

CREATIVE FLEX BLDG

SALE/LEASE

235 NE 67 STREET

INDUSTRIAL/FLEX

WAREHOUSE

CAMPUS



WEAPINEIGHBORHOODS®

METRO1.COM
INFO@METRO1.COM

Executive Summary

Metro 1 Commercial LLC is proud to present 235 NE 67 Street, Miami, FL (“The Property”) **for sale or lease**. A state-of-the-art commercial facility strategically located in the heart of Miami’s thriving urban landscape. This brand-new construction offers a dynamic and highly functional environment ideal for creative enterprises, tech firms, production teams, and innovative businesses seeking a modern headquarters or showroom.

Located at the intersection of NE 2nd Avenue and 67th Street, a state-of-the-art Industrial project has been developed. The campus consists of four newly constructed flex warehouses that come fully equipped with the most advanced construction quality and features. Their design caters to end-users or investors that are seeking the most advanced level of industrial design and durability.

This turnkey property seamlessly blends functionality, aesthetics, and infrastructure to support a range of business uses beyond warehousing. Whether you’re scaling a production team, building a branded creative hub, or launching a high-performance enterprise, 235 NE 67th St delivers a plug-and-play environment with high-end build quality and thoughtful amenities.

Property Highlights

- + Asking Price:** \$4,385,000
- + Lease Rate:** \$26,522/ Month
- + Space Available:** 7,302 SF
- + Office:** 1,800 SF
- + Parking:** 7 Dedicated Spaces
- + Zoning:** D2

New Construction (2023) in an exclusive 4-unit condominium campus

Impressive 30-foot insulated ceilings with acoustical treatment

Full building A/C and backup generator for uninterrupted operations

Expansive 1,800 SF office space featuring:

Elevator access to second floor, Three restrooms, Shower & mop sink area, Kitchenette, Concrete and porcelain flooring, 3-phase electrical system and 7 dedicated parking spaces, Secure site with fencing and security gate



Interior



Exterior



NE 68th Street

NE 67th Street

NE 62th Street

NE 4th Court

NE 2nd Avenue

SUBJECT PROPERTY

SANGUICH

ULTRA PADEL

ARTPIE

CCOM GROUP

RAW FIT

COBBLERS

DINKO PICKELL BALL

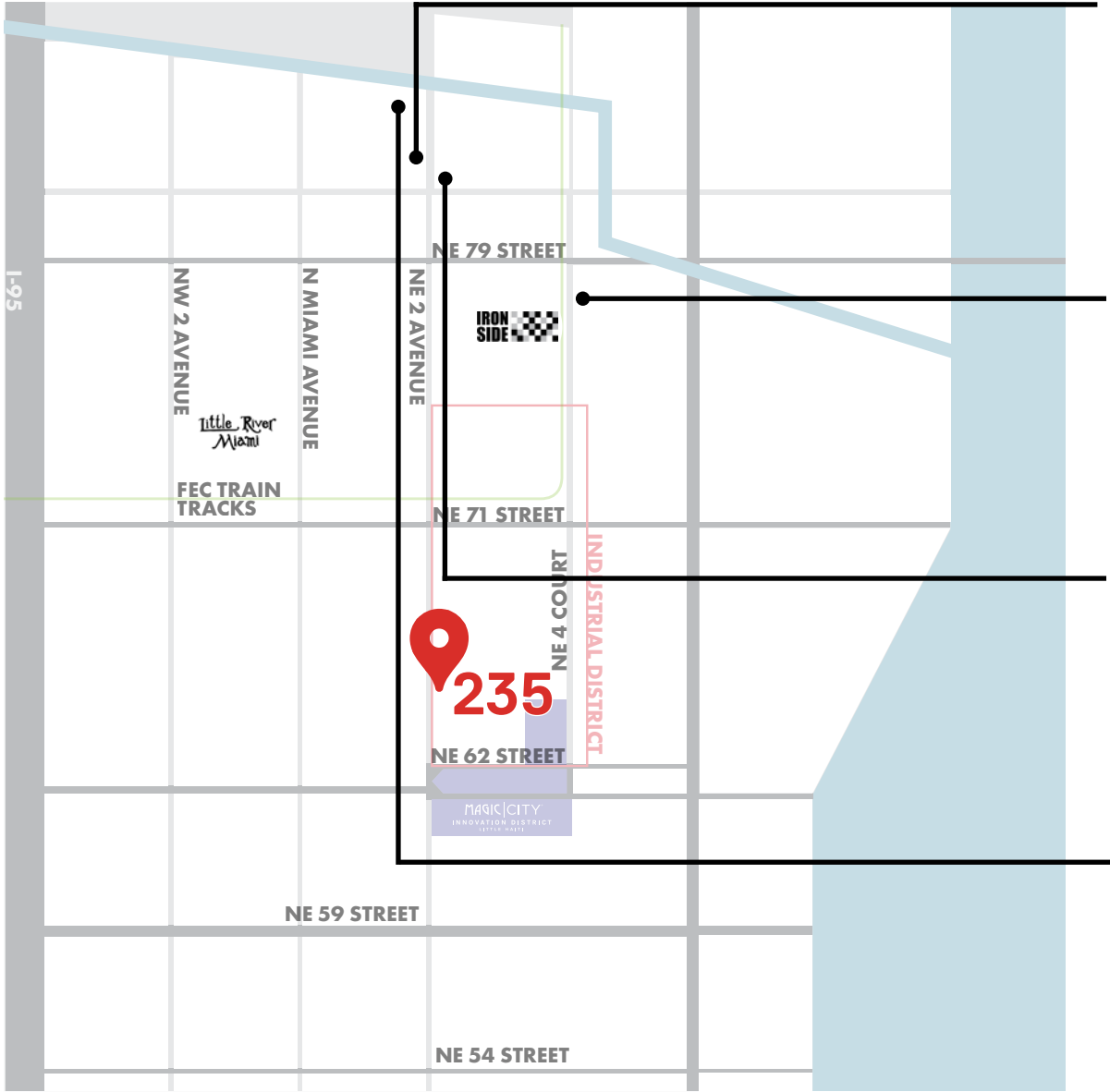
MAGIC 13 BREWERY

ZEY ZEY



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Little River Context Map



THE CITADEL FOOD HALL

website - thecitadelmiami.com
30,000 SF Food Hall, Office, & Rooftop
Fully Leased
22,000 SF Entercom HQ



IRONSIDE

website - miamiironside.com
50 spaces housing restaurants, offices,
retailers, and services



EBB & FLOW

website - ebbandflow.miami
34,000 SF of Restaurant, Retail, & Office
\$35 - \$40 PSF NNN Rents



PLANT THE FUTURE

website - plantthefuture.com
20,000 SF Retail Oasis + Upcoming F&B



CREATIVE FLEX BLDG

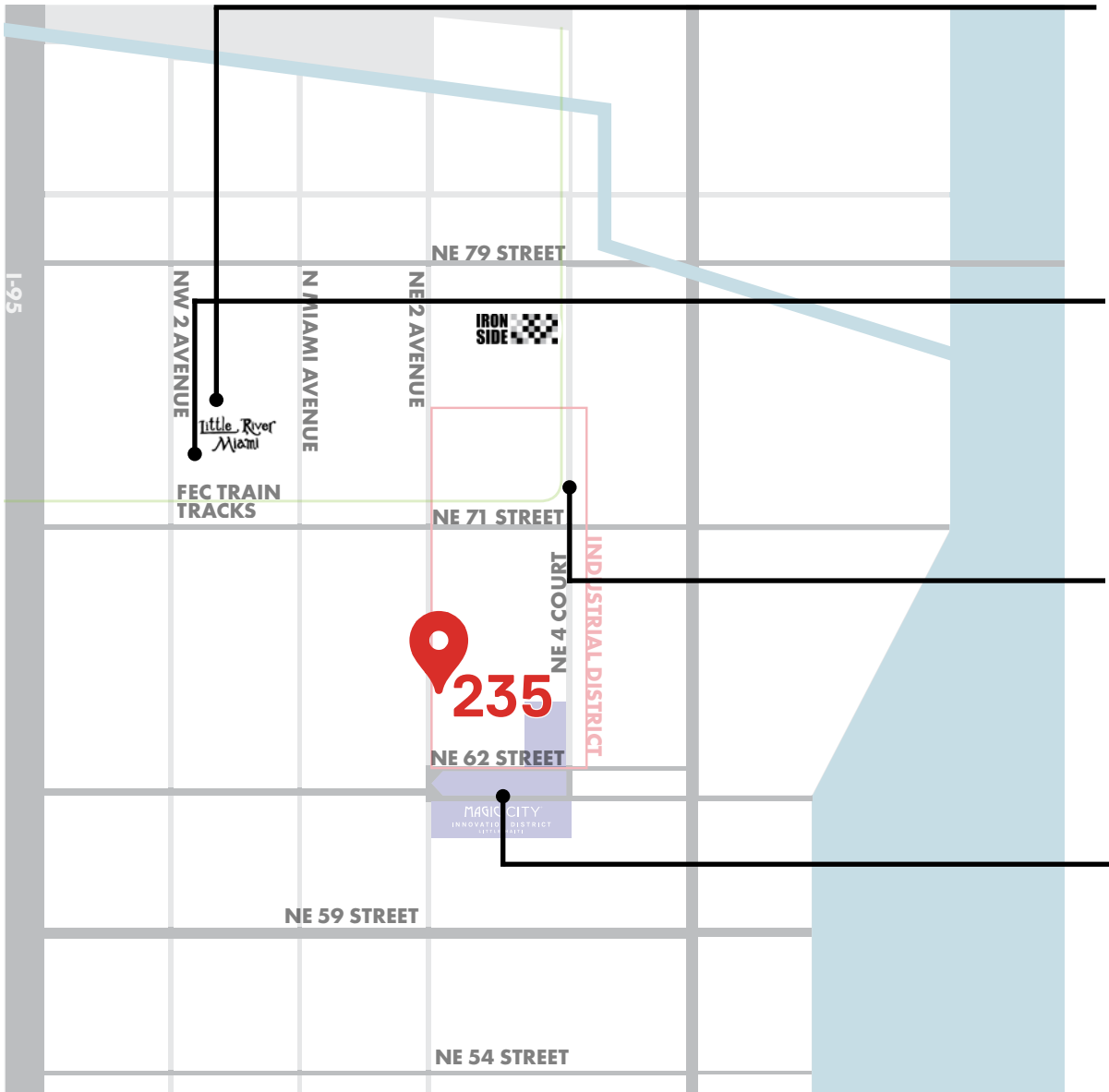
SALE/LEASE 235 NE 67 STREET
INDUSTRIAL/FLEX WAREHOUSE CAMPUS



Irene Dakota
Sales Advisor
idakota@metro1.com
305.972.8860

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Little River Context Map



IMPERIAL MOTO CAFE
website - imperialmoto.com
Trendy coffee shop in the heart of LittleRiver.Miami



LA NATURAL
instagram - [@lanaturalmiami](https://www.instagram.com/lanaturalmiami)
Trendy pizza spot by creator of Palmar Wynwood and Alter Wynwood



RAIL 71
120,000 SF of Office, Showroom, and Retail space



MAGIC CITY INNOVATION DISTRICT
website - magiccitydistrict.com
175,000 SF of existing creative office, galleries, and restaurants
Upcoming 2,700 residential units, 2M SF of Office, 500K SF of Retail





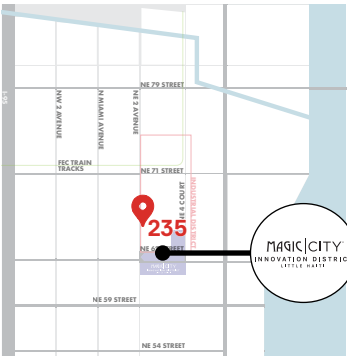
THE DISTRICT TODAY
The Magic City Innovation District - Little Haiti currently has 175,000 SF of creative office, restaurant, retail and gallery spaces. It also features activations by Heartland (Restaurant), and Space Park, a partnership between Space, Live Nation, and Broken Shaker.



ON THE HORIZON
Three towers are currently in the horizon for the District, and will be developed in the next 2-3 years. First an office tower co-developed with Motorsports.com, for 370,000 SF, where Motorsports.com will house its HQ. Second, a 25-story residential tower with 349 luxury apartments and 13,200 SF of retail space. Finally, Station M, an office tower with 215,000 square foot incubator/accelerator and over 500,000 SF.



THE LONG TERM VISION
Over the span of 10-15 years, Magic City Innovation District - Little Haiti will be developed into 2,700 residential units, 2M SF of office space, 500,000 SF of retail space, over 450 hotel units, and incorporate a commuter train station and a grand promenade.





THE DISTRICT TODAY

The LittleRiver.Miami district currently houses over 40 businesses spanning from restaurants to galleries to creative offices. Some of its most recognized businesses include the trendy pizzeria La Natural, national coffee roaster Counter Culture, local coffee shop



Imperial Moto Cafe, artist studios Fountainhead Studios, the Center for Subtropical Affairs, and many more.

The district is a hub for the creative class, housing many business owners that started the creative movement in Wynwood and the Design District, paving the way for LittleRiver.Miami to undergo a similar transformation



THE LONG TERM VISION

Currently, MVW Partners is seeking to rezone the 3.54 acre portfolio that comprises LittleRiver.Miami from its existing 137 units allowed, into 531 units. The maximum height would be 10 stories.

[read more here](#)

[read more here](#)





THE DISTRICT TODAY

Situated in Miami’s Upper Eastside, Ironside features a vibrant, mixed-use urban center developed by visionary Ofer Mizrahi. With 60+ design showrooms, beauty salons, , local shops, art studios, cafes, playrooms, galleries and a wellness center.

The area features Ironside Pizza, one of Miami’s best pizza spots, and a long directory of design showrooms, architecture firms, and boutique retailers.





THE CITADEL COMPLEX
The Citadel encompasses a 30K SF Food Hall with a 22K SF second floor office leased by Entercom, one of the nation’s largest radio conglomerates, which runs Power 96 in SoFi. The rooftop of the Citadel is a full service bar and event space.



EBB & FLOW

Ebb & Flow features 34,000 SF of restaurant and retail space with trendy spots like La Santa Taqueria, Hachidori Ramen, Tran An Vietnamese Eatery, Lucio’s Wine Shop, and more.



Comparable Sales



241 NE 61 St
\$4.9M - \$515 PSF
Sold Aug 2023
9,500 SF Building
9,935 SF Land



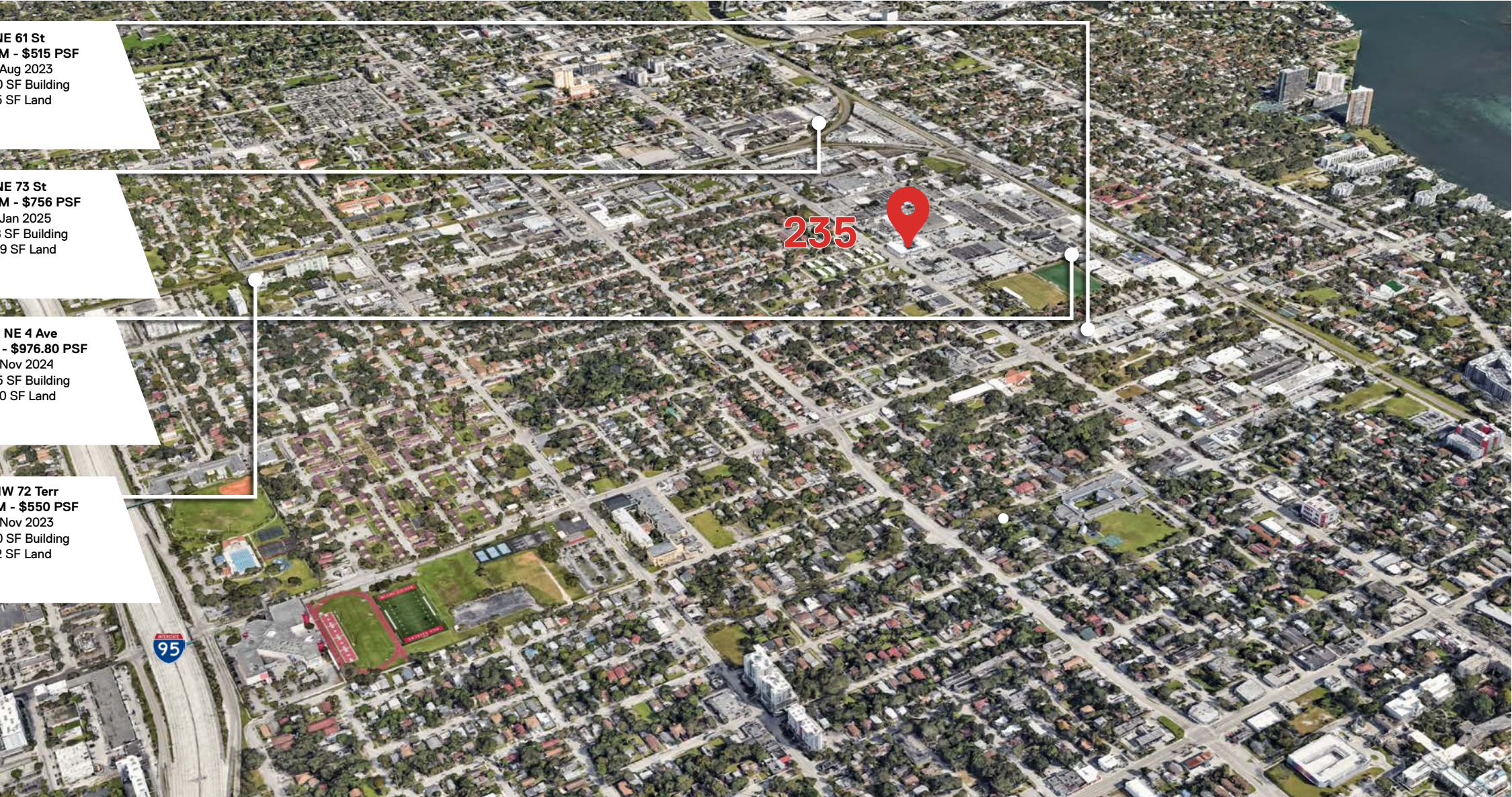
261 NE 73 St
\$5.5M - \$756 PSF
Sold Jan 2025
7,268 SF Building
13,939 SF Land



6444 NE 4 Ave
\$4M - \$976.80 PSF
Sold Nov 2024
4,095 SF Building
21,780 SF Land



311 NW 72 Terr
\$1.7M - \$550 PSF
Sold Nov 2023
3,000 SF Building
3,892 SF Land





Irene Dakota
Sales Advisor
idakota@metro1.com
305.972.8860



WE  NEIGHBORHOODS®

METRO1.COM
INFO@METRO1.COM