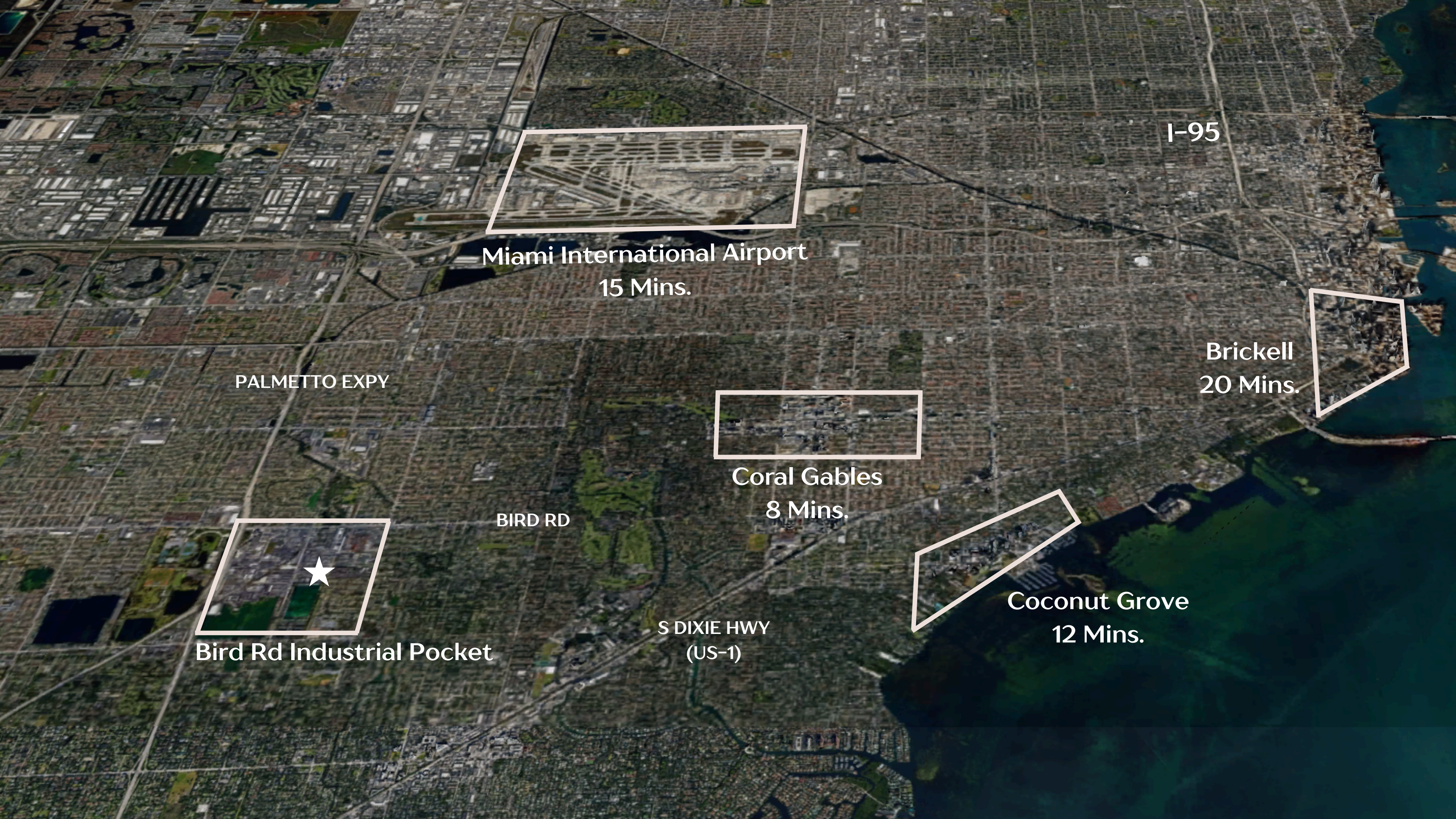
- Immediate access to Bird Road and SR-826 (Palmetto Expy.)
- Excellent connectivity to Coral Gables, Doral, and greater Miami
- Surrounded by an active base of contractors, distributors, and local businesses
- Rare cul-de-sac location — quieter and more private than typical industrial properties in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



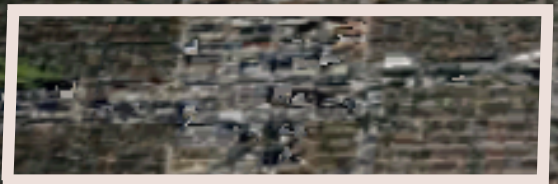




Miami International Airport
15 Mins.

I-95

PALMETTO EXPY

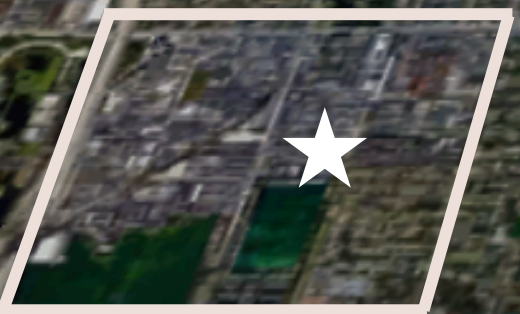


Coral Gables
8 Mins.

Brickell
20 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

