

The Classic Building FOR LEASE



For Lease: 3,300 – 11,140/SF Available

For Lease: \$29 NNN/SF

Exclusively listed by
Fernando Echeverri, CCIM
Great Properties International



EXECUTIVE SUMMARY

Great Properties International, as the exclusive listing agent, is pleased to present an opportunity to lease industrial warehouse space in one of South Florida's fastest-growing neighborhoods. Available spaces range from 3,300 to 10,144 SF, offering flexible options to suit a variety of business needs.

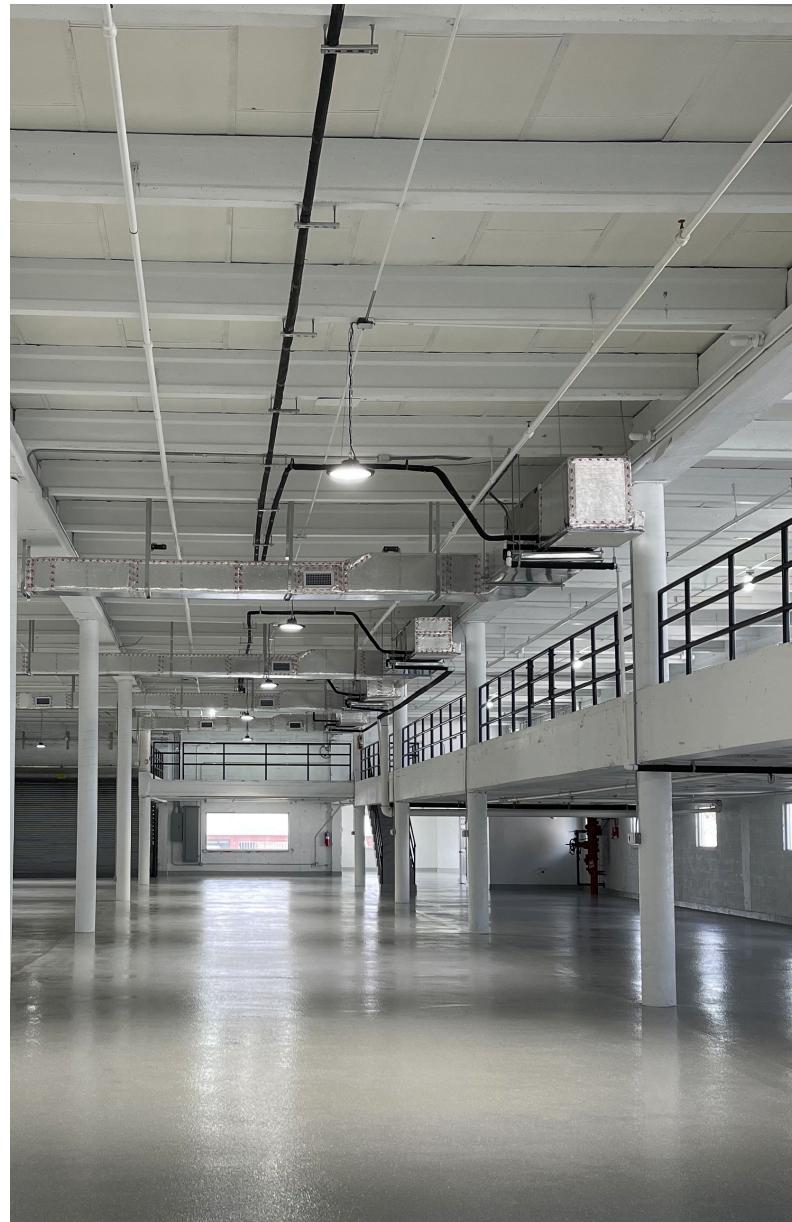
PROPERTY HIGHLIGHTS

- Stand-alone warehouse on a 30,056sf corner lot.
- Located in the rapidly developing Little River District of Miami, just a short distance from the proposed Magic City Innovation District, restaurants, art galleries, and shops.
- The property is also close to the future Brightline station, offering fast rail connectivity between Miami, Palm Beach, and Orlando.
- Fully renovated in 2021, with upgrades including HVAC systems throughout, epoxy flooring, 3-phase heavy power (600 amps), ESFR-25 sprinklers, impact windows, and a full roof replacement.



OFFERING SUMMARY

Asking Price:	\$29.00/NNN
Property Address:	6887- 6899 NE 4 Ave, Miami, FL 33138
6897-A Space:	3,300 SF Dock High Loading
6899-B Space:	6,844 SF (1 st level) +2,204 SF (Mezzanine) Drive-in Ramp
Contiguous Space	10,144 SF (1 st level) +2,205 SF (Mezzanine)
Ceiling Height	18.5' feet
Sprinklers	ESFR-25
HVAC	100%
Year Built:	1956, Renovated 2021
Zoning:	D-2







ABOUT LITTLE RIVER

Little River is an up-and-coming Miami neighborhood, blending industrial charm attracting trendy cafes, galleries, car collectors, and many growing businesses. As the area transforms, Little River offers strong potential for value growth, making it a promising spot for investors for future appreciation. With ongoing development, it's poised to become one of Miami's most dynamic districts.



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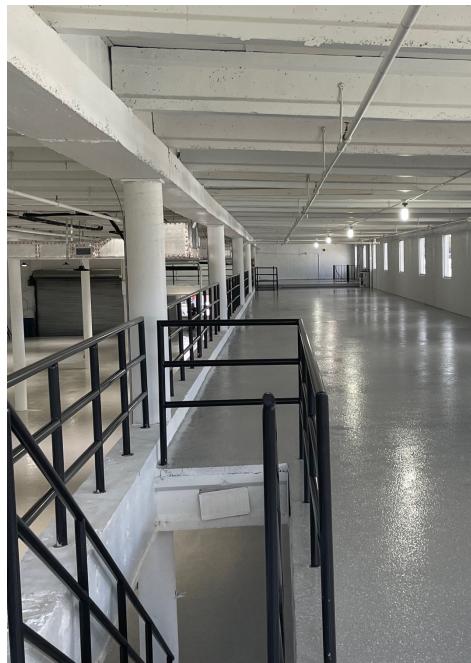
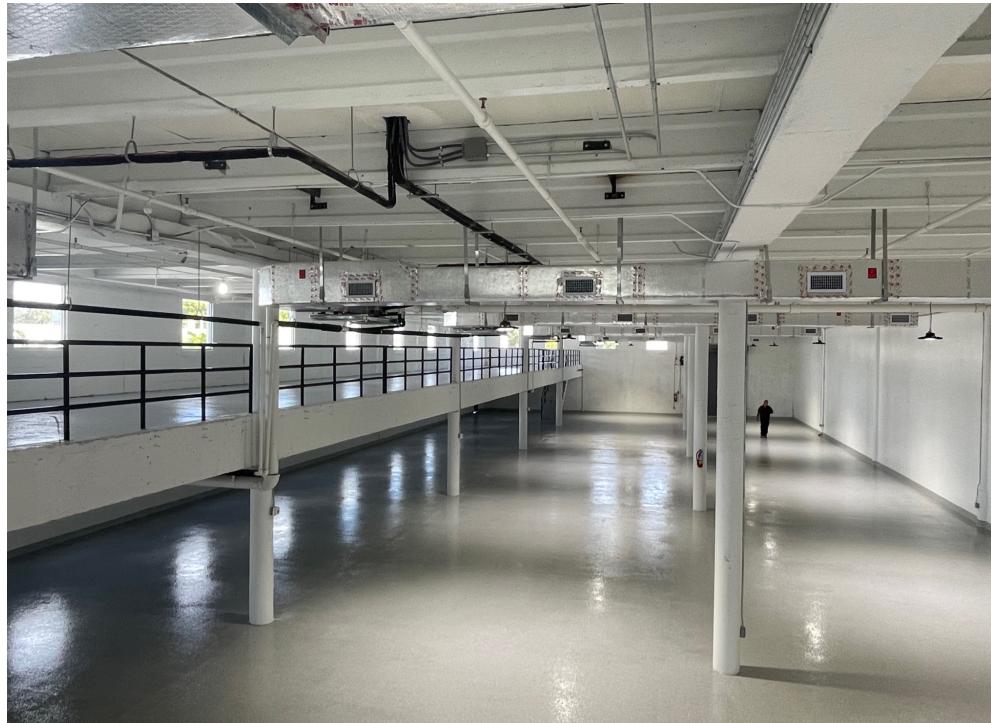


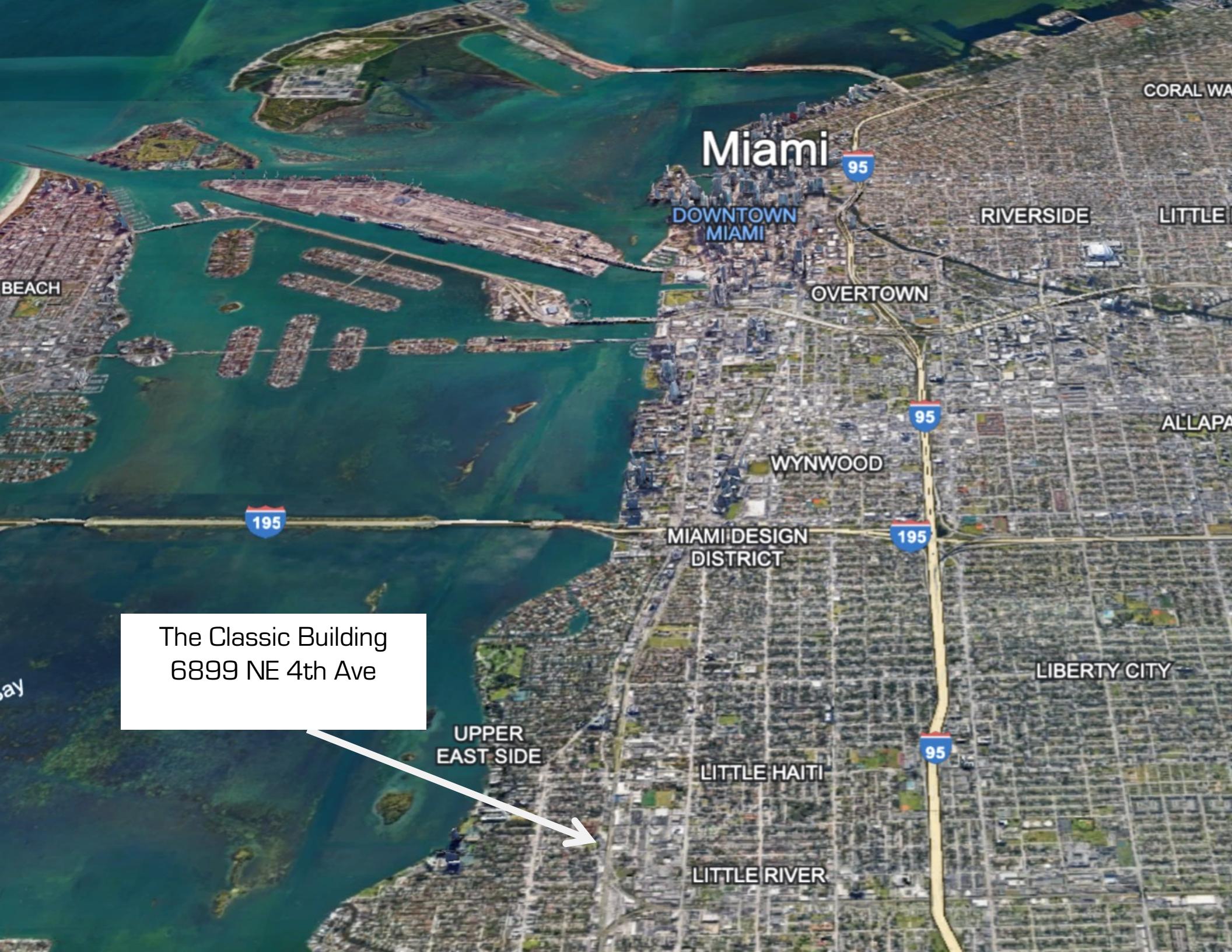


6899 NE 4TH AVE









The Classic Building
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UPPER
EAST SIDE



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