

FOR LEASE



7250 NW 41st STREET
MIAMI, FL 33166

INDUSTRIAL WAREHOUSE
9,438 SF (Bays C,D,E)



EXECUTIVE SUMMARY

7250 NW 41st STREET | AVAILABLE FOR LEASE

APEX Capital Realty presents ±9,438 SF of fully built-out industrial space in Miami’s Airport West submarket.

The unit includes ±1,000 SF of office, 16 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, within a mile of Miami International Airport, with PortMiami ±11 miles away.

The property is located in one of Miami-Dade’s most supply constrained industrial markets.



\$22.50NNN
ASKING PRICE



1
STREET LEVEL
OVERHEAD DOOR



IU-2 Zoning
INDUSTRIAL, HEAVY
MANUFACTURING DISTRICT



16’
CLEAR HEIGHT



±9,438 RSF
TOTAL SF



±1,000 SF
TOTAL OFFICE SF



16
MARKED PARKING
SPACES



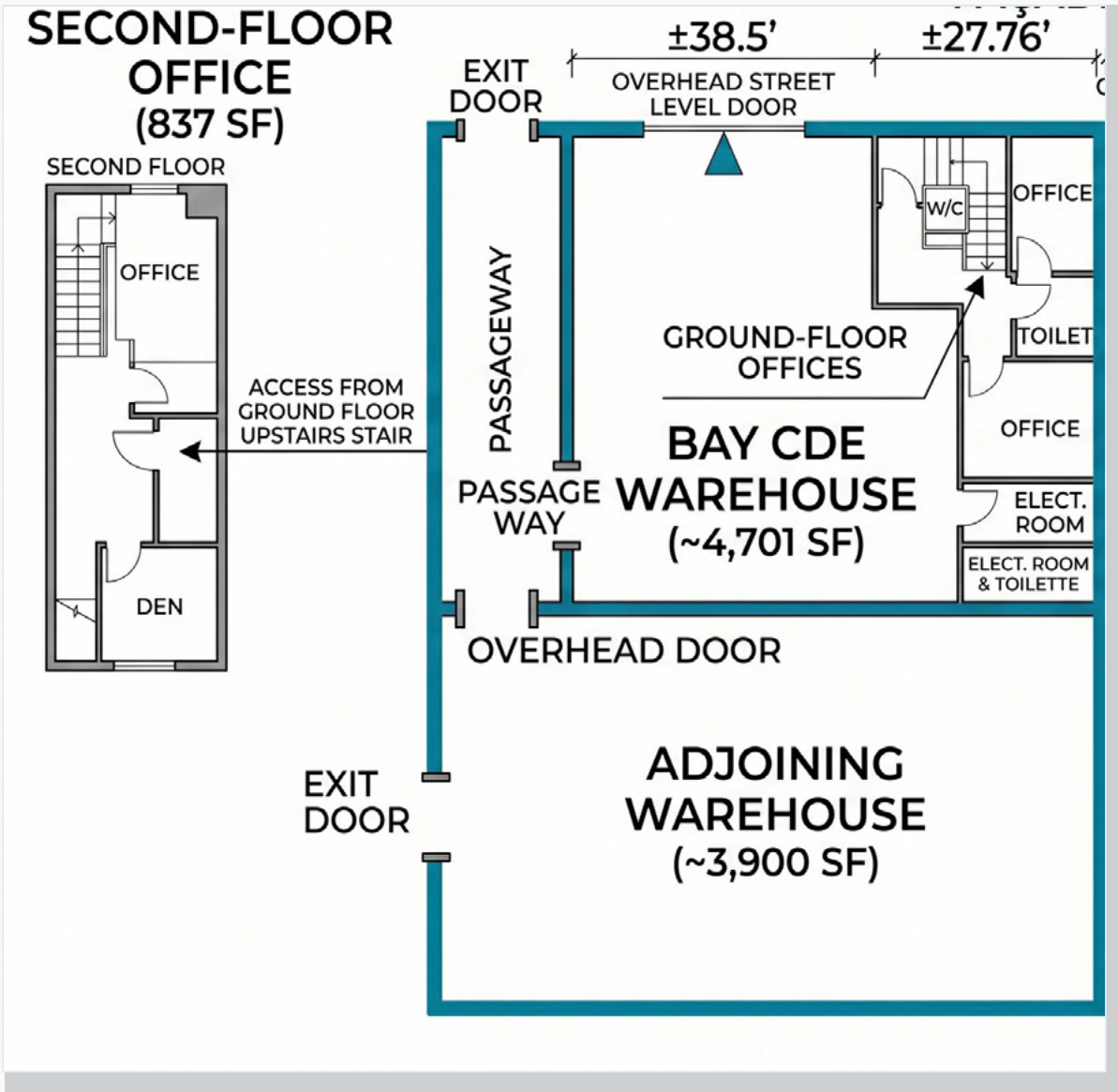
FLOOR PLAN

TOTAL SF AVAILABLE	±9,438 SF
TOTAL OFFICE AREA	±1,000 SF (incl. ±837 SF of 2nd floor office)
WAREHOUSE	±8,438 SF
OVERHEAD DOORS	One (1) street-level overhead door
CLEAR HEIGHT	16 FT
POWER	Heavy Power
LEASE AGREEMENT	NNN
ASKING PRICE	\$22.50 NNN

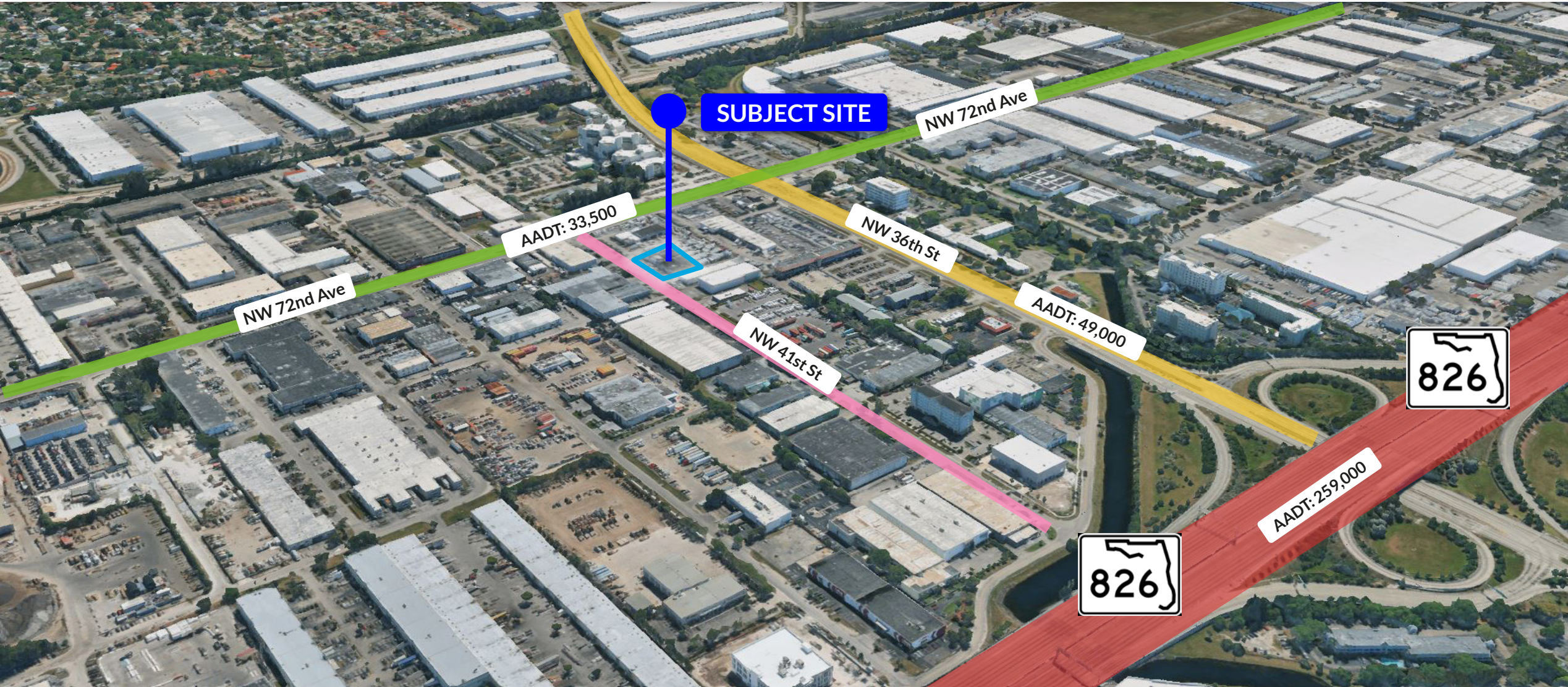
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LOCATION MAP



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INTERIOR PHOTOS



EXTERIOR PHOTOS



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