

# INCOME PRODUCING PROPERTY FOR SALE

## 6955 BUILDING

6955 NW 52nd Street  
Miami, FL 33166

OFFERING PRICE  
**\$17,500,000**



### ABOUT PROPERTY

Seize the opportunity to own the 6955 Building. This highly coveted property is a  $\pm 43,091$  SF freestanding office/flex/warehouse building strategically situated in the heart of the Miami Airport West submarket. The building is centrally located near Miami International Airport, Doral and Miami Springs, offering unparalleled access to a dynamic array of amenities, including restaurants, banks, hotels, shopping centers, and residential communities.

This prime property boasts a tranquil, lushly landscaped environment that enhances its appeal and provides a serene backdrop for its diverse tenant base. Currently, the 6955 Building is 96% occupied which represents a solid investment with strong rental income potential.

### PROPERTY FEATURES

- $\pm 43,091$  SF
- Warehouse  $\pm 25,370$  SF
- Office  $\pm 17,721$  SF
- Doors: 5 loading doors;  
including 2 drive in doors
- Fire sprinklers
- Hurricane impact windows
- $\pm 103$  parking spaces
- Parcel Size:  $\pm 2.04$  Acres ( $\pm 88,862$  SF)
- Property Folio #: 30-3023-037-0050
- Zoning: 7300 Industrial  
Heavy Manufacturing
- Land Use Terminal: 4837 Warehouse or Storage

### PROPERTY VIDEO

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### LOCATION OVERVIEW

- The 6955 building is centrally located in the Miami Airport West submarket
- Florida's Turnpike is approximately 5 miles away
- SR 836 (Dolphin Expressway) is approximately 3 miles away
- SR 826 (Palmetto Expressway) is approximately 1 mile away

For additional information please contact us:

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