

Miami Two-Building Industrial Portfolio

Available for Sale

ADDRESS

6900 - 6988 NW 52nd St
Miami, FL 33166

Unique Two-Building Configuration
+/- 27,000 SF & +/- 6,750 SF

CONTACT

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Executive Summary

The Dual-Asset Opportunity

ComReal is pleased to present the exclusive opportunity to acquire **6900 - 6988 NW 52nd Street**, a **rare two-building industrial portfolio** located in the heart of Miami's premier **Airport West/Doral submarket**. This offering provides a unique 'hybrid' investment: immediate occupancy for an owner-user in one building, combined with a stable, credit-backed income stream via a 2-year leaseback in the other. Positioned with unmatched access to major logistics arteries, this asset is designed for businesses looking to anchor their headquarters while benefiting from long-term equity appreciation.



Investment Highlights

- **Unique Two-Building Configuration:** Allows for future flexibility, including partial occupancy, expansion, or multi-tenant leasing.
- **Strategic 2-Year Leaseback:** Building 6900 offers immediate cash flow with a 2-year leaseback, providing a 'built-in' tenant and a smooth transition period for the buyer.
- **Prime In-fill Location:** Situated minutes from Miami International Airport with rapid access to the Palmetto Expressway (SR 826) and the Florida Turnpike.
- **Owner-User Appeal:** Building 6988 is ideal for a company seeking a freestanding building with dedicated loading and parking
- **Flexible Disposition:** Available for purchase as a combined portfolio or as individual assets.



6900 // Loading



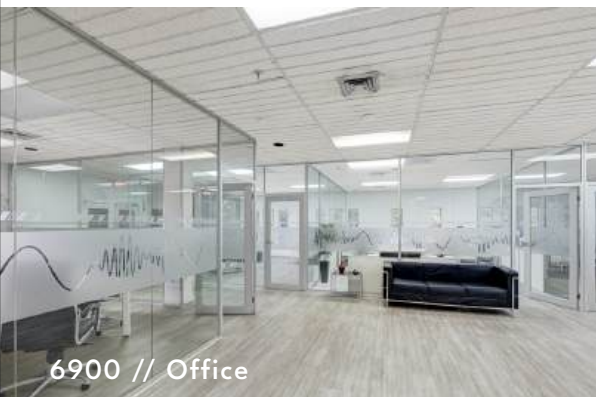
6900 // Warehouse



6900 // Warehouse



6988 // Loading



6900 // Office



6900 // Office



Buildings



6988 // Warehouse

Buildings

Building 6900 NW 52nd Street

- **Size:** +/- 27,000 SF
- **Warehouse:** +/- 22,000SF
- **Office:** +/- 5,000SF on two floors
- **Type:** Freestanding Facility
- **Loading:** 4 Loading Doors (Combined Dock and Street Level)
- **Clear Height:** 20' Clear
- **Year Built:** 1984
- **Additional Features:** Heavy Power and large second-floor office footprint
- **Leaseback Details:**
 - **Tenant:** DAS Audio of America Inc.
 - **Lease Type:** NNN
 - **Lease Rate:** \$18.00/SF NNN
 - **Term:** 2-year with options

Building 6988 NW 52nd Street

- **Size:** +/- 6,750 SF
- **Type:** Freestanding Building
- **Construction:** Modern Metal Construction
- **Year Built:** 2020
- **Loading:** 1 Loading Door
- **Status:** To be delivered vacant at closing, ideal for immediate occupancy

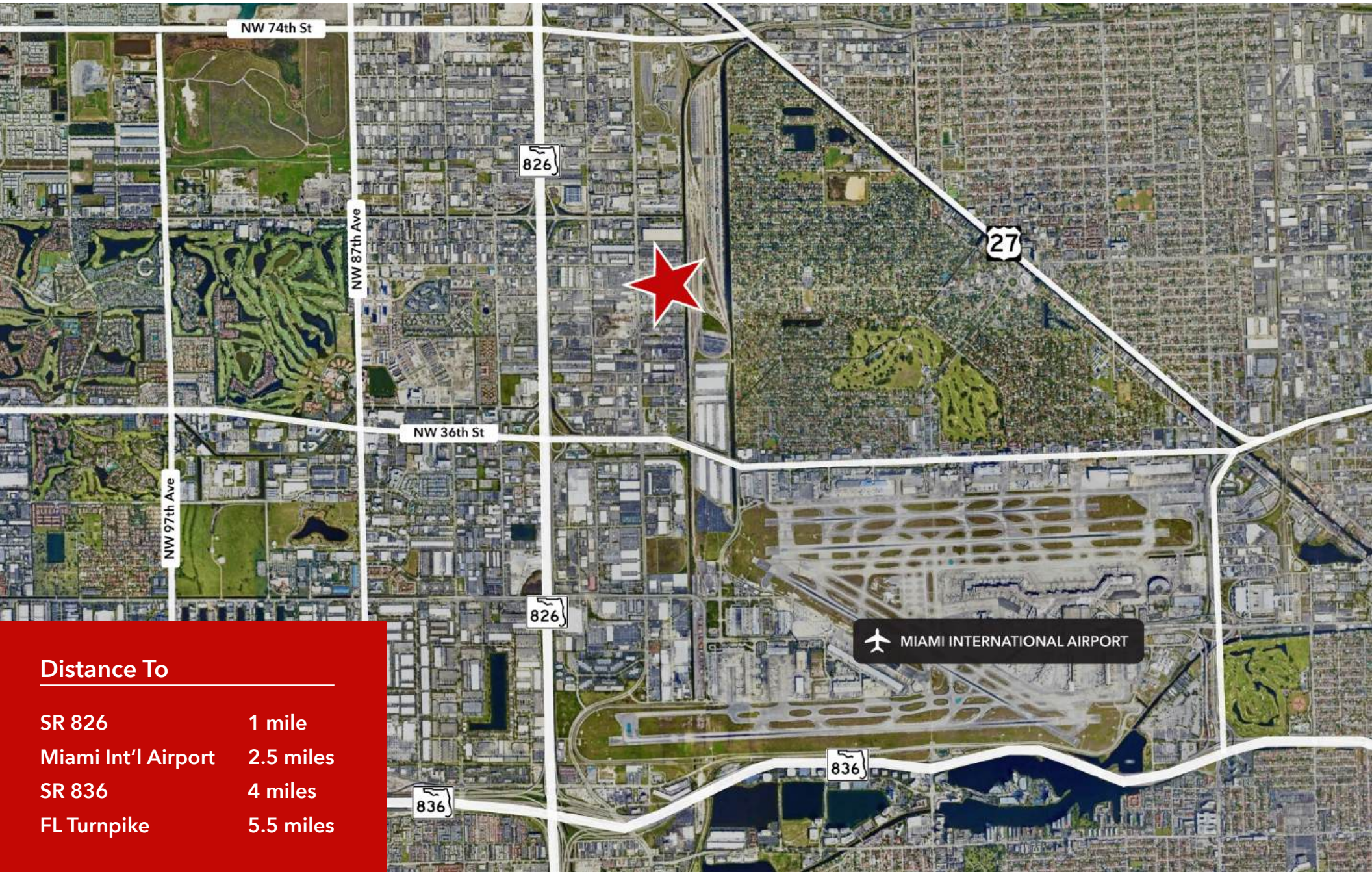
Building 6900 NW 52nd Street



Building 6988 NW 52nd Street



Location



Distance To

SR 826	1 mile
Miami Int'l Airport	2.5 miles
SR 836	4 miles
FL Turnpike	5.5 miles

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