

EAST AIRPORT/BROWNSVILLE
INDUSTRIAL LAND FOR SALE

4301 NW 36TH AVE
MIAMI, FL 33142



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PROPERTY DESCRIPTION

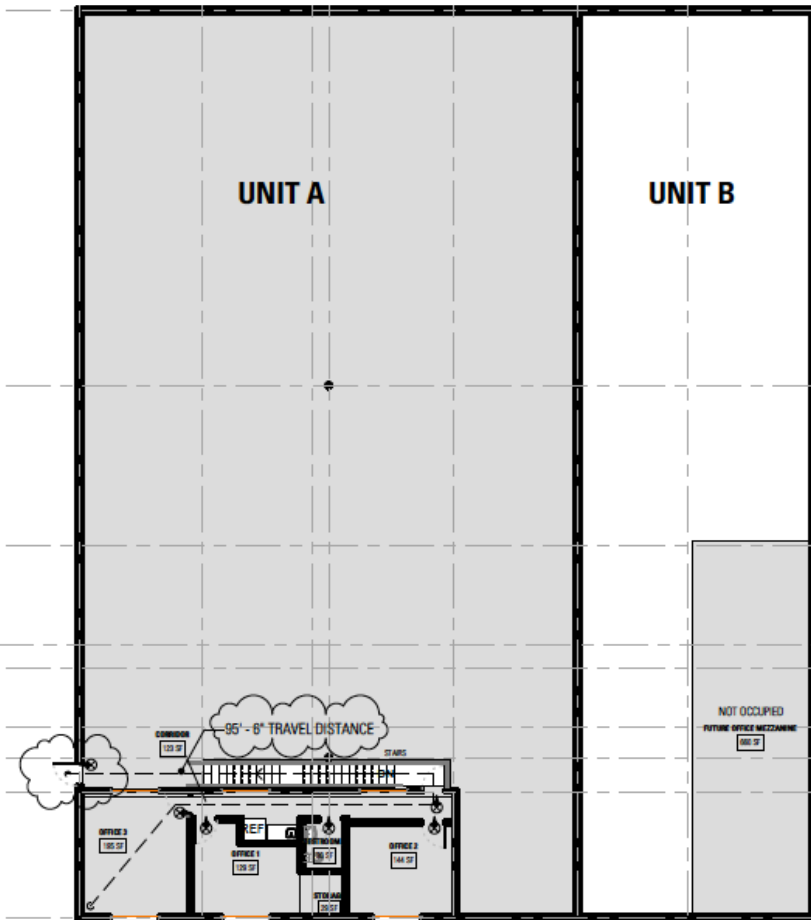
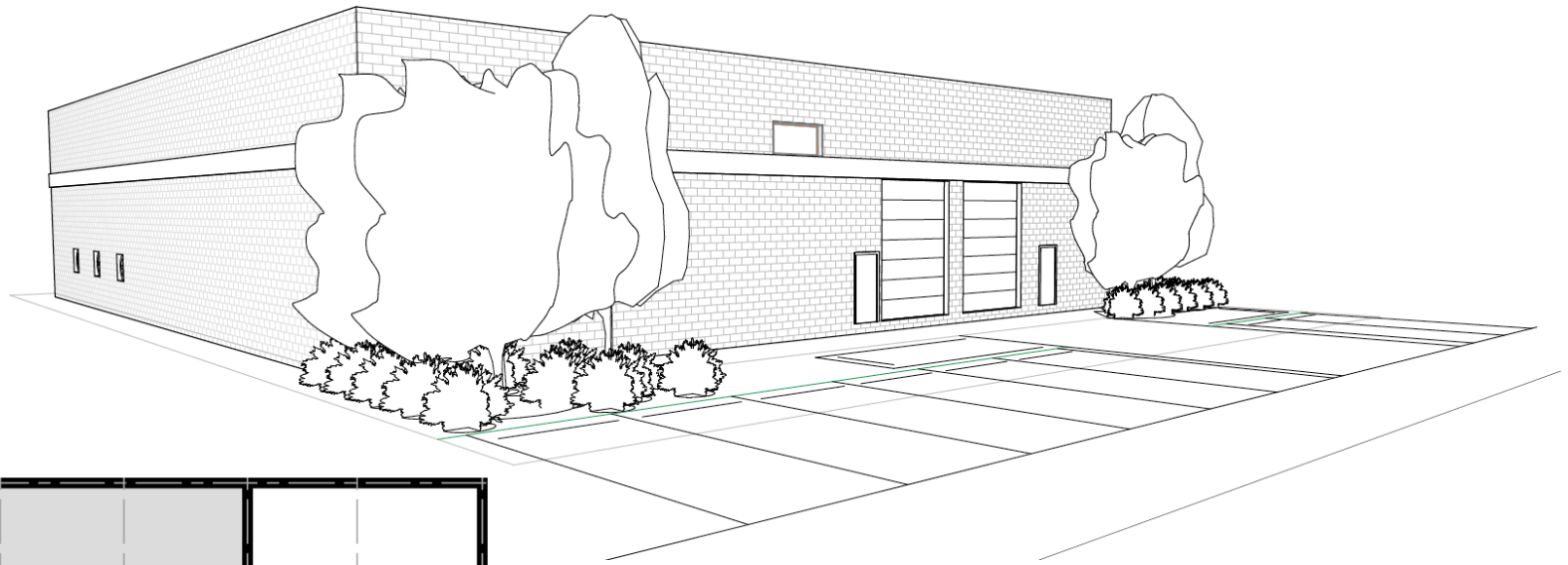


Land Area:	14,198 SF (0.33 Acre)
Dimensions:	100' x 142'
Zoning:	IU-1 (Industrial / Light Manufacturing District)
Allowable Uses:	Automotive, Gas Station, Cold Storage, Warehouse, Office, Parking (Commercial + Noncommercial), Storage, Wholesale
Asking Price:	\$695,000 (\$49/SF)

APEX Capital Realty is proud to present an urban in-fill industrial land site located in the East Airport/Brownsville area of Miami. With a wide variety of allowable uses and close proximity to MIA International Airport & FL-112, the site can be used as-is, or developed. The site also has an existing set of plans for a 10,000 Sq. Ft. warehouse which can be provided to the buyer.



PLANS



The site has an existing set of plans for a 10,000 Sq. Ft. warehouse, for which the full set of plans can be provided to buyer upon request.

Plans are pending final approvals and permits.
Existing plans include the following features:

- Gross Building Area: 10,000 SF
- 2 Units split into 5,953 SF and 3,079 SF
- Office/mezzanine levels: 600-700 SF per unit
- 21 FT Ceilings w/ Two 14 FT ground-level loading bays
- Landscape features pursuant to code requirements



AERIAL VIEW



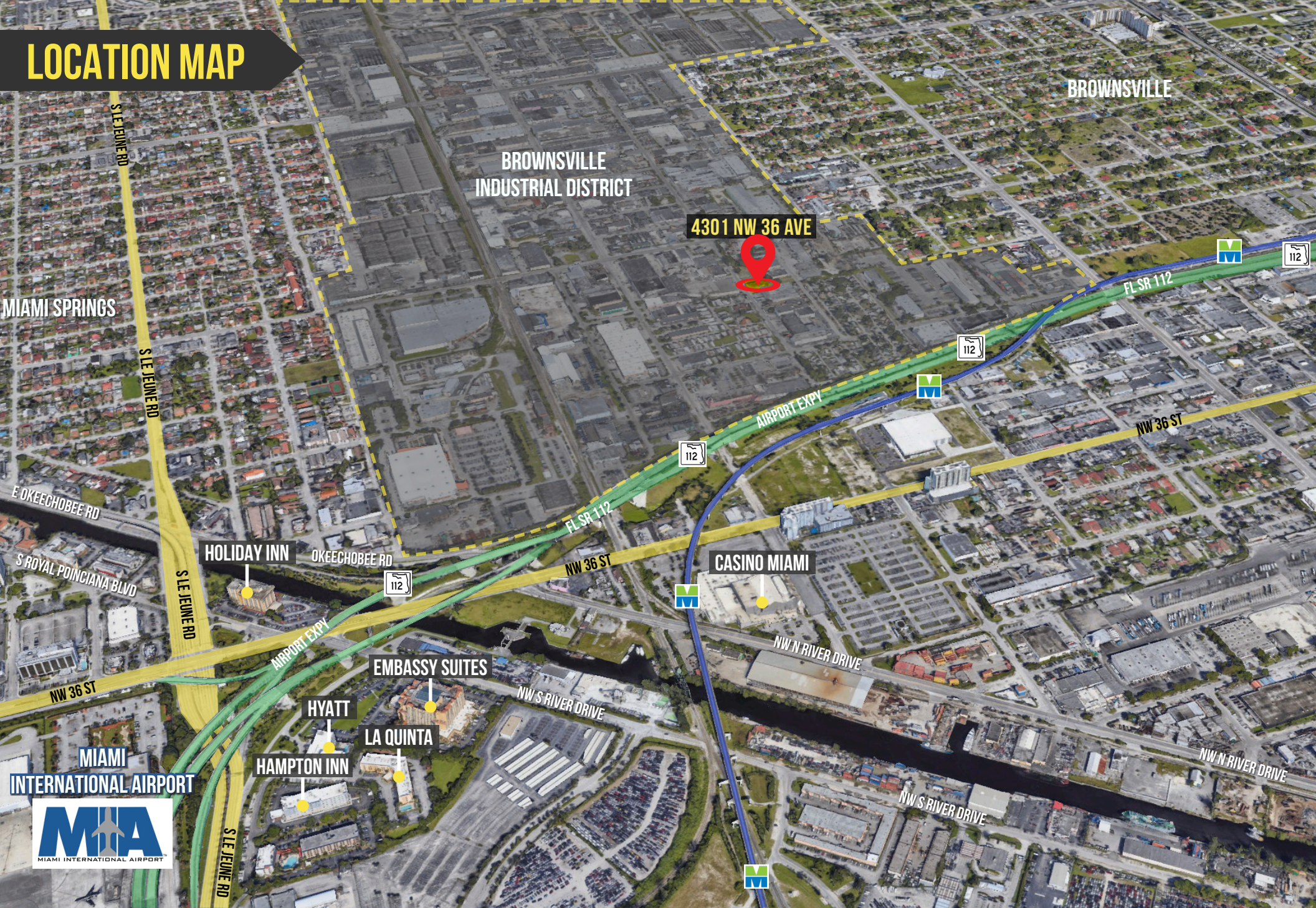
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LOCATION MAP



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