

# FREESTANDING BUILDING

## 5575 NW 36<sup>TH</sup> AVE

### FOR SALE OR LEASE

  
TRANSWESTERN  
REAL ESTATE  
SERVICES



**RECENTLY  
RENOVATED**

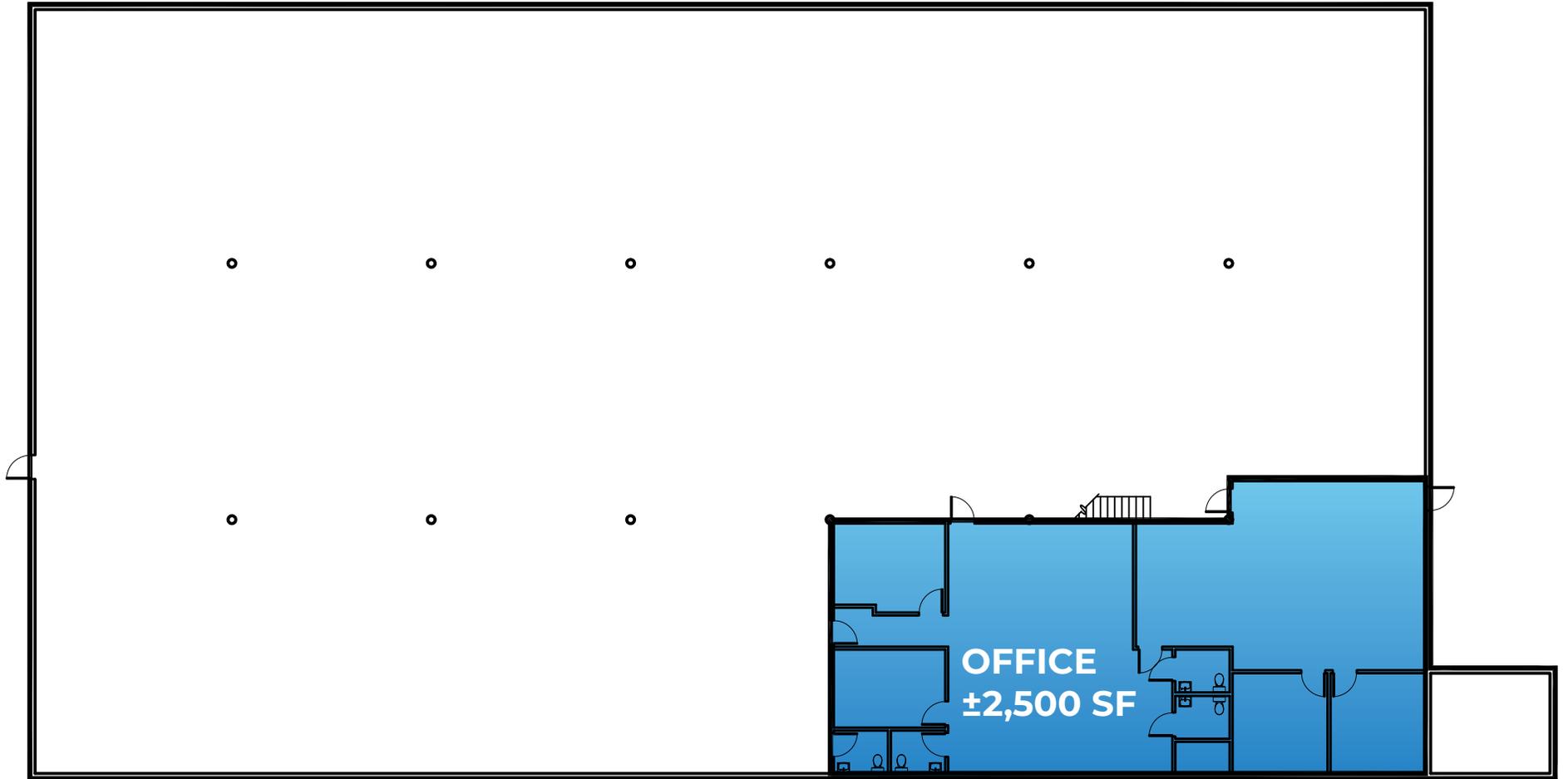
**AVAILABLE  
IMMEDIATELY**

**1 DOCK + 1 RAMP**

IMMEDIATE ACCESS TO  
**112 EXPRESSWAY AND I-95**

5575 NW 36TH AVE, HIALEAH, FL 33142

# FLOOR PLAN



# RECENTLY RENOVATED - INTERIOR & EXTERIOR



# FREE STANDING BLDG IN STRATEGIC LOCATION

- 

**112**  
112 EXPRESSWAY  
±1.9 MILES
- 

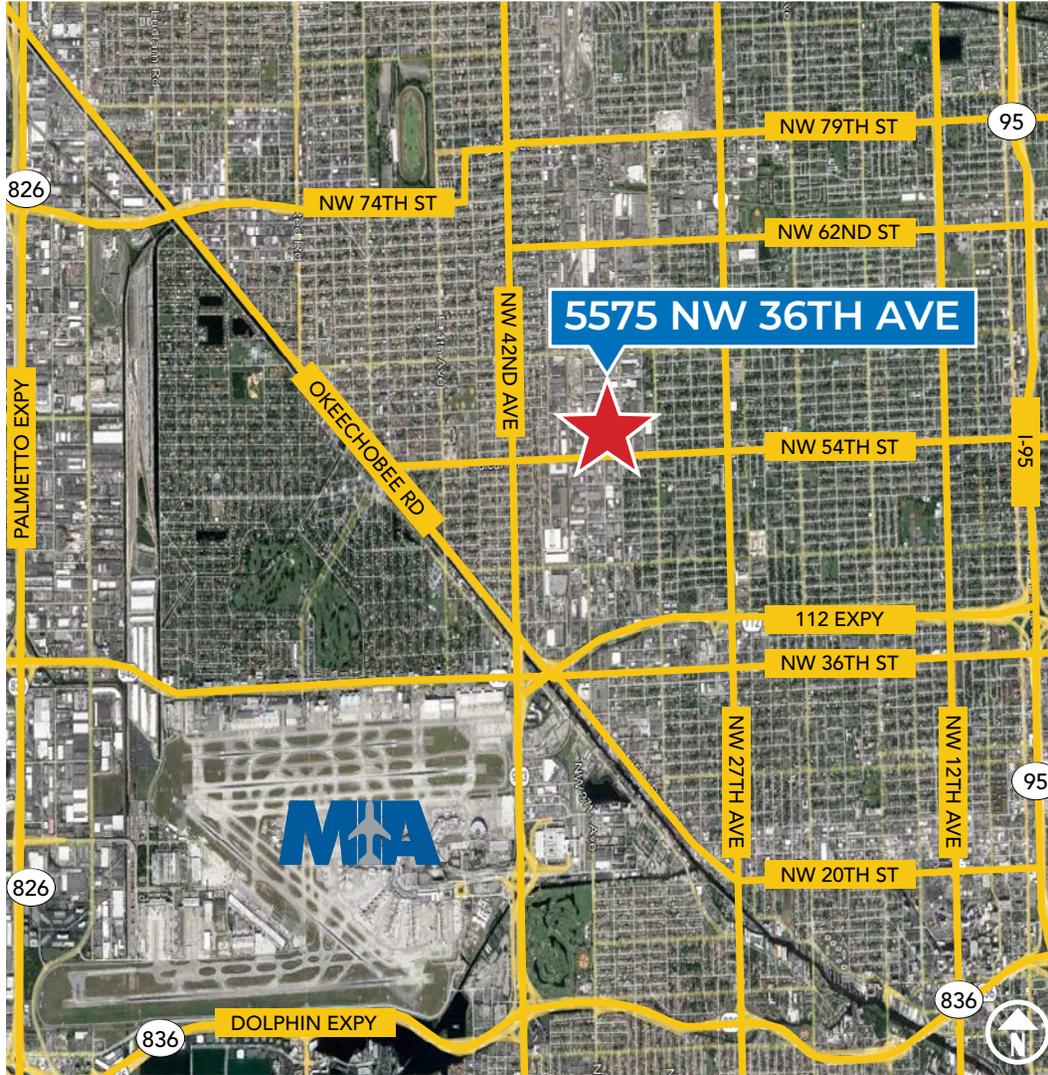
**826**  
PALMETTO EXPRESSWAY  
±2.2 MILES
- 

**MIA CARGO FACILITIES**  
±2.29 MILES
- 

**I-95**  
I-95  
±5.2 MILES
- 

**836**  
DOLPHIN EXPRESSWAY  
±5.5 MILES
- 

**TO PORT MIAMI**  
±9.1 MILES



- 

**RECENTLY RENOVATED**
- 

**TOTAL SF: ±18,224 SF**
- 

**CEILING HEIGHT: ±18' CLEAR**
- 

**OFFICE SF: ±2,500 SF**
- 

**COLUMN SPACING: 32' X 24.5'**
- 

**1 DOCK + 1 RAMP**
- 

**EXCELLENT ACCESS TO STATE ROADS #836 AND #112, INTERSTATE I-95 AND STATE ROAD #27.**
- 

**IMMEDIATE OCCUPANCY**
- 

**FOR SALE: \$308/SF (\$5.63 MILLION)  
FOR LEASE: \$18/SF INDUSTRIAL GROSS**

## FOR MORE INFORMATION, CONTACT

**CARLOS GAVIRIA**  
SENIOR VICE PRESIDENT  
305.808.7313  
carlos.gaviria@transwestern.com

**BEN EISENBERG**  
EXECUTIVE MANAGING DIRECTOR  
305.808.7826  
ben.eisenberg@transwestern.com

**WALTER BYRD**  
EXECUTIVE MANAGING DIRECTOR  
305.808.7825  
walter.byrd@transwestern.com

**THOMAS KRESSE**  
MANAGING DIRECTOR  
305.808.7827  
thomas.kresse@transwestern.com

Transwestern Commercial Services Florida, LLC | 100 SE 2nd Street | Suite 3100 | Miami, FL 33131

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern Licensed Real Estate Broker.

[www.SFLIndustrial.com](http://www.SFLIndustrial.com)

**TRANSWESTERN**  
REAL ESTATE SERVICES