



**FOR LEASE**

**7424-7488 NE 2ND AVENUE  
MIAMI, FL 33138**

**LITTLE RIVER INDUSTRIAL LAND**

**STL**  
COMMERCIAL

# OVERVIEW

Over 20,000 SF of paved Industrial land available for a 1-2 year lease in Little River, one of Miami's hottest emerging submarkets. Most Industrial uses are allowed as of right for this land. The building will be torn down prior to lease commencement, delivering the property empty. Please inquire with broker for more info.

## SITE SUMMARY

**LOT SIZE:** +/- 20,000 SF

**ZONING:** D2

**ASKING RENT:** \$9/SF Gross



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**ALEX TSOUFLAS** | PRESIDENT | 305.972.7217

**BRIAN PINEIRO** | COMMERCIAL ADVISOR | 786.382.9900

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# AERIAL IMAGE



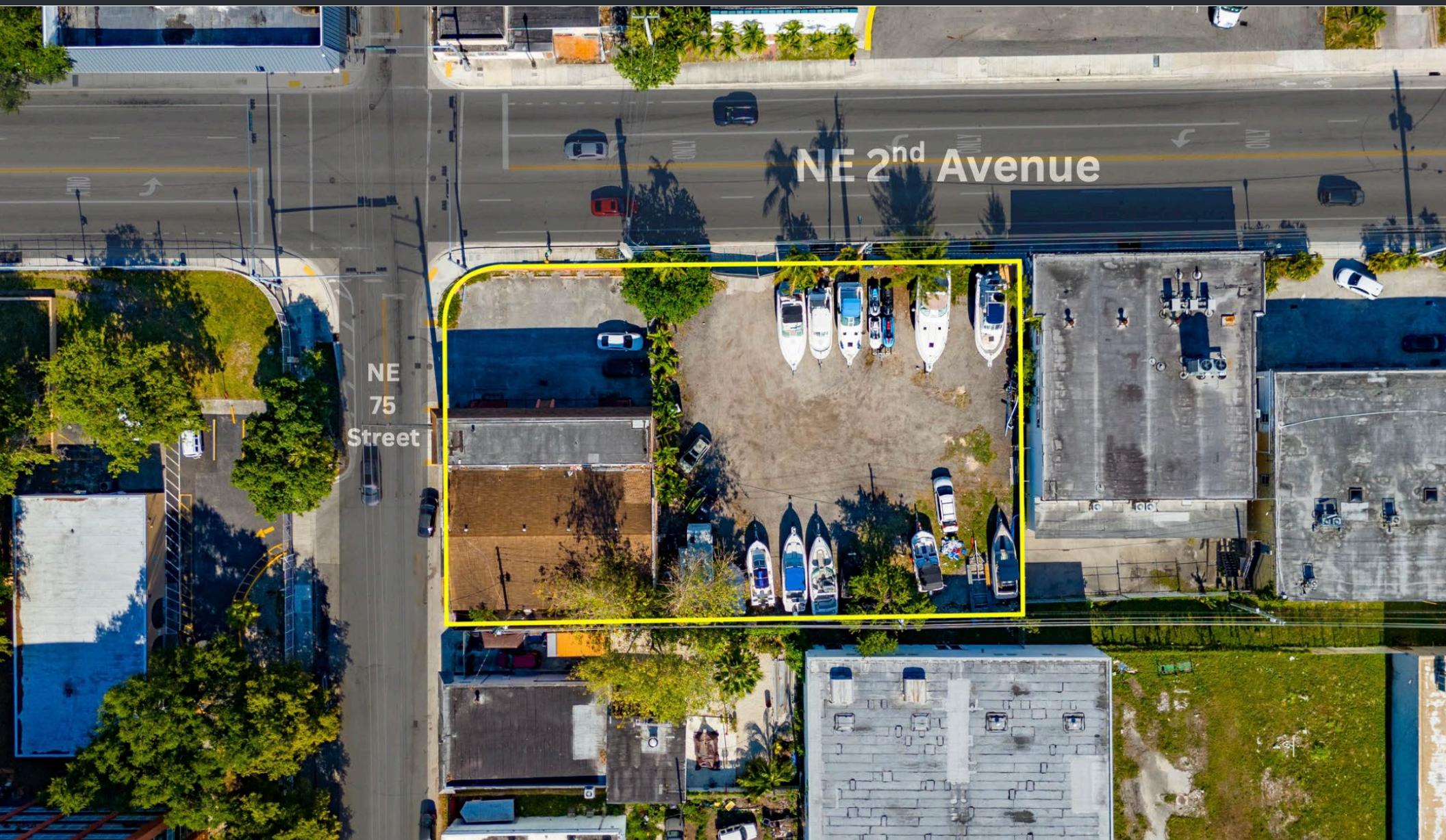
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## BIRDSEYE VIEW



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## SOUTH VIEW



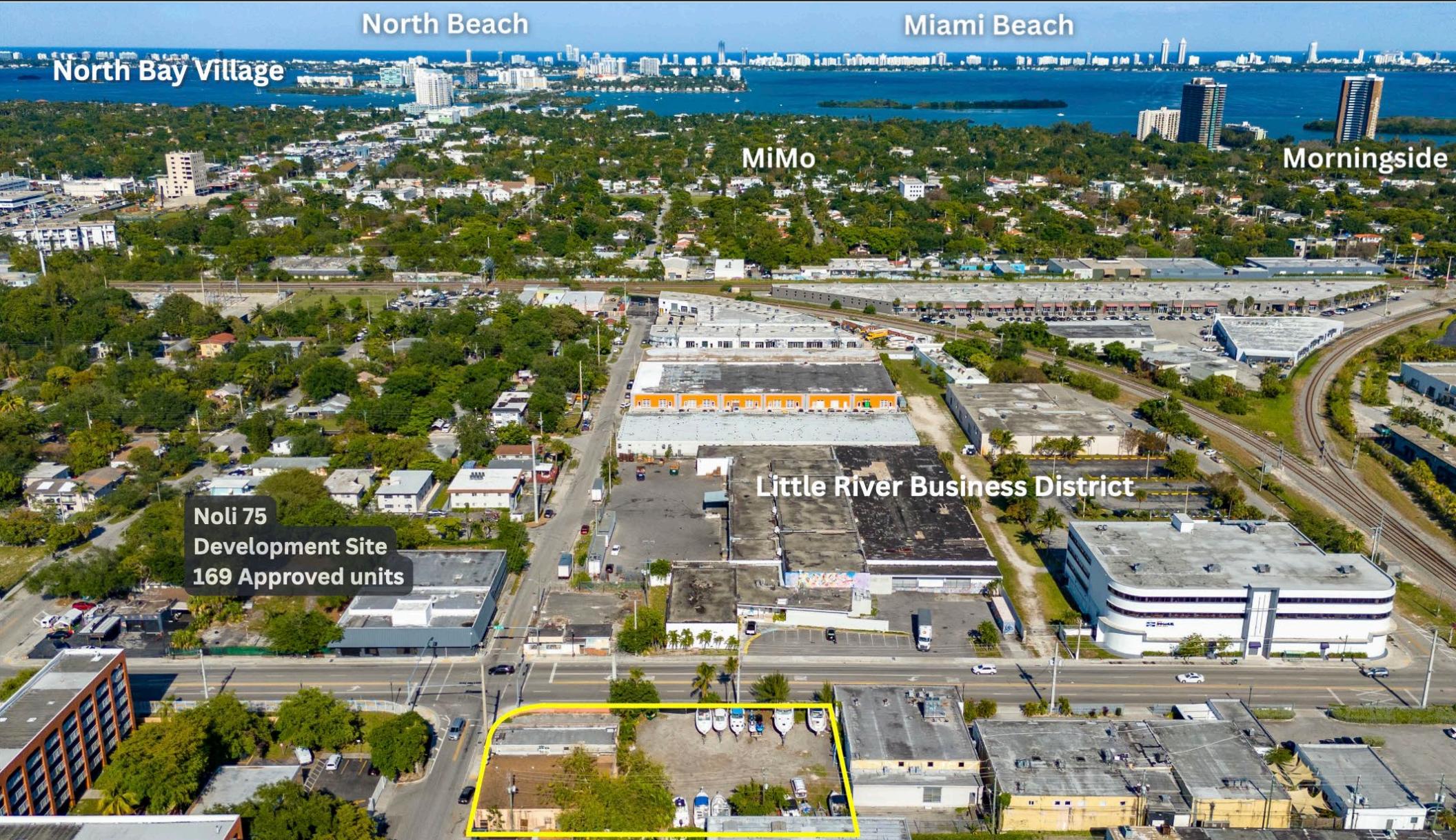
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# EAST VIEW



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**PRESENTED EXCLUSIVELY BY**



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