

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 on 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 (1st level)
+2,204 SF (Mezzanine)
Drive-in Ramp

Contiguous Space 10,144 SF (1st level)
+2,205 SF (Mezzanine)

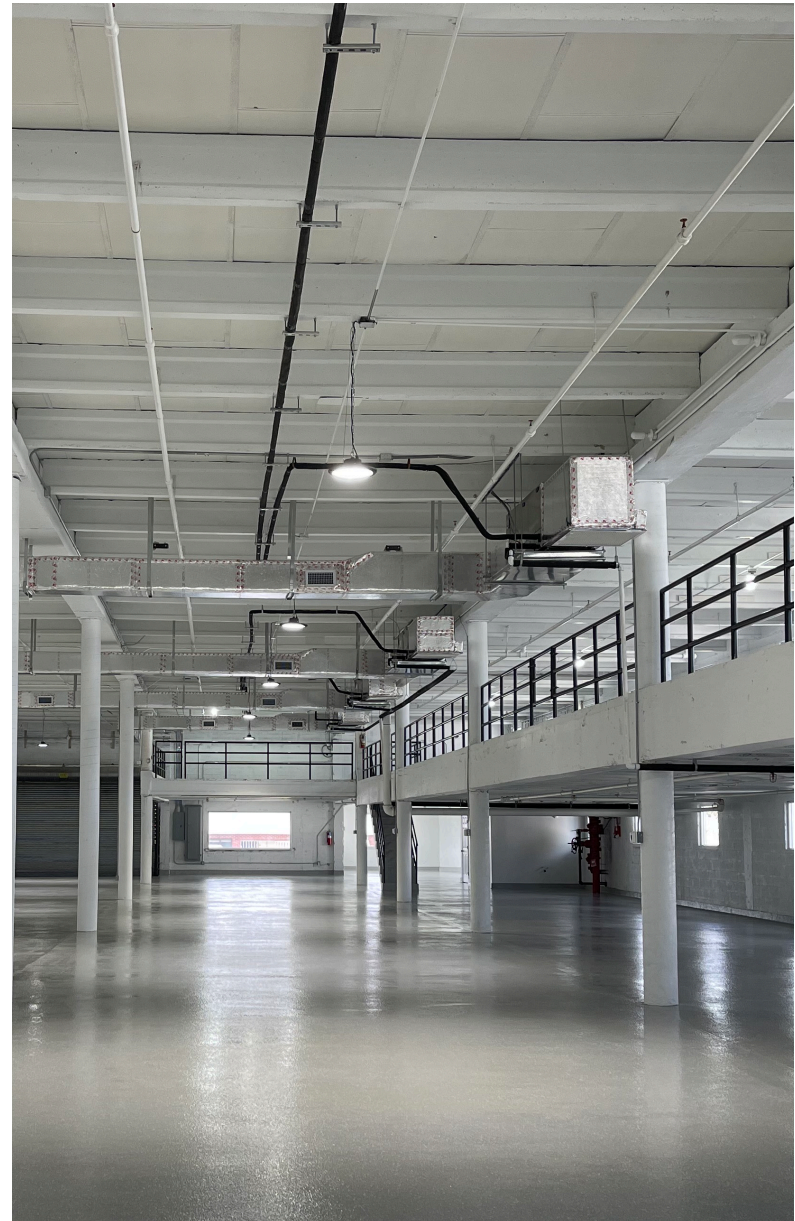
Ceiling Height 18.5' feet

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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SIDE** 

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MOTO**



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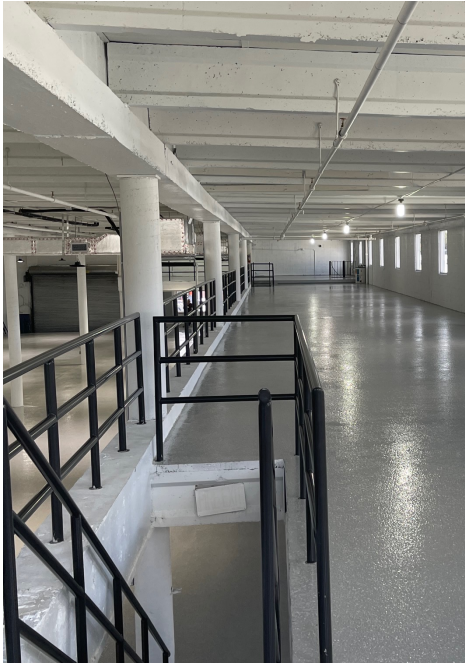
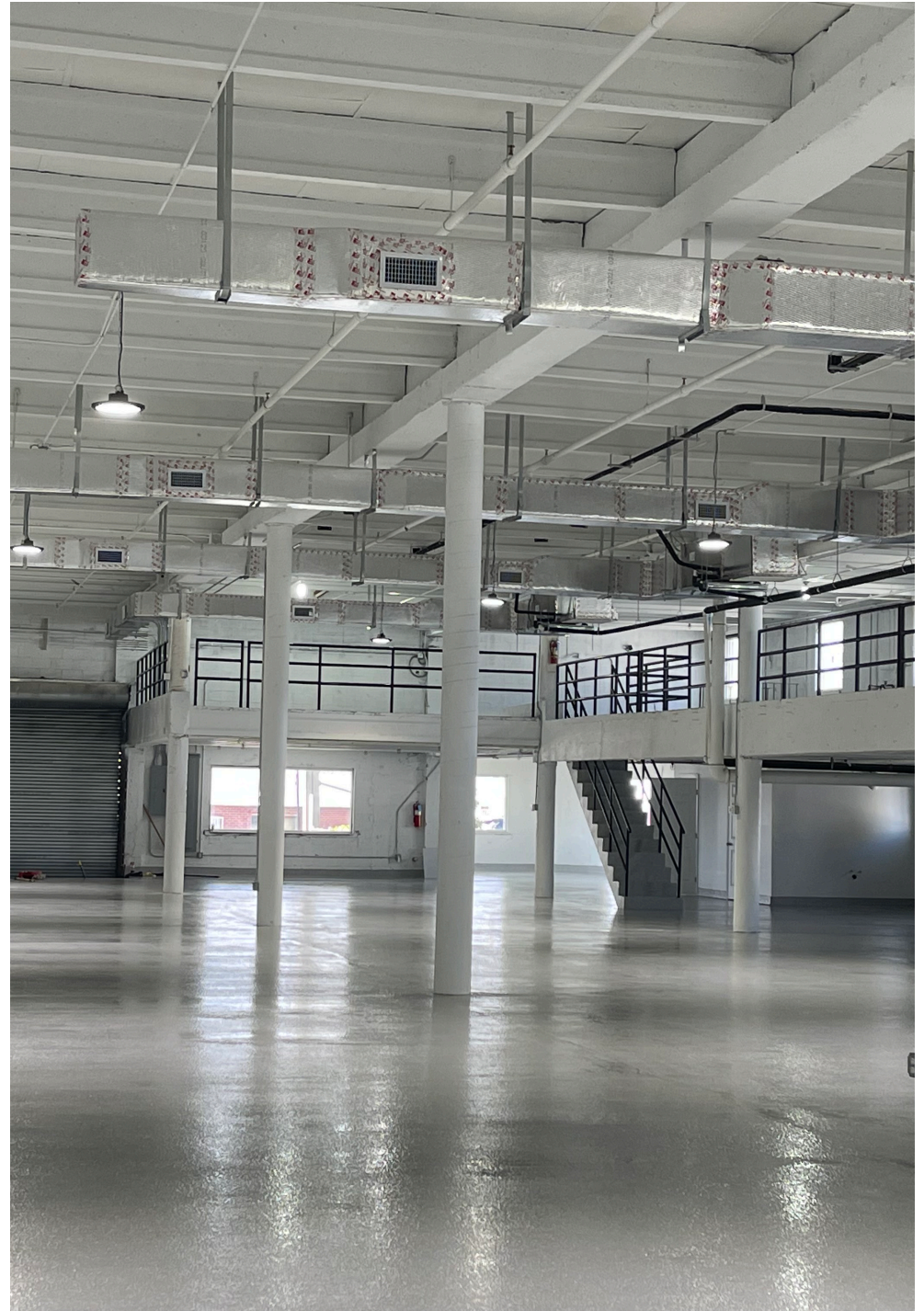
MIAMI
DESIGN
DISTRICT

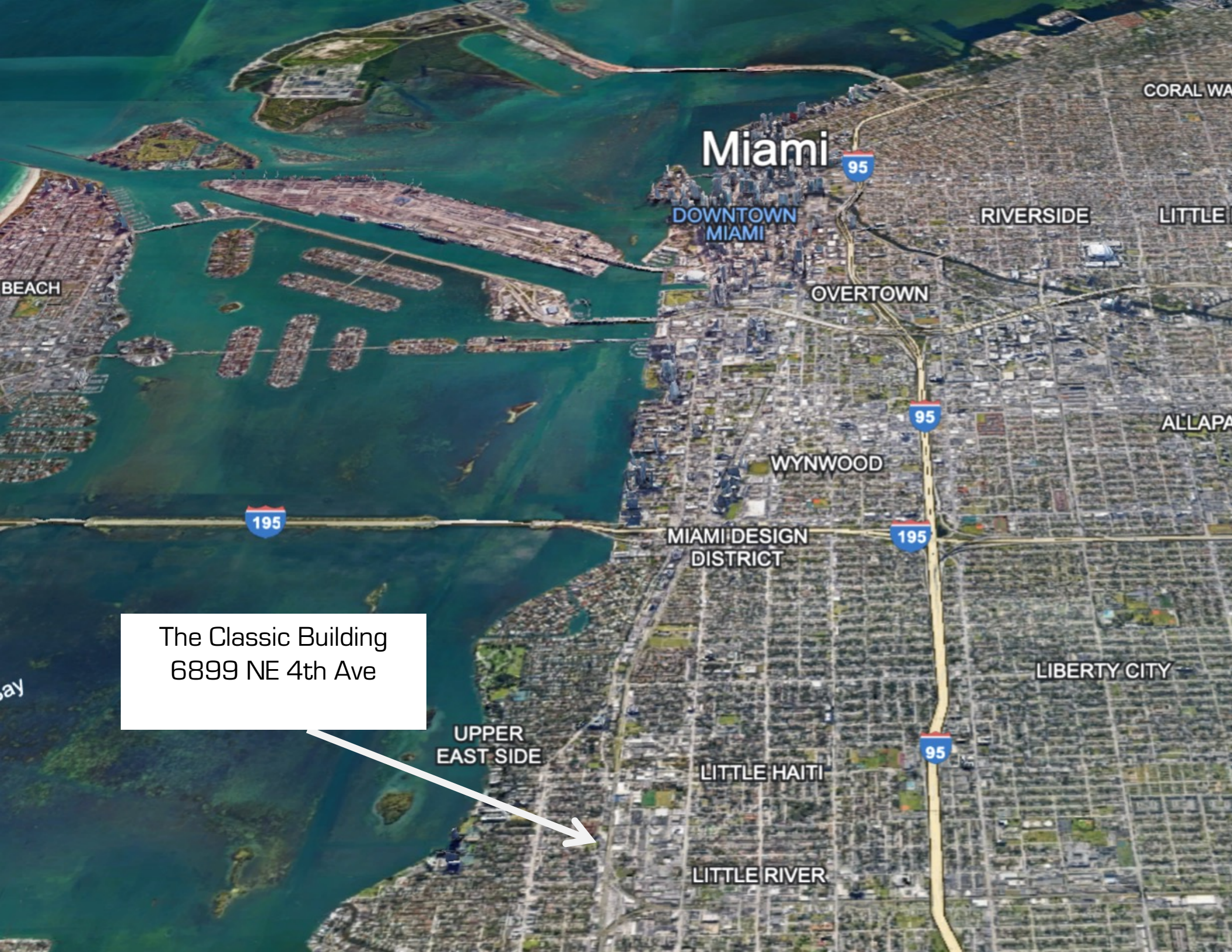
FIORITO

6899 NE 4TH AVE









Miami

DOWNTOWN
MIAMI

OVERTOWN

RIVERSIDE

LITTLE

CORAL WA

ALLAPA

WYNWOOD

MIAMI DESIGN
DISTRICT

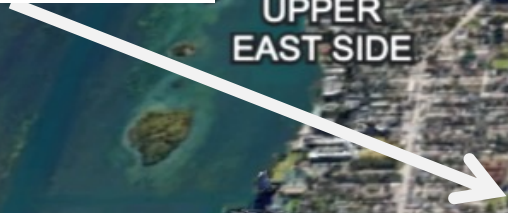
LIBERTY CITY

UPPER
EAST SIDE

LITTLE HAITI

LITTLE RIVER

The Classic Building
6899 NE 4th Ave





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