



FOR LEASE

GRANDFATHERED AUTO USE
NO PERMITTING DELAY

ALLAPATTAH | MIAMI, FL 33142

2548 NW 36 ST

TURNKEY OFFICE BUILD-OUT

\$8,000/MO

LEASE RATE

±13,650 SF

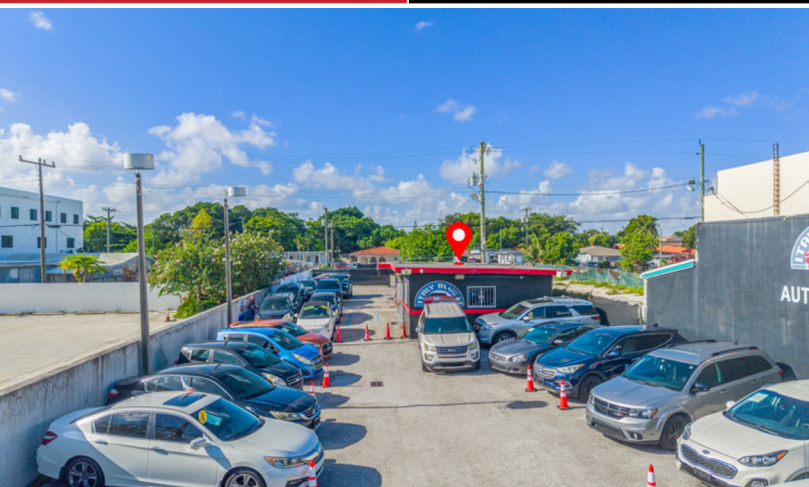
SITE SIZE

T6-8-O

ZONING

2005

YEAR BUILT



LOCATION ADVANTAGES

- Ten minutes to Miami International Airport via NW 36 Street
- Minutes from I-95, SR-836 and the SR-112 Airport Expressway
- Wynwood, the Health District and Downtown all within four miles

FAUSTO COMMERCIAL PRESENTS

Automotive operators seeking a flagship Miami location face a shrinking pool of legally permitted sites — this one already carries the entitlement. The property sits on one of Miami-Dade's busiest east-west arteries, at the center of a corridor that has anchored the county's auto trade for decades. Allapattah's \$800 million revitalization plan earmarks \$90 million for infrastructure work, naming NW 36 Street among its priority corridors — a rare case of public capital landing on an industrial-service street. For a dealer, body shop, or fleet operator, this is not a location you replace.

PROPERTY HIGHLIGHTS

- Dual frontage on NW 36 and NW 37 Streets for full-lot circulation
- Yard and shop suited to dealership, body shop, or fleet operations
- Zoning permits office, retail, restaurant and civic uses by right

EXCLUSIVELY LISTED BY



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