

FOR SALE

FLEX WAREHOUSE

850 NW
71ST ST

33150 MIAMI, FL

GRIDLINE
PROPERTIES





Executive Summary

This is a rare opportunity to acquire a multi-bay warehouse in Miami's Little River neighborhood. The Warehouse features four renovated spaces, HVAC, new roll-up doors, bathrooms, and on-site parking. The building's efficient layout and small units service the large tenant pool, which constantly seeks to rent small bay warehouses within Miami's urban core.

The property's convenient location offers immediate and quick access to the I-95 and sits minutes away from Downtown Miami, Wynwood, Midtown, and the Design District.

Property Highlights

- **Type:** Flex - Warehouse
- **Price:** \$3,350,000
- **PSF:** \$252.00
- **Area:** 13,750 SF
- **Lot Size:** 17,875 SF
- **Zoning:** D1
- **Occupancy:** 100%
- **Bay Sizes:** 3,150-3,750 SF
- **2025 Gross Income:** \$263,000

Interior Images



Neighborhood Map

Downtown

Upper East Side

Morningside

Miami Beach

Miami Design District

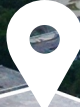
Edgewater

Wynwood

Little River



7th Ave



NW 72nd St

NW 71st St

Rent Roll

Unit	Tenant	Approx Unit Size (SF)	Lease Type	Lease Base Year	Base Monthly Rent	Annual Base Rent	\$/PSF Gross	Pro-rata share	Annual Rent Increases	Lease Commencement Date	Expiration Date	Option(s)	Security Deposit	Notes
850	Caracas Manufactory, LLC.	3,150	Mod. Gross	2023	\$5,142	\$61,703	\$19.59	23%	3.5%	9/1/2023	8/31/2026	N/A	\$9,600	Landlord's Cancellation in the event of a Sale.
852	RLA Conservation, Inc.	3,725	Mod. Gross	2023	\$5,822	\$69,862	\$18.76	25%	3.0%	7/1/2023	6/30/2026	N/A	\$11,250	Landlord's Cancellation in the event of a Sale.
854	Institute of Contemporary Art	3,725	Mod. Gross	2023	\$5,822	\$69,862	\$18.76	25%	3.0%	7/15/2023	7/14/2026	N/A	\$11,250	Landlord's Cancellation in the event of a Sale.
856	F Albota	3,150	Mod. Gross	2023	\$5,117	\$61,404	\$19.49	23%	3.5%	6/1/2023	5/31/2025	N/A	\$9,600	Landlord's Cancellation in the event of a Sale.
Total		13,750			\$21,903	\$262,832	\$19.12						\$41,700	

Floor Plan



Comparable Transactions

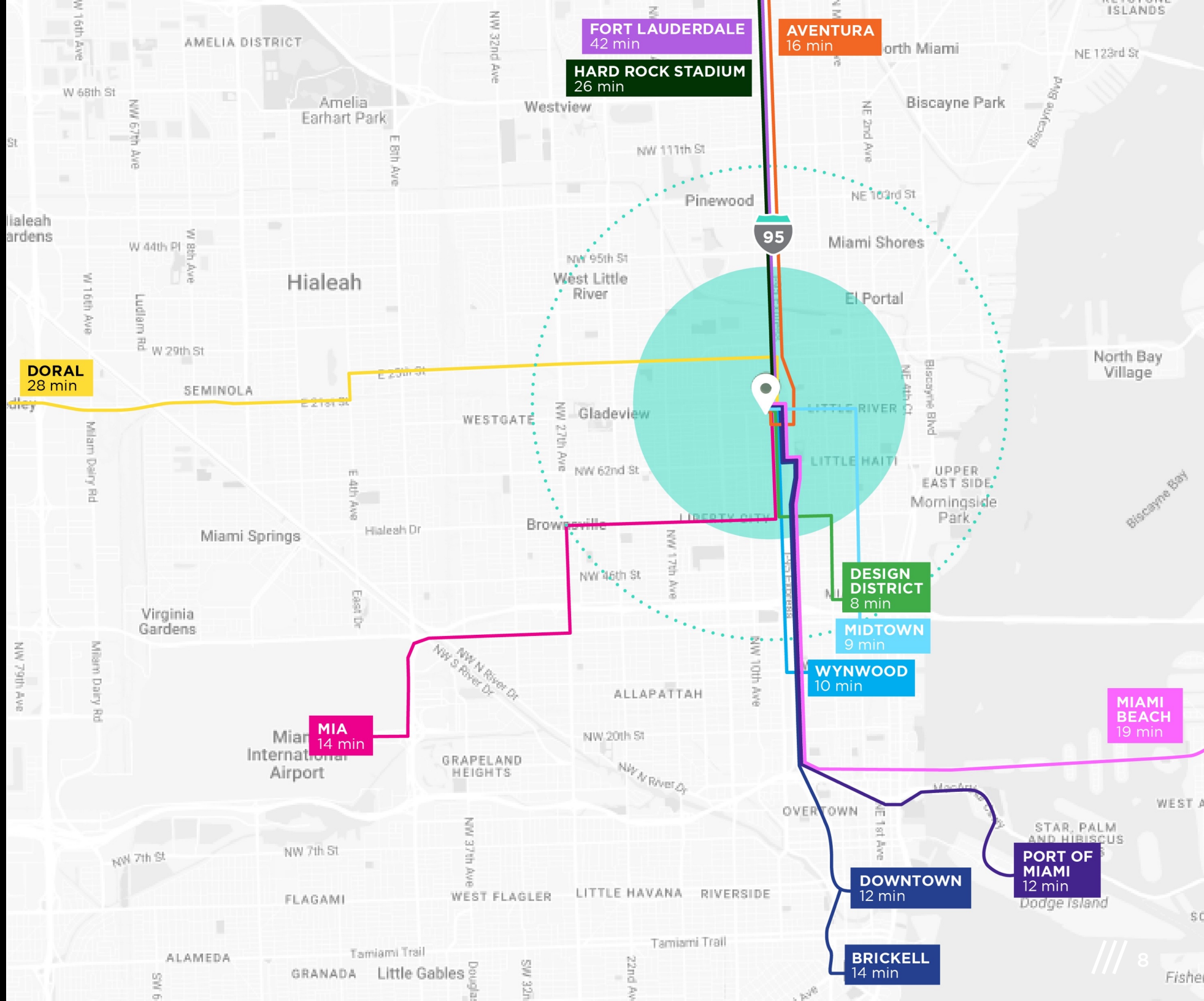
ADDRESS	TYPE	PRICE	PSF	AREA
7700 NW 7 Ave	Commercial Kitchens	\$3,250,000	\$659	4,930 SF
7626 NW 7 Ave	Warehouse	\$1,700,000	\$306	5,553 SF
7811 NW 7th Ave	Warehouse	\$3,175,000	\$473	6,702 SF
7771 NW 7th Ave	Warehouse	\$3,175,000	\$470	6,764 SF
7820 NW 6th Ct	Warehouse	\$1,850,000	\$435	4,250 SF
7744 NW 6th Ct	Warehouse	\$1,925,000	\$458	4,250 SF
7800 NW 6th Ct	Warehouse	\$1,850,000	\$435	4,250 SF
795 NW 72 St	Warehouse	\$11,800,000	\$296	39,870 SF
1195 NW 71 St	Warehouse	\$5,300,000	\$220	24,084 SF

Average	\$416.89
Median	\$435.00



Context Map

- **Airport:** 20 min
- **Brickell:** 20 min
- **Downtown:** 15 min
- **Port of Miami:** 12 min
- **Wynwood:** 10 min
- **Midtown:** 9 min
- **Design District:** 8 min
- **Doral:** 26 min
- **Aventura:** 30 min
- **Hard Rock Stadium:** 26 min
- **Fort Lauderdale:** 42 min
- **Miami Beach:** 19 min



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