



# POINT 27<sup>TH</sup>

AVAILABLE FOR LEASE  
±15,120 SF - ±107,632 SF



STATE-OF-THE-ART  
DRY + COLD STORAGE

CALL FOR PRICING  
2260 NW 27TH AVE, MIAMI, FL 33142  
AVAILABLE IMMEDIATELY



305-817-8899 | [vivogroup.net](http://vivogroup.net)

# PROPERTY FEATURES



(37) DOCK HIGH DOORS  
(2) RAMPS



STATE-OF-THE-ART  
COLD STORAGE (-10°F)



120' TRUCK COURT



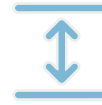
115 PARKING  
SPACES



ESFR SPRINKLER  
SYSTEM



±2,700 - ±3,700 SF  
SPEC OFFICES



36' BLDG CEILING  
HEIGHT



54' X 57.6'  
COLUMN SPACING



DRY STORAGE  
OPTIONS AVAILABLE

## SITE PLAN

### Full Building Lease Option

107,632 SF

COLD STORAGE / FREEZER STORAGE

5,700 SF

SPEC OFFICE SPACE

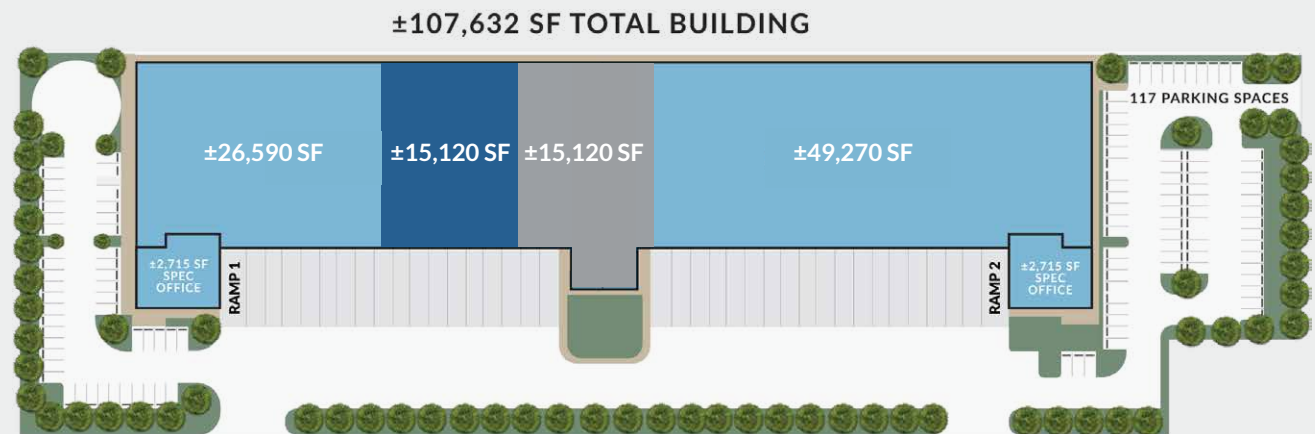
### Half Building Lease Option

53,816 SF

COLD STORAGE / FREEZER STORAGE

2,715 SF

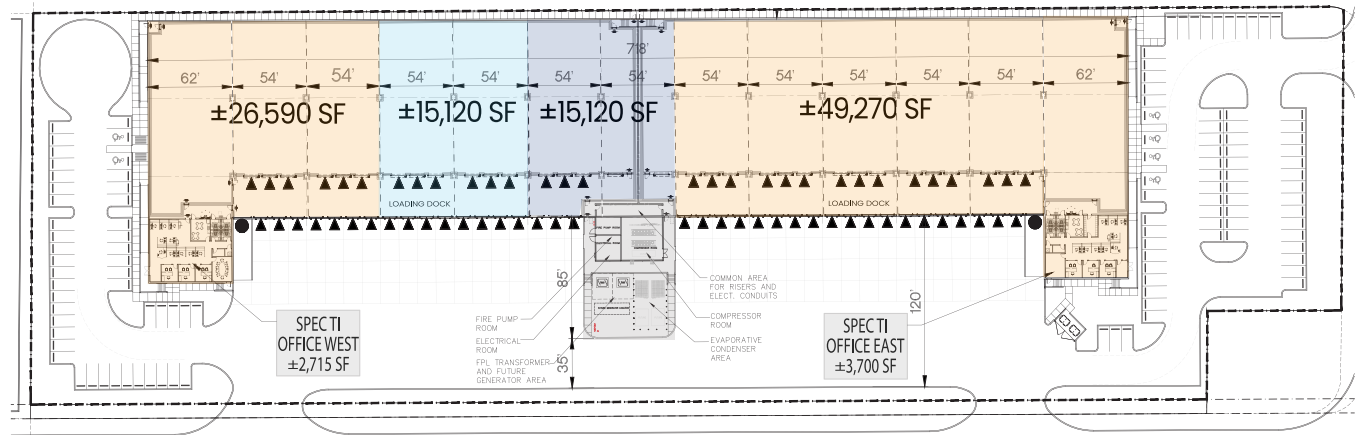
SPEC OFFICE SPACE





# SITE PLAN DRAWINGS

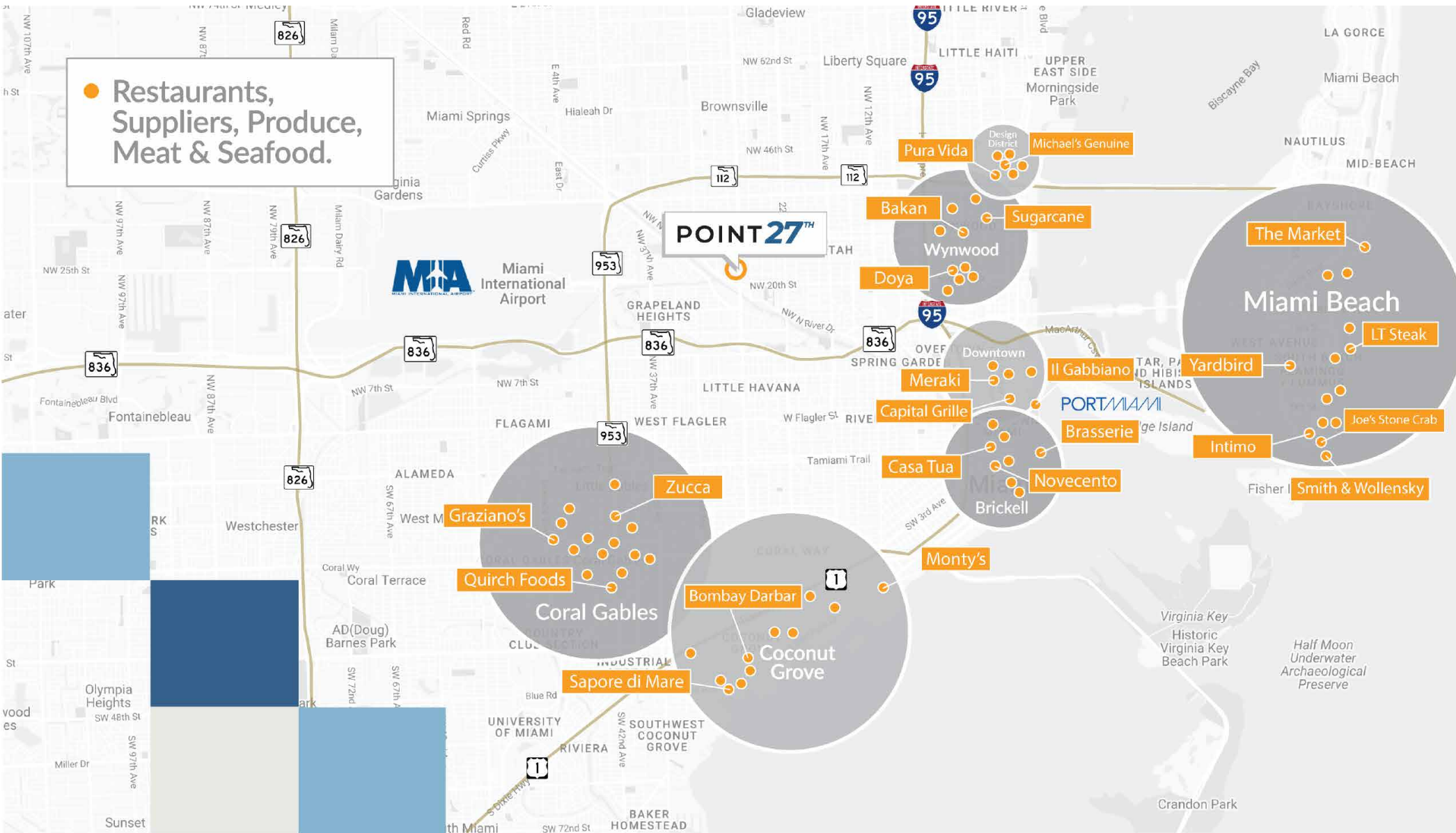
±107,632 SF TOTAL BUILDING



# PROPERTY PHOTOS



# LOCATION OVERVIEW

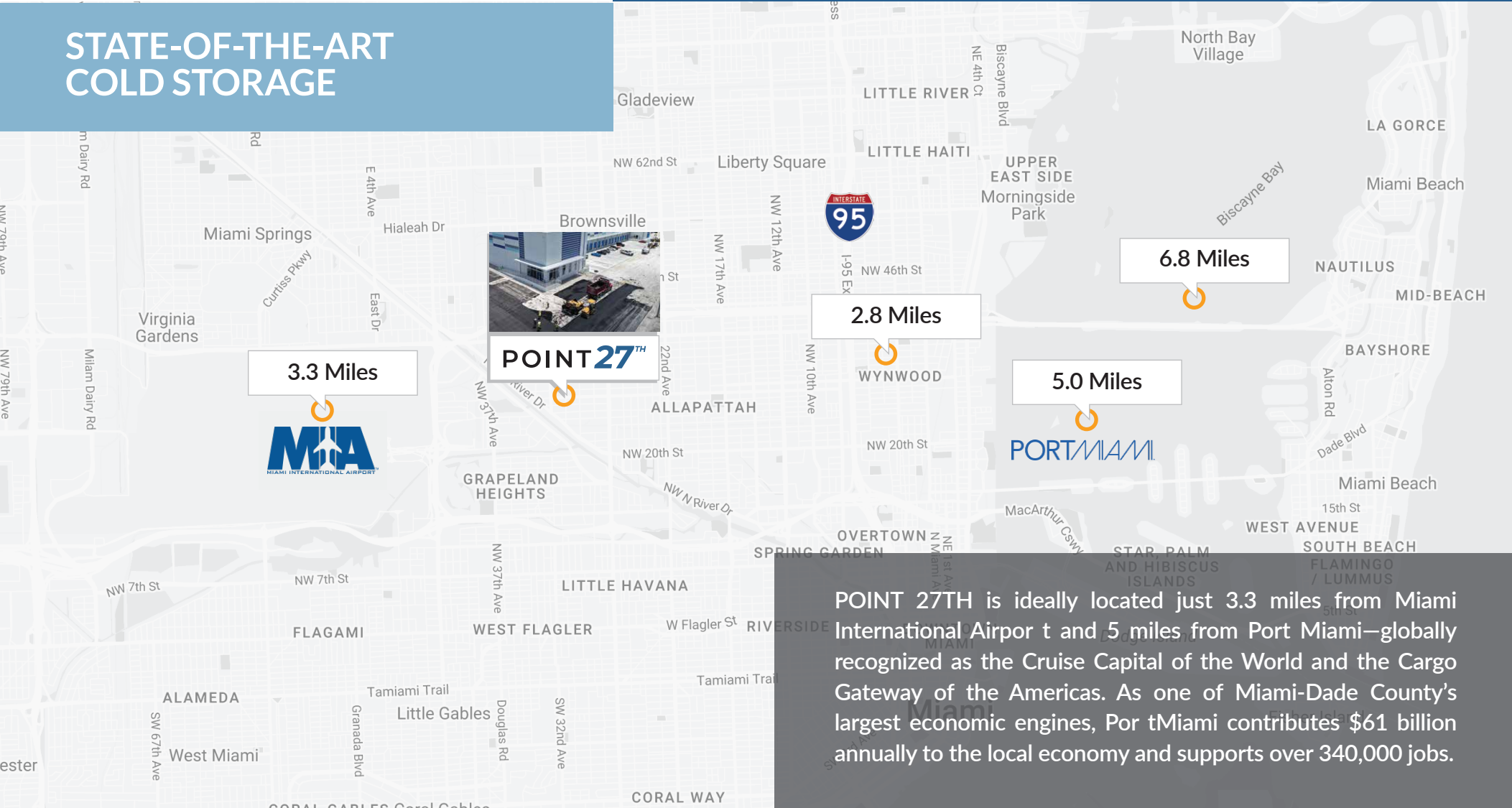


# DRIVE TIME MAP

Downtown Miami 3.6 Miles  
Miami Int'l Airport 3.3 Miles  
Port Miami 5.0 Miles

South Beach 6.8 Miles  
Wynwood 2.8 Miles

## STATE-OF-THE-ART COLD STORAGE



# COOLER PROPERTY DETAILS

TOTAL SF AVAILABLE	107,632 SF
DIVISIBLE	YES
COOLER STORAGE SF	105,000 (+/-40°F)
OFFICE SF	2,424 SF
CLEAR HEIGHT	BUILDING 36' / COOLER 34'
NO. OF DOCK DOORS	36 (8' X 10')
DOCK EQUIPMENT	(18) 6' X 8' PIT LEVELERS
NO. OF DRIVE-IN DOORS	(2) 12' X 14'
CAR PARKING	114 SPACES
WAREHOUSE LIGHTING	LED ON MOTION SENSORS
SLAB ON GRADE	7"; 4,000 PSI, 4" INSULATION
ROOF	60 MIL, WHITE TPO
ELECTRICAL	2,000 KVA FPL TRANSFORMER
SPRINKLER	ESFR SYSTEM WITH 1,500 GPM PUMP





**GET IN TOUCH  
WITH OUR TEAM**

**RENE VIVO, SIOR**  
CEO  
305-785-4905  
[rvivo@vivogroup.net](mailto:rvivo@vivogroup.net)

**FRANK TRELLES, SIOR**  
Executive Managing Director  
786-302-1223  
[ftrelles@vivogroup.net](mailto:ftrelles@vivogroup.net)

**JULIANO LOPEZ**  
Associate Director  
786-523-9790  
[jlopez@vivogroup.net](mailto:jlopez@vivogroup.net)



305-817-8899 | [vivogroup.net](http://vivogroup.net)

