

# COLD STORAGE FACILITY ±44,967 SF FOR LEASE



3485 NW 168th Street  
Miami Gardens, FL 33056



## UNDER CONSTRUCTION!

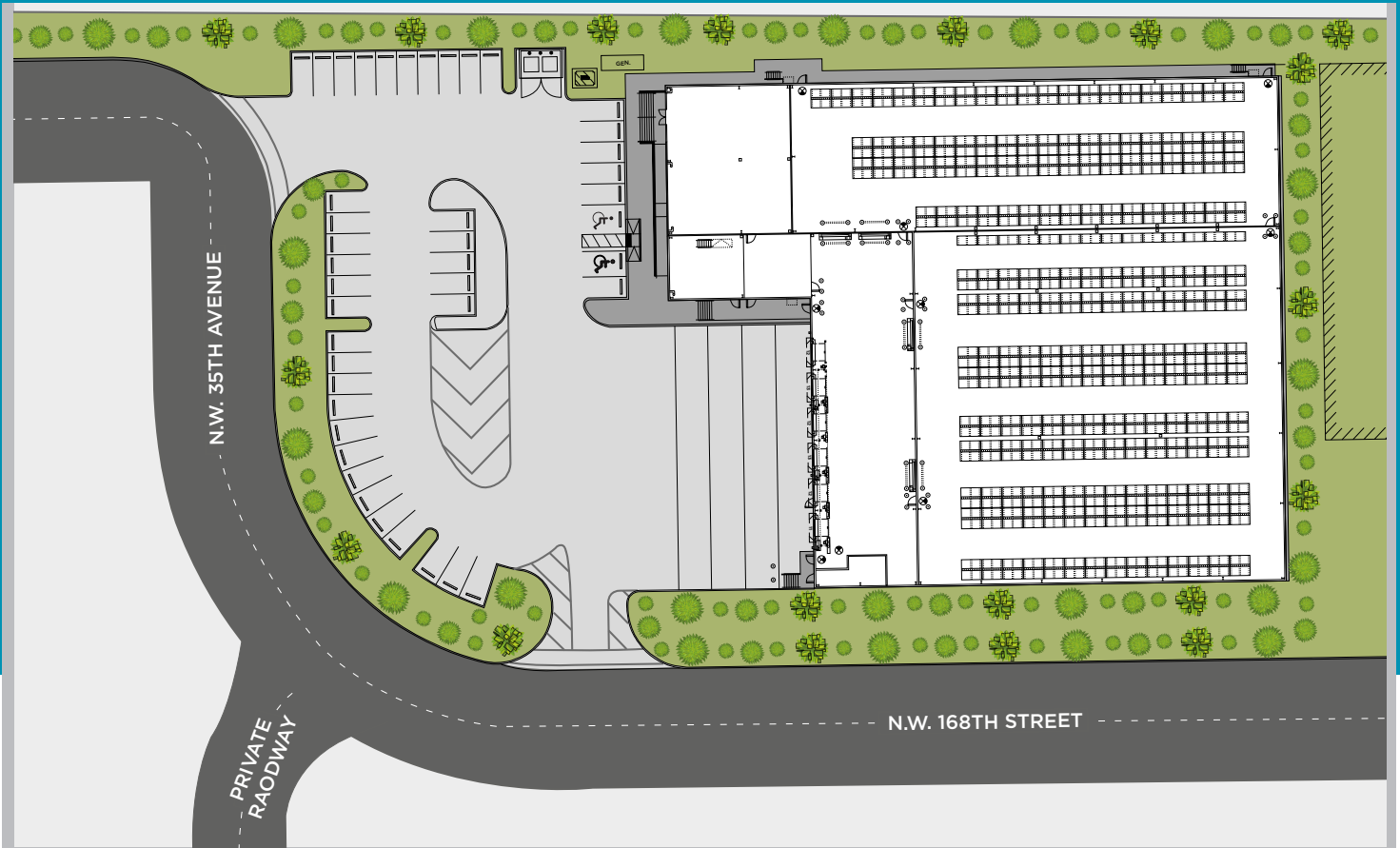


CUSHMAN &  
WAKEFIELD

# COLD STORAGE FACILITY

±44,967 SF FOR LEASE

## PROPERTY OVERVIEW



## DEVELOPMENT SPECIFICATIONS



**BUILDING SIZE**

±44,967 SF



**COLD DOCK**

±6,000 SF



**SPEC OFFICE**

±3,000 SF



**CEILING HEIGHT**

MIN 40' CLEAR

- Refrigeration Plant - Package Systems / Synthetic Freon
- -10° to 55° with 45° cold dock
- Glycol Flooring System
- TPO roof system. 9" insulation on deck
- Up to 5,500 Pallet Positions
- Direct access to SR 836 via NW 37th Avenue



# BUILDING RENDERINGS



# Transportation / Distribution Nodes

- Miami Opa-Locka Executive Airport - 0.5 miles
- Downtown Miami - 10 miles
- Port Everglades - 14 mile
- Port of Miami - 11 miles
- Fort Lauderdale Int'l Airport - 13 miles
- Miami Int'l Airport - 7.5 miles

North Miami-Dade location conveniently serves both Miami-Dade and Broward counties including both air and sea ports



**WAYNE RAMOSKI**  
Executive Managing Director  
+1 305 533 2840  
+1 786 210 3563  
wayne.ramoski@cushwake.com

**SKYLAR STEIN**  
Director  
+1 305 533 2867  
+1 859 801 5557  
skylar.stein@cushwake.com

**IVANNA LEITNER PEREZ**  
Brokerage Coordinator  
+1 786 792 5213  
+1 786 853 5431  
ivanna.leitner@cushwake.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

