



**hard to find Industrail
warehouse for lease
or sale.**

**3350 NW 48 ST
3350 NORTHWEST 48TH STREET**
MIAMI, FL 33142

Price: \$2,100,000



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Property Summary

Available SF	18400
Building Size	18437
Lease Rate	8.5
Lot Size	31,158 Sq. Ft.
Property Type	Industrial
Purchase Price	\$2,100,000
Rentable Sq. Ft.	18,437

Property Overview

Property is a large warehouse Miami dade has a 3% vacancy and this property is priced well.

Location Overview

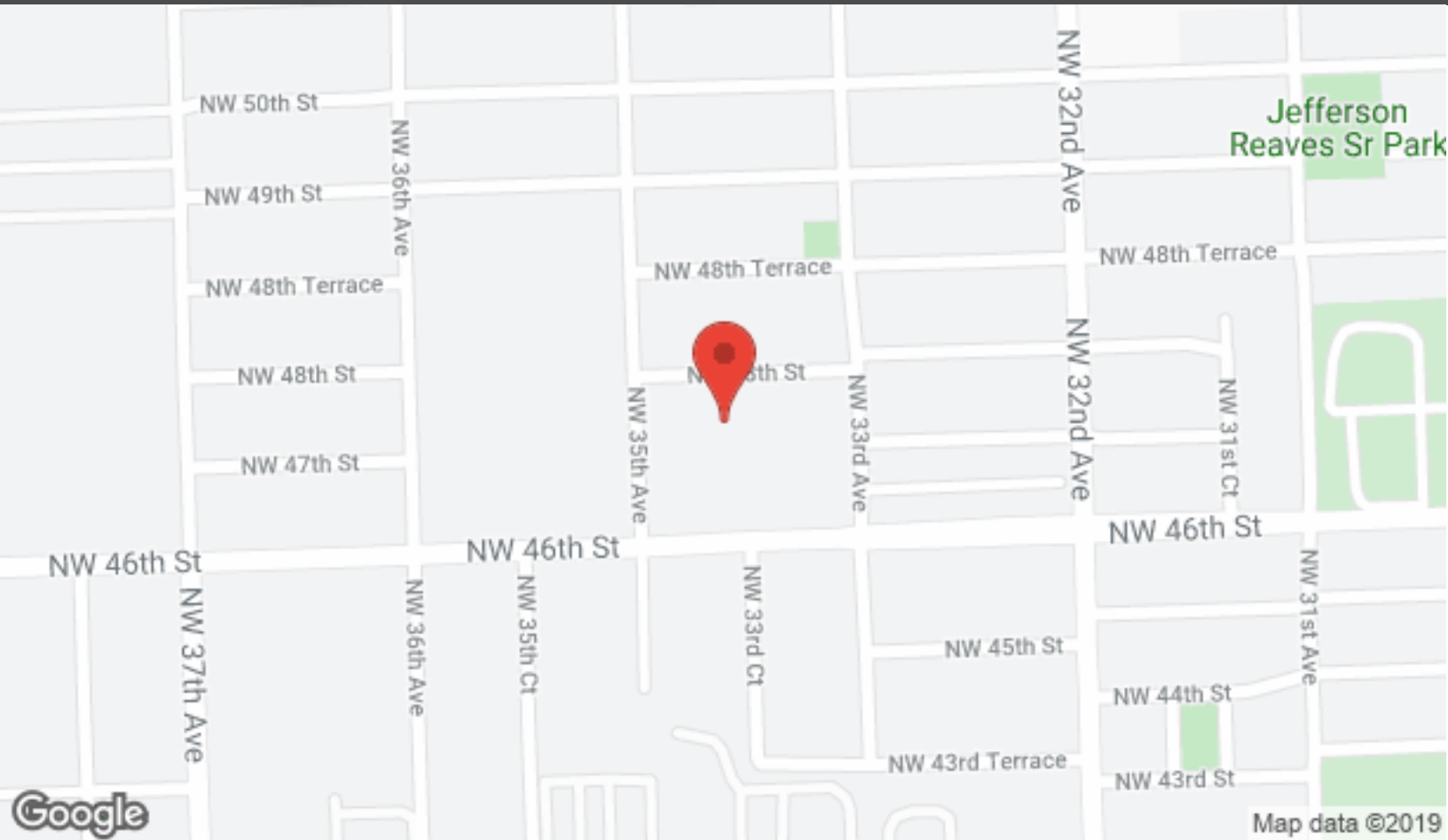
This area is called Airport east and it is one of the older industrial areas in Miami Dade, 10 minutes to the airport, 10 Minutes to Wynwood/Design District/ Allapatah. 20 Minutes to downtown or the Port of Miami, close to SR 112, I-95 or SR 836

LOCATION MAP

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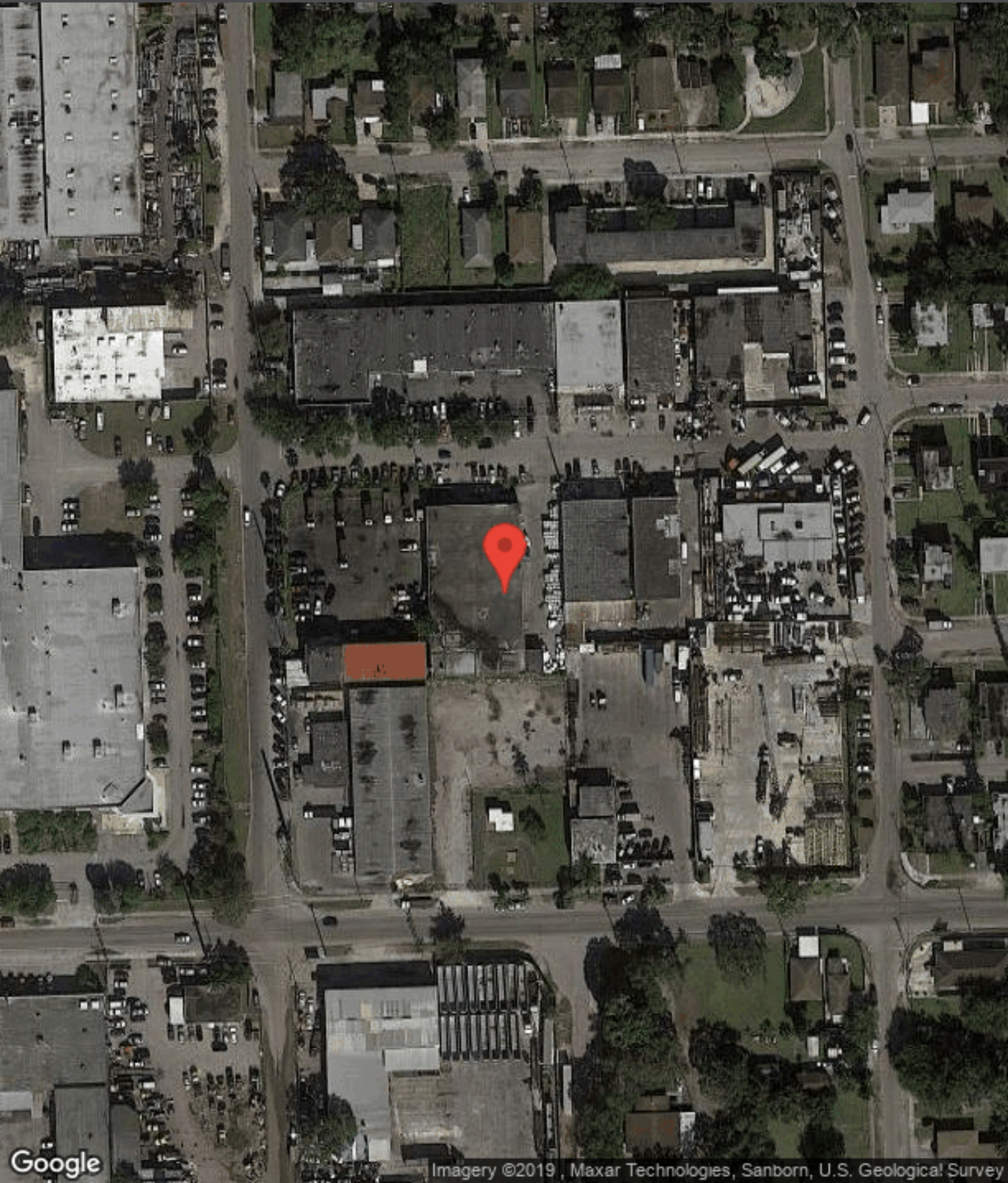
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AERIAL MAP

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Population	1 Mile	3 Mile	5 Mile
Male	8,046	107,529	310,291
Female	8,226	110,966	317,322
Total Population	16,272	218,495	627,613

Age Breakdown	1 Mile	3 Mile	5 Mile
Ages 0-4	979	11,951	31,804
Ages 5-9	1,219	14,745	38,725
Ages 10-14	1,154	13,656	35,456
Ages 15-19	1,141	13,286	34,196
Ages 20-24	1,128	13,598	35,708
Ages 25-29	1,074	13,856	37,423
Ages 30-34	1,041	13,742	38,554
Ages 35-39	995	13,789	40,167
Ages 40-44	1,001	14,214	42,516
Ages 45-49	1,061	14,755	44,556
Ages 50-54	1,022	14,259	43,193
Ages 55-59	944	13,212	40,255
Ages 60-64	823	11,834	36,147
Ages 65-69	711	10,296	31,706
Ages 70-74	611	8,934	27,676
Ages 75-79	481	7,441	23,017
Ages 80-84	349	5,589	17,523
Ages 85+	538	9,338	28,991

Household Income	1 Mile	3 Mile	5 Mile
Median	\$30,687	\$27,074	\$29,676
< \$10000	696	12,087	35,247
\$10000-\$14999	606	8,087	23,347
\$15000-\$19999	487	7,060	20,258
\$20000-\$24999	517	6,486	18,384
\$25000-\$29999	409	6,191	15,153
\$30000-\$34999	284	4,936	14,545
\$35000-\$39999	198	3,833	12,035
\$40000-\$44999	200	3,550	12,268
\$45000-\$49999	190	3,067	8,827
\$50000-\$60000	417	4,795	14,788
\$60000-\$74000	624	4,682	16,275
\$75000-\$99999	319	3,842	14,165
\$100000-\$124999	65	1,703	8,056
\$125000-\$149999	51	990	3,872
\$150000-\$199999	49	803	3,588
> \$200000	N/A	298	3,694

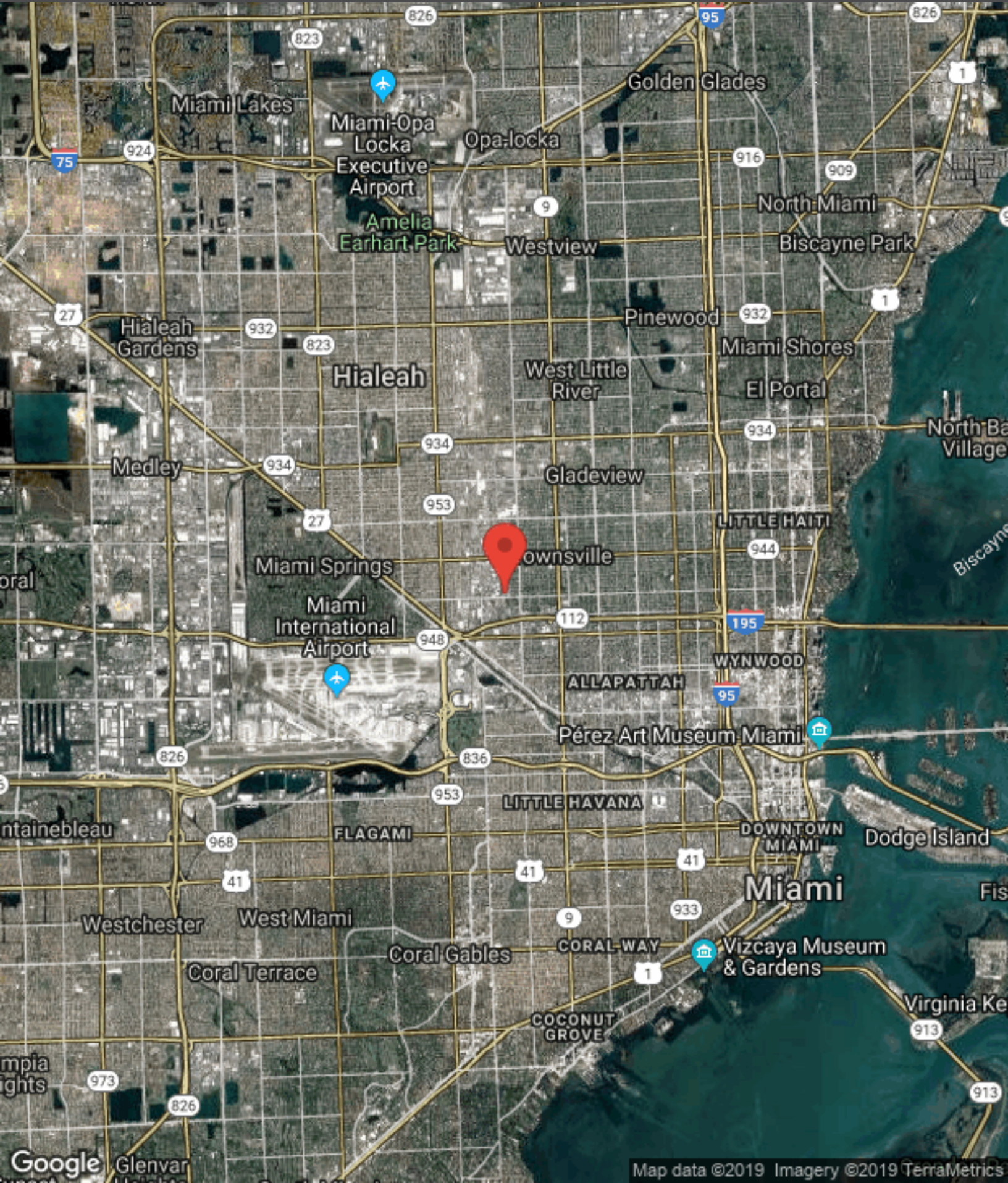
Housing	1 Mile	3 Mile	5 Mile
Total Units	5,717	81,353	251,449
Occupied	5,180	74,376	226,951
Owner Occupied	2,296	28,262	83,843
Renter Occupied	2,884	46,114	143,108
Vacant	537	6,977	24,498

REGIONAL MAP

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or an attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the appropriate engineer, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Z Miami Commercial in compliance with all applicable fairhousing and equal opportunity laws.



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Daniel Zelonker

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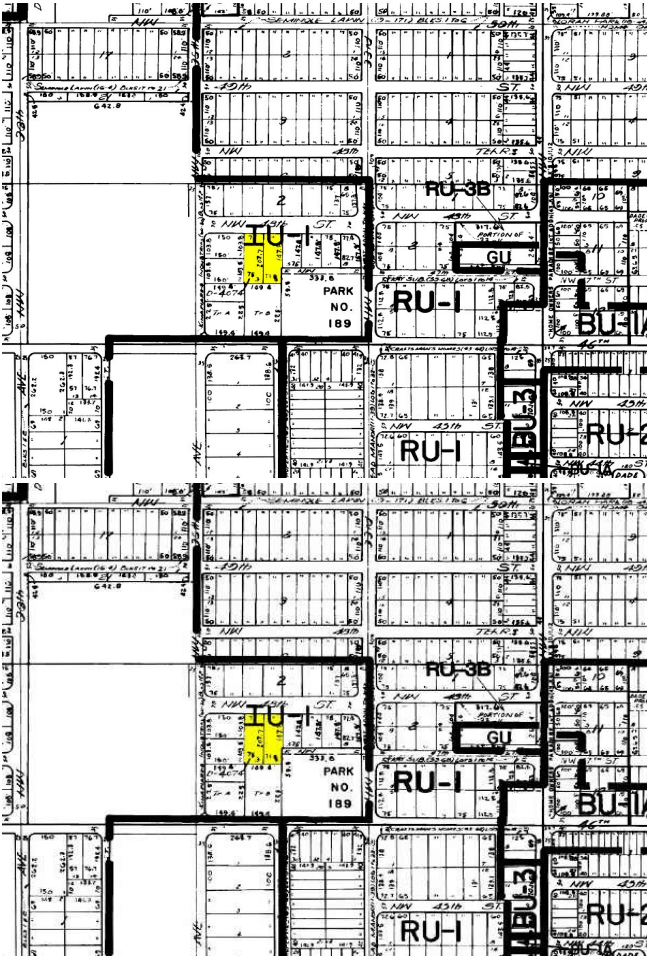
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3350 NW 48th St

\$9.00 /SF/Yr



Rental Rate:	\$9.00 /SF/Yr
Property Type:	Industrial
Property Sub-type:	Warehouse
Rentable Building Area:	18,434 SF
Year Built:	1957
Rental Rate Mo:	\$0.75 USD/SF/Mo

1st Floor

Space Available	10,000 SF
Rental Rate	\$9.00 /SF/Yr
Date Available	30 Days
Service Type	Industrial Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

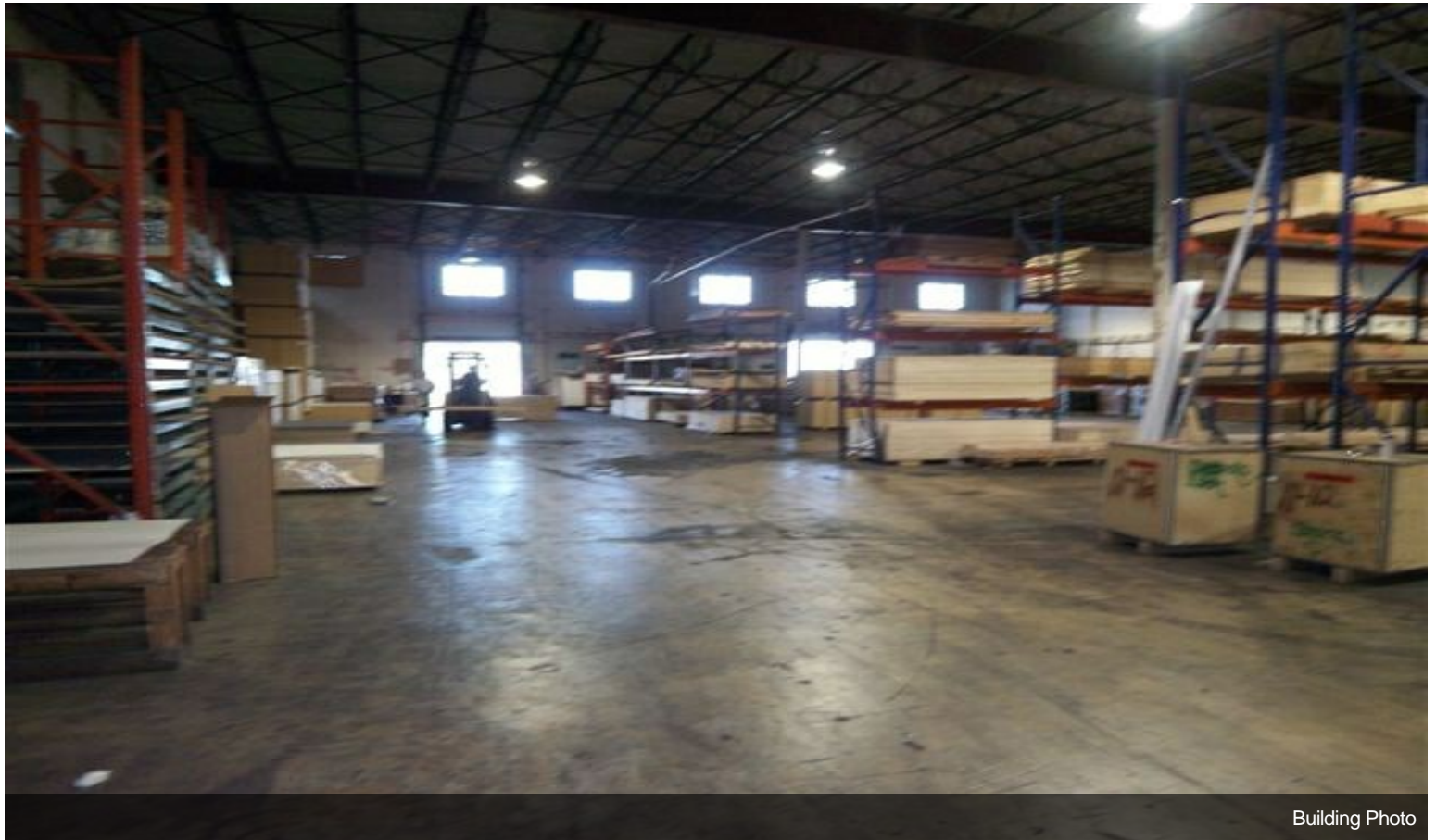


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Property Photos

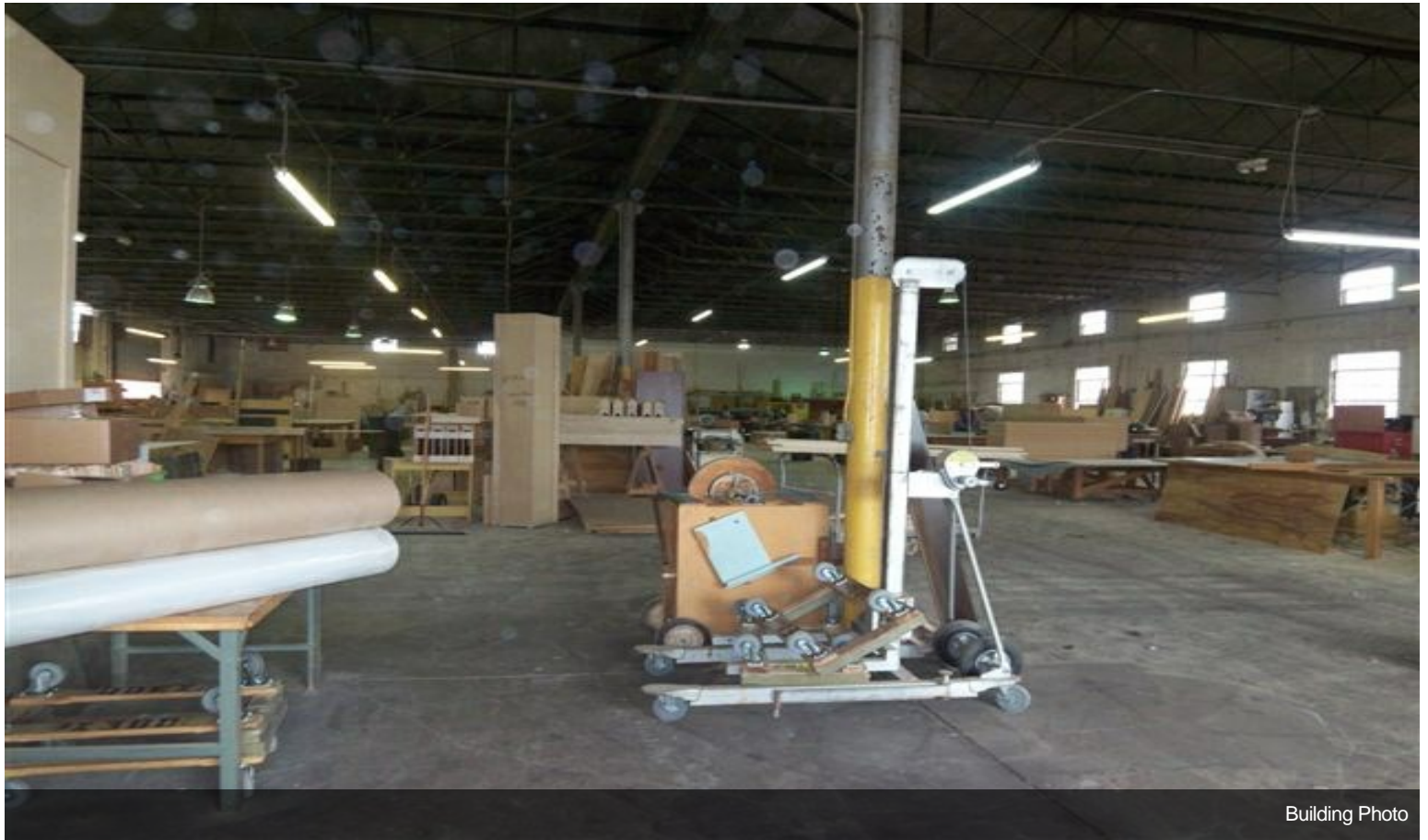


Building Photo

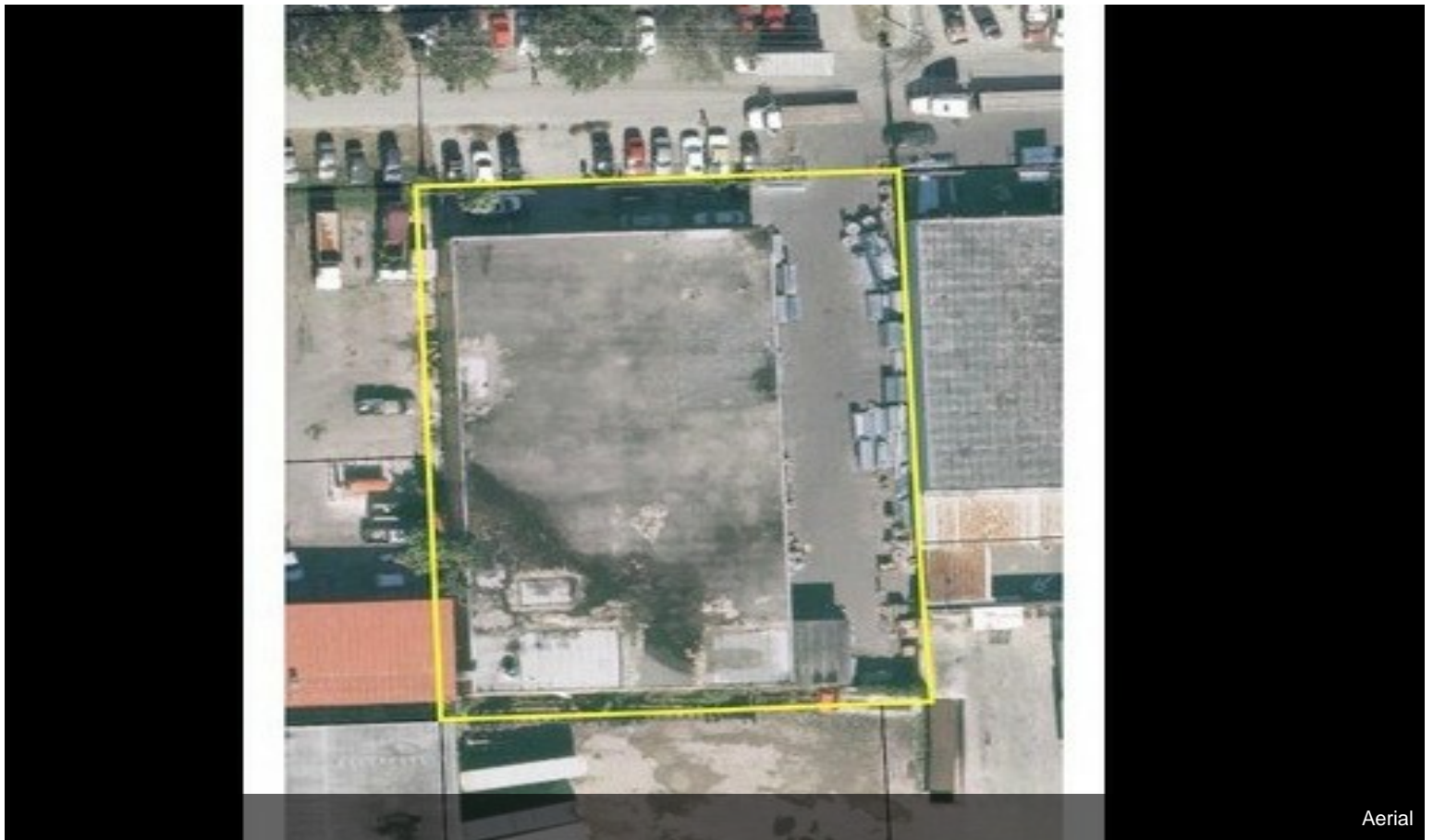


Building Photo

Property Photos



Building Photo



Aerial