

# 14,500 SF INDUSTRIAL FLEX SPACE MERRICK PARK INDUSTRIAL AREA

3075 SW 39TH AVE  
MERRICK PARK, FL



**FOR LEASE**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# EXECUTIVE SUMMARY

3075 SW 39th Ave, Merrick Park, FL



## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	14,500 SF
Lot Size:	0.38 Acres
Year Built:	1965
Renovated:	2004
Zoning:	T6-12-O
Market:	South Florida
Submarket:	South Dixie Hwy

## PROPERTY OVERVIEW

Lee & Associates South Florida presents Industrial Showroom/Flex Space available for lease in the Merrick Park Industrial District. The Industrial parcel is positioned on a 17,000 SF site with  $\pm$  14,500 SF of warehouse/showroom space. The property features a large street-level door for shipping and receiving, an alley for truck loading, central AC in showroom and offices, a mezzanine for extra storage, and 3 private offices. The property would be perfect for several uses, for example, a luxury auto retailer, brewery, wholesaler, tile distributor, plumbing supply showroom, or art gallery.

The property is within close proximity to the busy Shops at Merrick Park, several major retailers, Restaurants, and Dining. This location is in an excellent position for accessibility to US-1, I-95 and the Palmetto Expy with on and off-ramps only 3.9 miles away, providing easy transportation to all of South Florida's major markets and ports.



# PROPERTY HIGHLIGHTS

3075 SW 39th Ave, Merrick Park, FL



## BUILDING INFORMATION

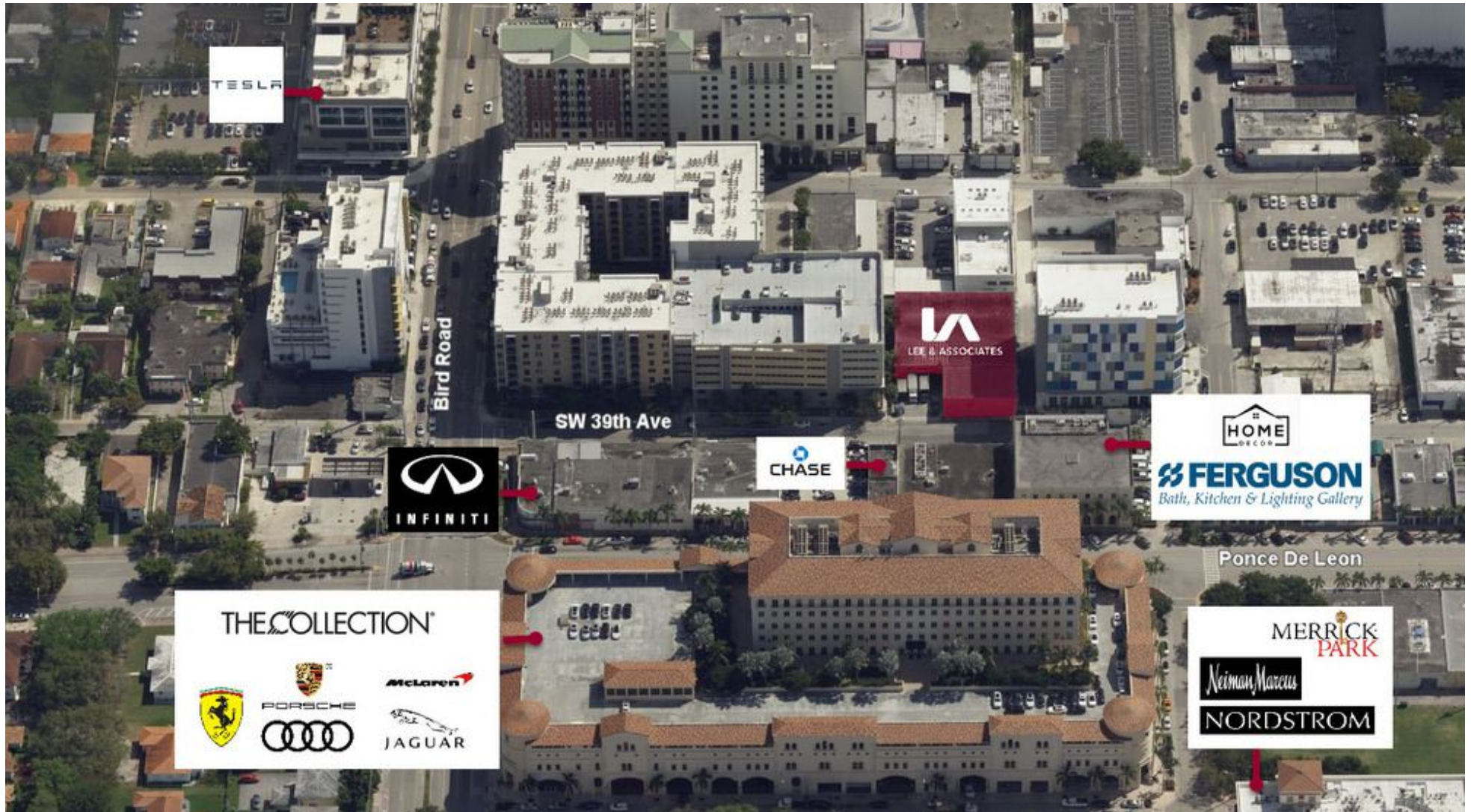
Tenancy	Single
Ceiling Height	22 ft
Office Space	2,144 SF
Number of Floors	2
Average Floor Size	13,310 SF
Year Built	1965
Year Last Renovated	2004
Free Standing	Yes
Number of Buildings	1
Mezzanine	1,120 SF

## PROPERTY HIGHLIGHTS

- ± 14,500 SF Total
- 13,310 SF Warehouse/Office + 1,120 SF of additional Mezzanine Space
- Mixed-Use
- Central A/C
- Blocks away from US-1, Bird Road, and 37th Ave
- Currently, use as a Showroom

# PARCEL OVERVIEW

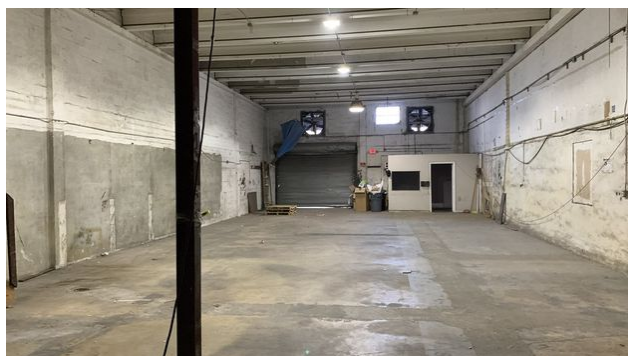
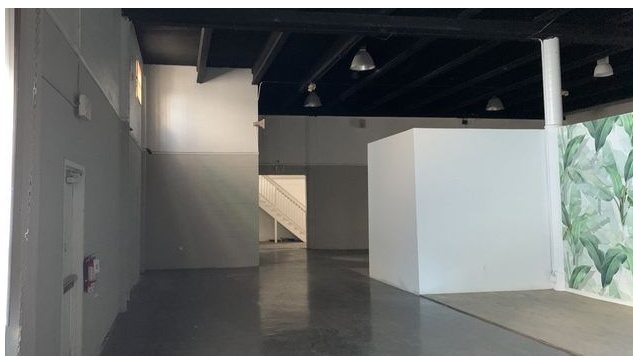
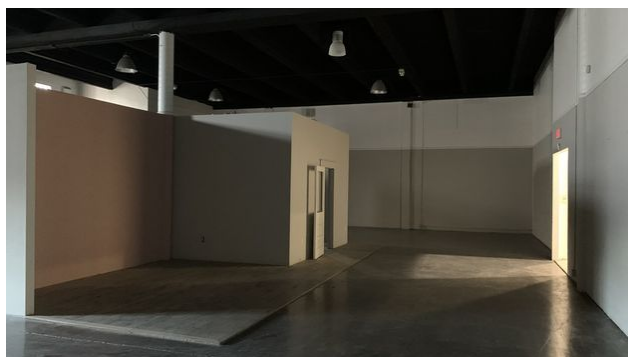
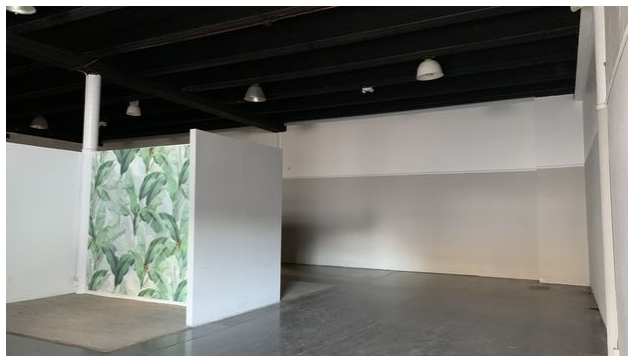
3075 SW 39th Ave, Merrick Park, FL





# PROPERTY PHOTOS

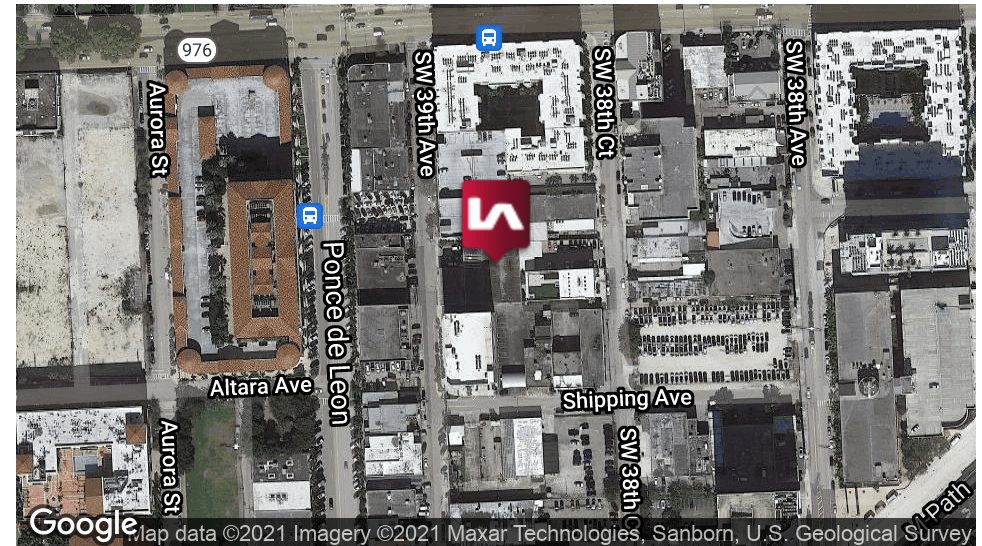
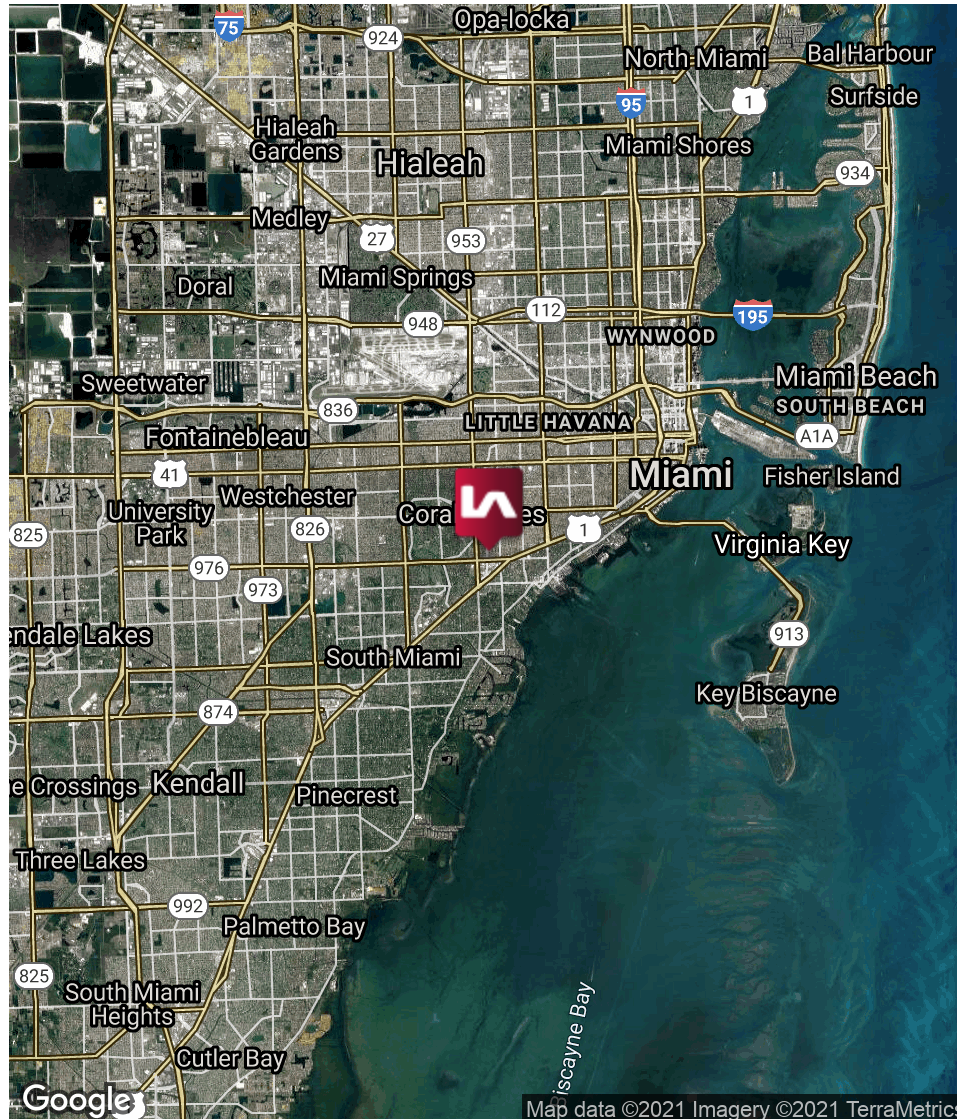
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## LOCATION OVERVIEW

Located in the heart of the Merrick Park Industrial area, the property has excellent access just 0.5 miles to US-1, 0.2 miles to 40th Street/Bird Road, 0.4 miles to 42nd Ave/ Le Jeune Road, and 3.9 miles to the Palmetto Expy/826. Miami International Airport International Airport is located just 16.6 miles from the property, roughly 15 minutes drive, Fort Lauderdale-Hollywood International Airport is approximately 42 minutes, and Palm Beach is 1 hour and 18-minutes away. Metrorail Green Line in Douglas Road is 0.3 miles away, approximately a 6-minutes away.

## CITY INFORMATION

Submarket:	South Dixie Hwy
Nearest Highway:	US-1
Nearest Airport:	Miami Int'l Airport



# AREA OVERVIEW

3075 SW 39th Ave, Merrick Park, FL

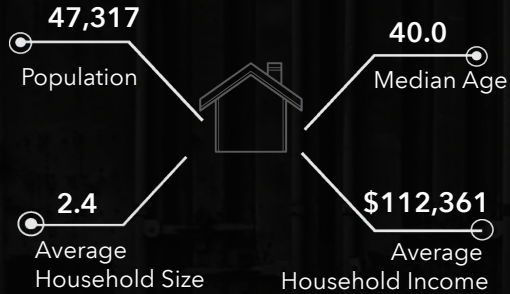




# DEMOGRAPHIC PROFILE

3075 SW 39th Ave, Merrick Park, FL

## KEY FACTS

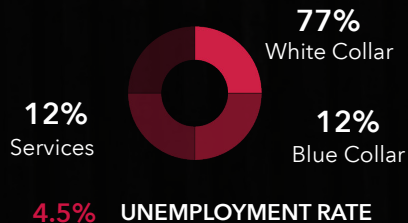


## DAYTIME POPULATION

Total Daytime Population  
**74,651**

Residents **23,467**      Workers **51,184**

## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse

81  
Businesses

612  
Employees

\$197,439  
Sales (\$000)

### Manufacturing

47  
Businesses

364  
Employees

\$48,927  
Sales (\$000)

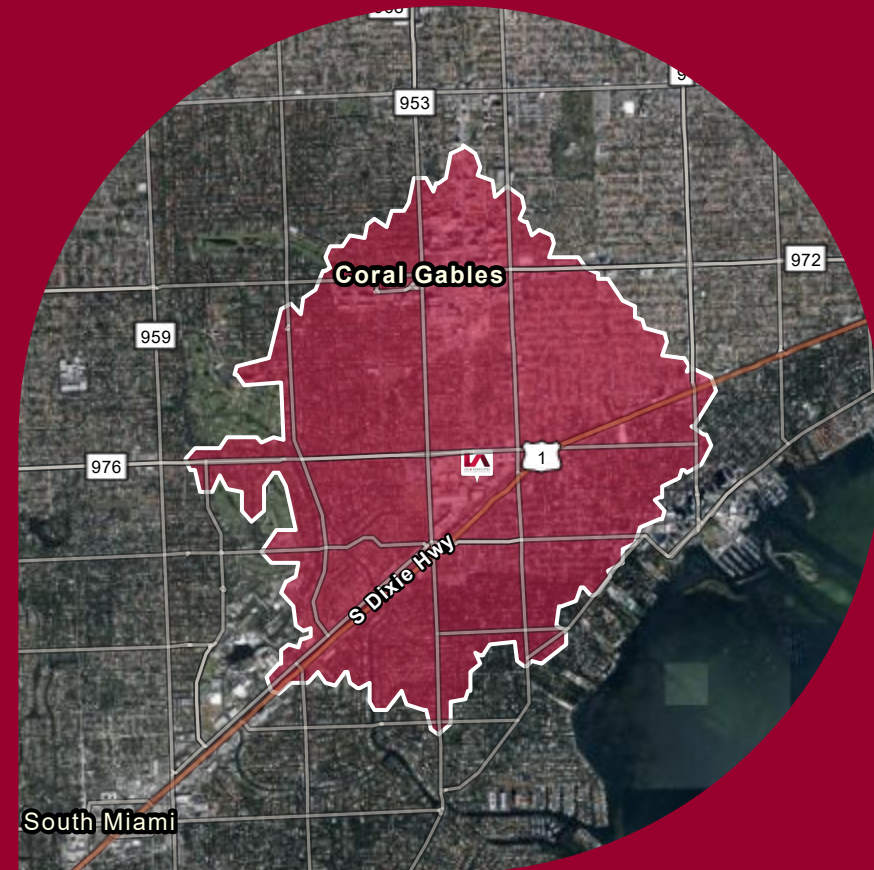
### Wholesale Trade

129  
Businesses

2,228  
Employees

\$1,673,556  
Sales (\$000)

Drive time of 5 minutes

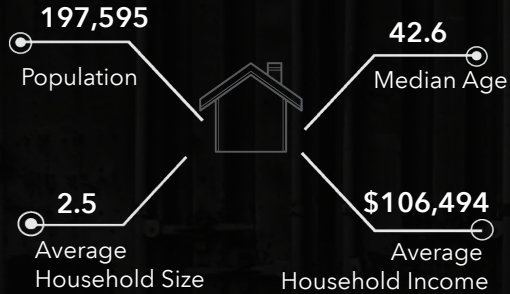




# DEMOGRAPHIC PROFILE

3075 SW 39th Ave, Merrick Park, FL

## KEY FACTS



## DAYTIME POPULATION

Total Daytime Population  
**235,357**

Residents **102,646**      Workers **132,711**

## EMPLOYMENT



**4.7%** UNEMPLOYMENT RATE

## BUSINESS & INDUSTRY



### Transportation/Warehouse

256  
Businesses

1,756  
Employees

\$402,592  
Sales (\$000)

### Manufacturing

190  
Businesses

1,158  
Employees

\$138,781  
Sales (\$000)

### Wholesale Trade

345  
Businesses

3,435  
Employees

\$3,613,345  
Sales (\$000)

Drive time of 10 minutes

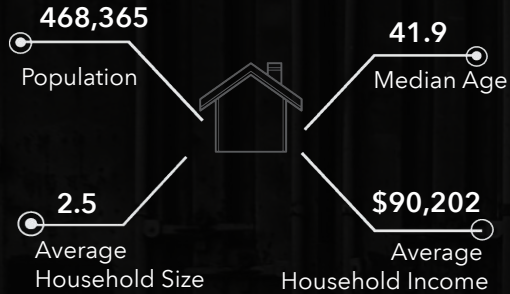




# DEMOGRAPHIC PROFILE

3075 SW 39th Ave, Merrick Park, FL

## KEY FACTS



## DAYTIME POPULATION

Total Daytime Population  
**541,950**

Residents **241,402** Workers **300,548**

## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse

717  
Businesses

5,396  
Employees

\$1,252,111  
Sales (\$000)

### Manufacturing

671  
Businesses

7,798  
Employees

\$1,296,716  
Sales (\$000)

### Wholesale Trade

1,019  
Businesses

8,459  
Employees

\$10,272,525  
Sales (\$000)

Drive time of 15 minutes

