



NEW LISTING FOR LEASE

4237 NW 37TH AVENUE. MIAMI, FL 33142



5,000 SF TOTAL

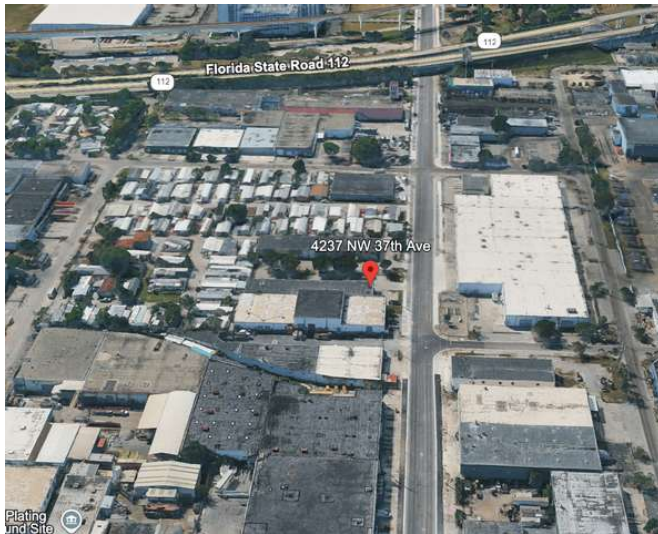
• PROPERTY HIGHLIGHTS •

1,000 SF Office Space: reception, private office and open layout. | **5,000 SF total office Warehouse**
Easy Highway Access | 9 parking spaces + guests |
Excellent Frontage & Visibility on

Although all information provided regarding sale, lease, or financing is from sources deemed reliable, such information has not been verified, and no express or implied representation is made as to its accuracy. The information is subject to errors, omissions, changes in price, rent, or other conditions, prior sale, lease, or financing, or withdrawal without notice.

www.smith-cre.com | 13155 SW 134th St. Suite.210. Miami, FL 33186 | (305) 359-6119

PROPERTY DESCRIPTION



Florida's Turnpike
Approx. 8 minutes
(4 miles).



SR-112 (Airport Expressway)
Approx. 3 minutes
(1 mile).



Port of Miami
Approx. 20 minutes
(11 miles).



Miami International Airport (MIA)
Approx. 8 minutes (3 miles).

Prime Corner Warehouse with Exceptional Visibility on NW 37th Avenue. Excellent leasing opportunity for businesses seeking maximum exposure in one of Miami's most traveled commercial corridors. This 5,000 SF corner warehouse offers outstanding frontage and signage visibility directly on NW 37th Avenue, making it an ideal location for companies that value accessibility and brand exposure.

The property features two connected units functioning as one flexible space, including approximately 500 SF of office space on the first floor and an additional 500 SF of office space on the second floor, providing an efficient layout for administrative operations while maximizing warehouse functionality.

Strategically located just minutes from Miami International Airport, major expressways, and key industrial and commercial districts, this property offers excellent connectivity for distribution, logistics, showroom, storage, light manufacturing, and other commercial uses.

Property Features:

- Prime Corner Location on 37th Ave – 25,000 cars daily
- Excellent Frontage & Visibility on
- Minutes away from the Miami International Airport
- 5,000 SF total office Warehouse
- 1,000 SF Office Space: reception, private office and open layout.
- kitchenette
- Easy Highway Access
- Impact Windows
- Access control monitoring Available Alarm
- 9 parking spaces + guests.
- 3 ground loading doors
- High Security locks
- Base Rate: \$15.50/SF – lowest price in the market
- Incentive Rate: \$14.50/SF (with 1-year prepaid lease option)

Although all information provided regarding sale, lease, or financing is from sources deemed reliable, such information has not been verified, and no express or implied representation is made as to its accuracy. The information is subject to errors, omissions, changes in price, rent, or other conditions, prior sale, lease, or financing, or withdrawal without notice.

PROPERTY PHOTOS



Get in Touch

Angela Prada

Smith Commercial property Group
(305)215-4500
angela@smith-cre.com