

BEST IN CLASS CREATIVE FLEX INDUSTRIAL SPACE

FOR LEASE

6800 NE 4th Ct, Little River, Miami, FL







MOVE IN READY - TURN KEY BRAND NEW SPACE

OVERVIEW

- Rentable SF: +21,000.

- Divisible - North Space +/- 9,000 SF and South Space +/- 12,000 SF

- Lot Size: 0.62 acres.

- Parking: +/- 23 Spaces.

- Zoning: D-1 (WORKPLACE)

- Submarket: Little River.

PROPERTY HIGHLIGHTS

- Fully Renovated

- Brand New Electrical, Impact Windows, Bathrooms, Kitchenette.

- Power Capacity: Up to 800 amps at 240 volts, including two 400-amp, 3-phase, 240-volt panels.

- Lighting: Modern, energy-efficient LED lighting throughout.

- Flooring: Durable, polished concrete floors ideal for a variety of uses.

- HVAC: Fully equipped with a high-capacity HVAC system for consistent climate control.

- Best-In-Class Creative Flex Building.

- Ample On-site parking.

- 20' Clear Heights at the Entrances and 14' throughout.

- 4 Dock-High Doors, including 2 new ones.

- Can be utilized for Single or Multiple Tenants.

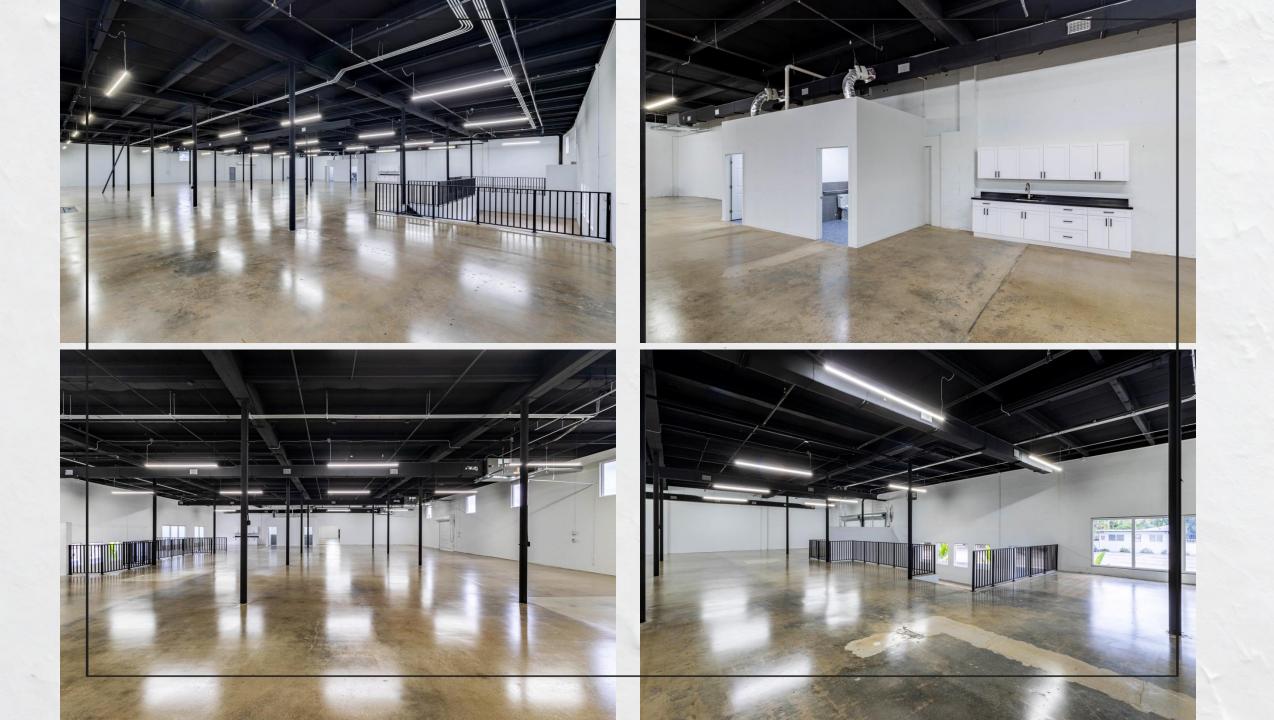
LOCATION HIGHLIGHTS

- Located in Miami's Little River Creative District.

- Quick Access to I-95, Biscayne Blvd, and Design District.

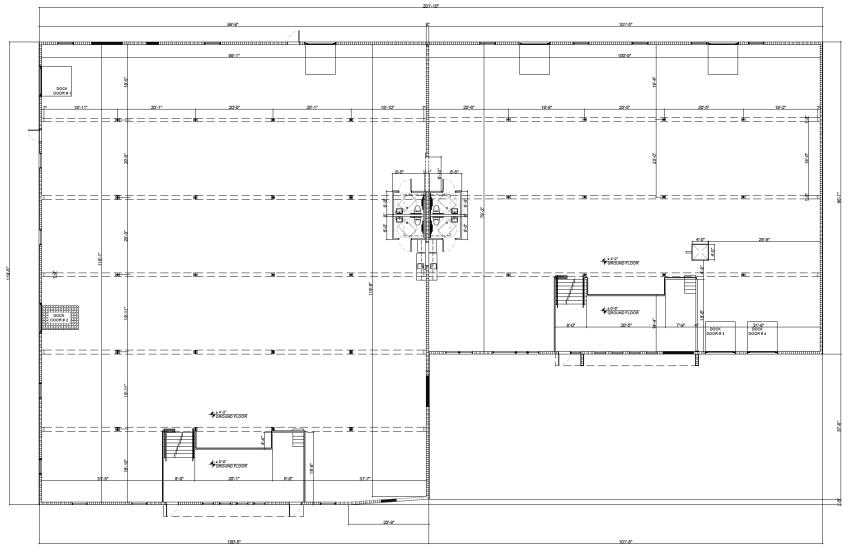
- Surrounded by Growing Arts, Food, and Tech Scene.









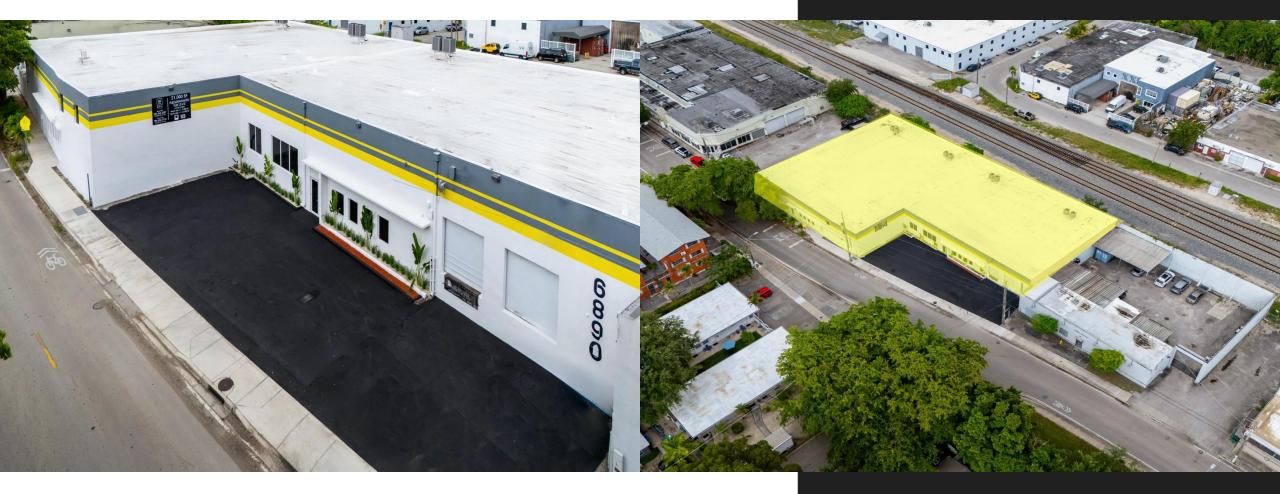




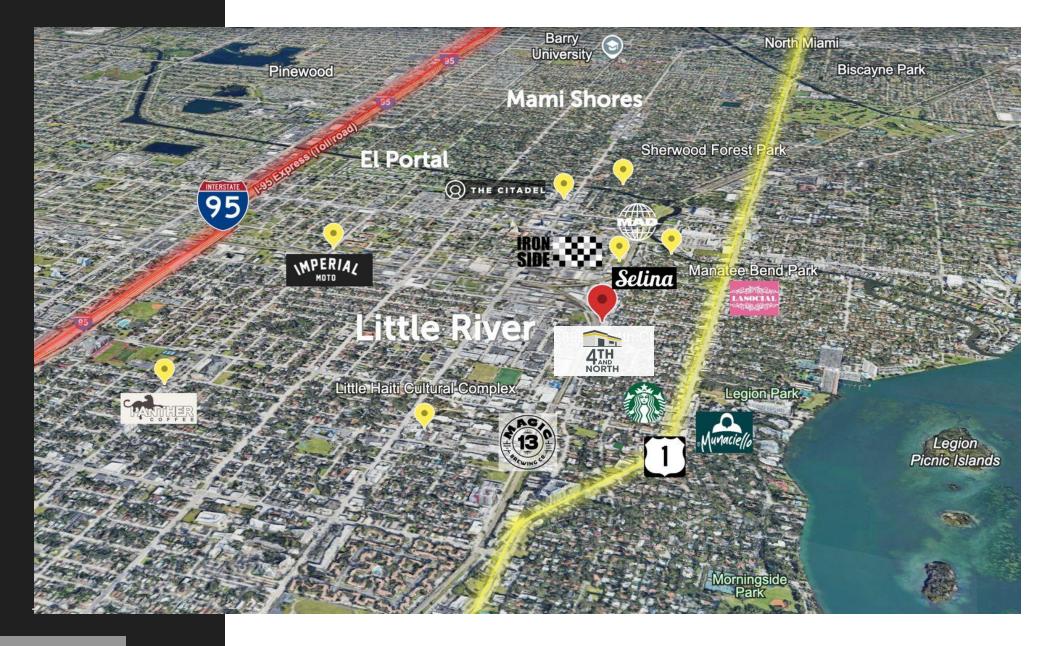














Neighborhood Snapshot

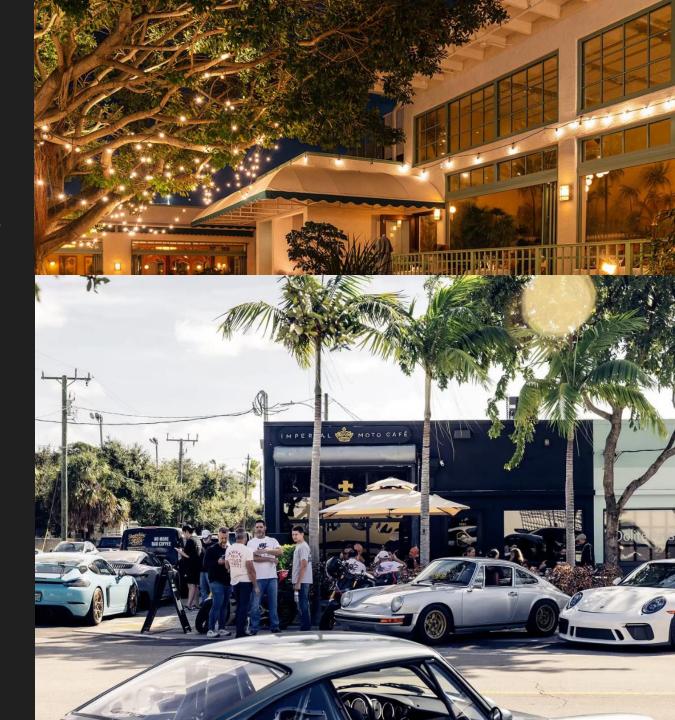
Little River is one of Miami's most exciting up-and-coming neighborhoods, blending historic charm with a wave of creative energy and new development. Originally settled in the late 1800s and annexed into the City of Miami in 1925, it gets its name from the Little River waterway that flows through the area.

The Vibe

Once a light industrial hub, Little River has transformed into a cultural hotspot known for its creative studios, boutique retailers, craft coffee shops, and diverse culinary scene. The neighborhood's gritty-industrial backdrop has attracted artists, designers, and entrepreneurs seeking affordable spaces with character.

It's a place where restored warehouses now house photography studios, breweries, and lifestyle concepts like Imperial Moto Café and Sunny's Steakhouse, while nearby streets are lined with colorful murals and a strong Caribbean influence from neighboring Little Haiti.

Neighborhood







Major Tenants / Businesses in Little River

The Citadel – Trendy food hall with rooftop bar and creative office spaces.

Sunny's Steakhouse – Intimate outdoor steakhouse with a curated cocktail menu.

Imperial Moto Café – Stylish café paired with a vintage motorcycle showroom.

Sins Gastrobar – Lively gastropub offering inventive food and drinks.

Tran An – Modern Vietnamese eatery with bold flavors and sleek design.

Wild Thing (Opening Soon) – Jungle-inspired studio offering hot yoga, sound healing, breathwork, and cold plunges.

BPM Wellness – Combines strength training with energizing yoga flows in a vibrant studio setting.

Raw Fit Miami – High-energy functional training infused with mindful movement.

FYZICAL Therapy – Clinical recovery center specializing in physical therapy and balance training.





Wolf Co.

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