



**GOYAL & DeCOSTER**  
A REAL ESTATE COMPANY

**2855**

NW 75th Ave  
Miami, FL 33122



Asking \$8.3mm or \$19.50 PSF NNN

## INDUSTRIAL BUILDING AVAILABLE

+/- 26,412 SF on +/- 37,200 SF lot  
Zoned IU-2 Heavy Manufacturing

Freddy DeCoster  
Freddy@goyaldecoster.com  
+1 (407) 963-7403

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**407-693-7403**

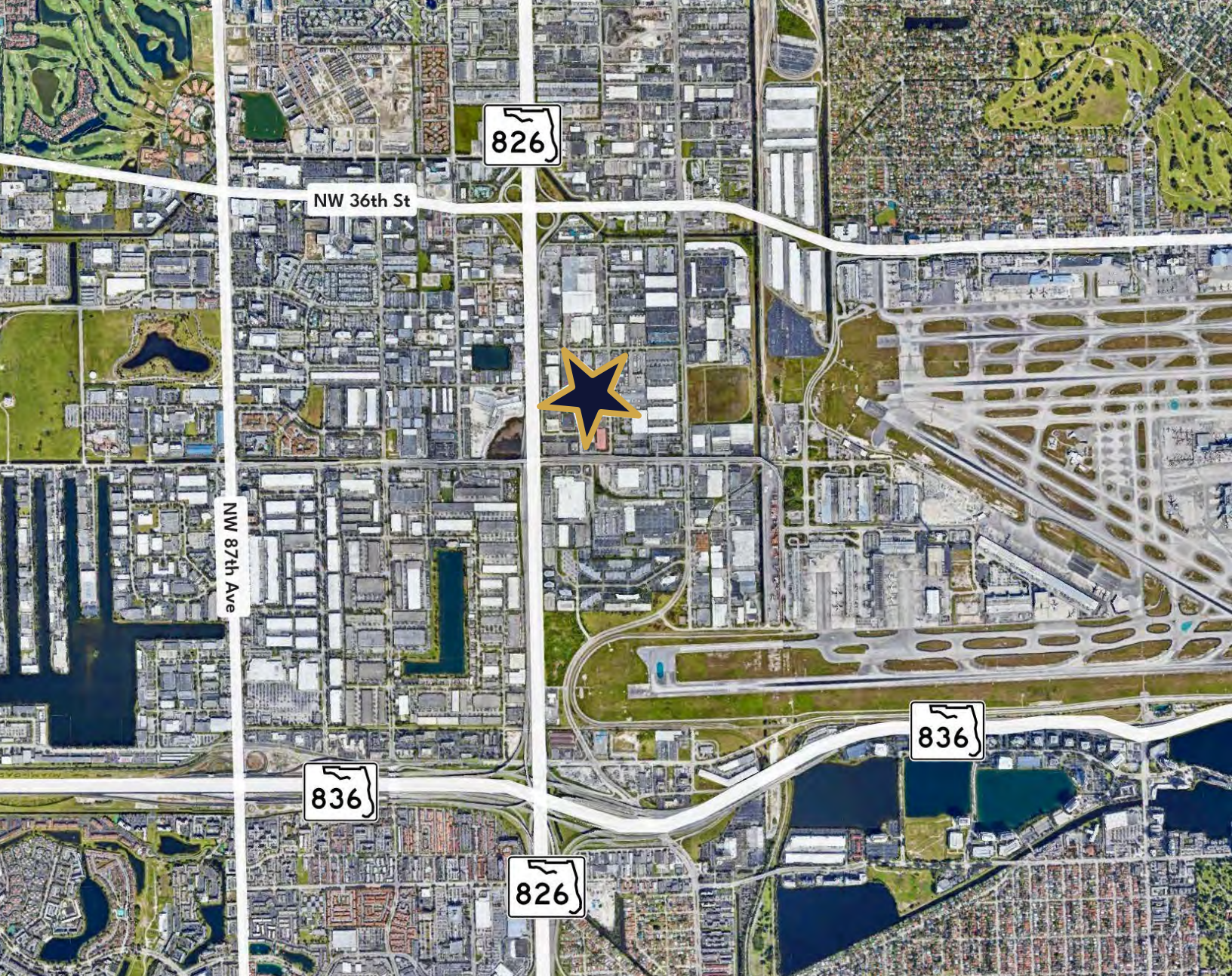




## PROPERTY OVERVIEW

- +/- 26,412 SF
- +/- 37,200 SF lot
- Dock-high, recessed loading doors
- 1 ramp
- 18'-20' clear height
- Gas hookup
- 21 parking spaces
- Gated side yard
- Outside of the wellfield protection area
- Zoned IU-2 Heavy Manufacturing
- Part metal, part concrete construction
- Heavy power
- Renovated in 2024





## LOCATION — OVERVIEW

Strategically positioned off 25th Street and the Palmetto Expressway, just one mile from the cargo entrance of Miami International Airport. Its prime location makes it an excellent choice for businesses in the tile, flower, and aviation industries, as well as other organizations requiring immediate proximity to the airport.



# PROPERTY — PHOTOS

