



4,870 SF Available

7250 NW 41st STREET

MIAMI, FL 33166

INDUSTRIAL WAREHOUSE

BAY B

FOR LEASE



EXECUTIVE SUMMARY

7250 NW 41st STREET | AVAILABLE FOR LEASE

BAY B

7250 NW 41st STREET | AVAILABLE FOR LEASE | BAY B

APEX Capital Realty presents a ±4,870 SF, fully built-out industrial unit in Miami's Airport West submarket.

The space includes 8 parking spaces, one street-level overhead door, and 16' clear height, suited for light manufacturing, warehousing, or storage. Zoned IU-2 (Heavy Manufacturing), the property allows flexible industrial, warehouse, and vehicle storage uses.

Located on NW 41st Street, just off NW 72nd Avenue (Milam Dairy Road) and east of the NW 36th Street / SR-826 (Palmetto Expressway) interchange, the property is within a mile of Miami International Airport, with PortMiami approximately 11 miles away. The property is located in one of Miami-Dade's most supply-constrained industrial markets.





IU-2 Zoning
INDUSTRIAL, HEAVY
MANUFACTURING DISTRICT



16'
CLEAR HEIGHT



4,870 SF
TOTAL SF



±800 SF
OFFICE SF



30
PARKING SPACES

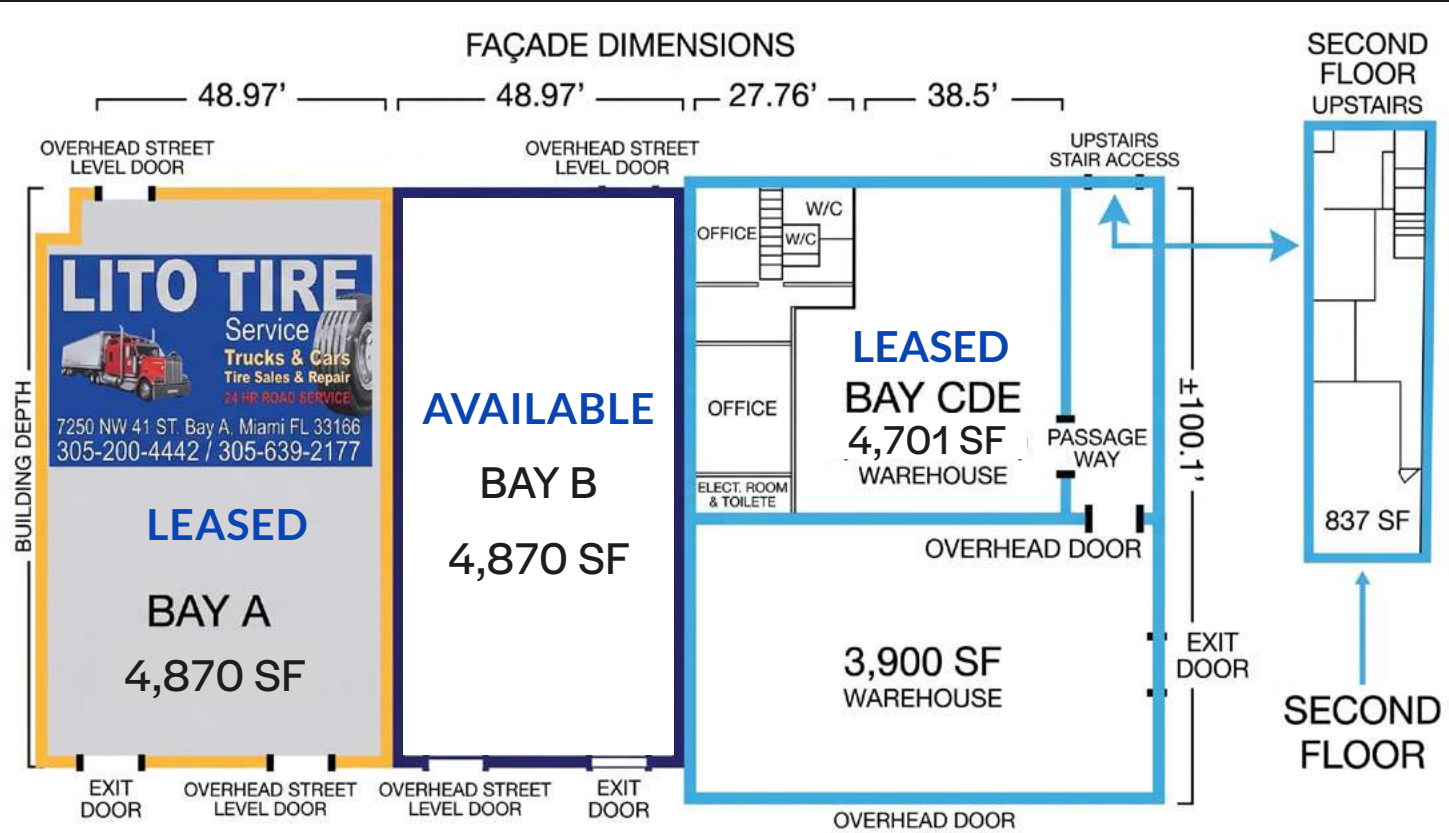
FLOOR PLAN

TOTAL SF AVAILABLE	4,870 SF
TOTAL OFFICE AREA	±800 SF
WAREHOUSE	±19,178 SF
OVERHEAD DOORS	One street-level overhead door
CLEAR HEIGHT	16 FT
POWER	Heavy Power
LEASE AGREEMENT	NNN

DISCLAIMER

"We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it.

The images and floorplans are for illustrative purposes only and may be out of date and not current."



LOCATION MAP



INTERIOR PHOTOS - BAY B



EXTERIOR PHOTOS



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561 NE 79 ST - SUITE 420

Miami, FL 33138

www.APEXCAPITALREALTY.com

CARL GORMAN

COMMERCIAL ADVISOR

(305) 323-9787

CARL@APEXCAPITALREALTY.COM

PATRICK F. BASILE

COMMERCIAL ADVISOR

(305) 761-4005

PATRICK@APEXCAPITALREALTY.COM

DANILO AQUINO

COMMERCIAL ADVISOR

(786) 201-3020

DANILO@APEXCAPITALREALTY.COM