

The Classic Building FOR LEASE



6899 NE 4 Ave

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 14,300 SF, offering flexible options to suit a variety of business needs.

PROPERTY HIGHLIGHTS

- Stand-alone 20,025 sq. ft. warehouse, with additional with a 6,025 sq. ft. mezzanine on a 30,056 sq. ft. 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 2020, 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

Expenses: \$7.50

Property Address: 6897-6899 NE 4 Ave,
Miami, FL 33138

6897-A Space: 3,300 SF
Dock High Loading

6899 Space: 11,000 SF (1st level)
+ 3,900 SF (2nd level)
Dock High Loading
Drive-in Ramp

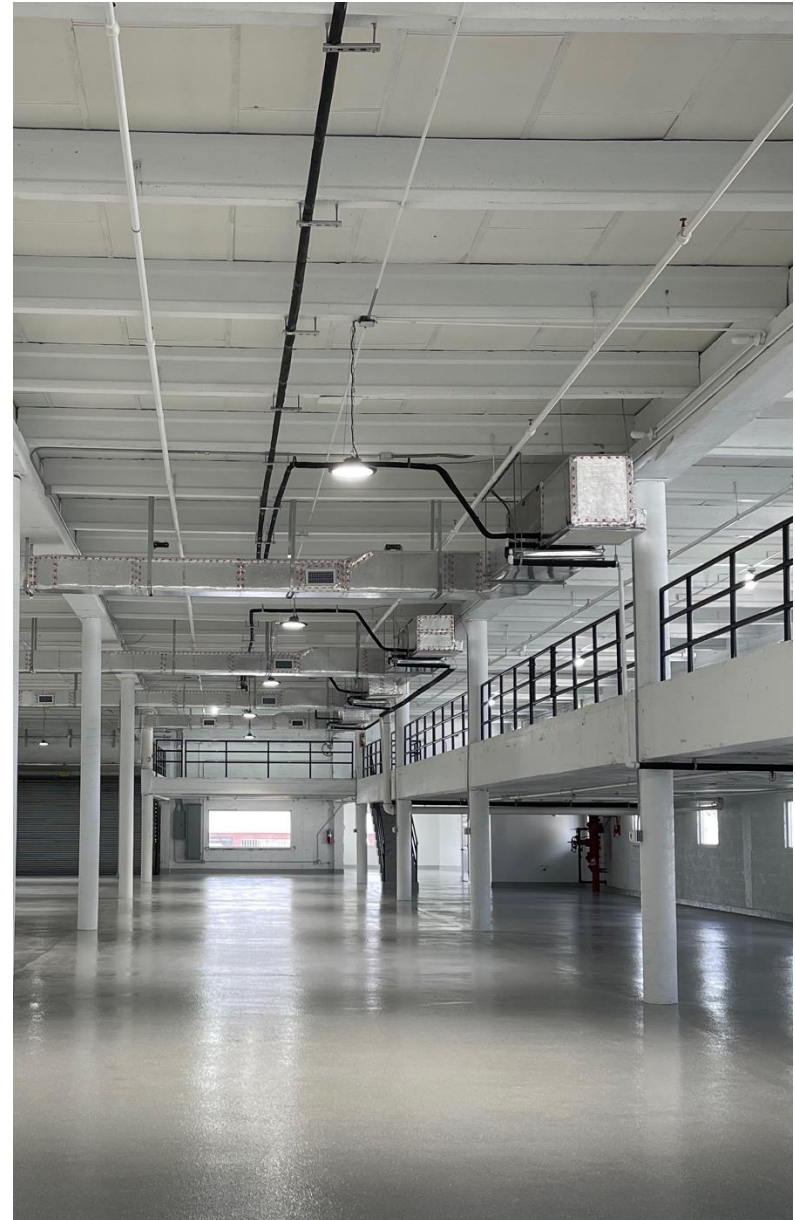
Year Built : 1956, Renovated 2021

Zoning: D-2

For Sale: \$9,025,000 (\$450/SF)

Opportunity Type: NNN Investment or
Owner-User

Proforma Cap Rate: 6.21% (Proforma)







AVAILABLE SPACES

11,771 SF

6899 NE 4 Ave (North)

3,300 SF

6897A NE 4 Ave (South)

PROPERTY SUMMARY

30,056 SF

Lot Size

18.5' feet

Ceiling Height

1956 / 2020

Built/Renovated

2 Docks / 2 Ramps

Loading

ESFR-25

Sprinklers

100%

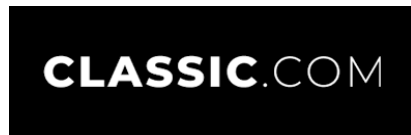
Air-Conditioned

3-Phase 600 Amps

Power

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.



— WWW.FJ.CO —





MIAMI
DESIGN
DISTRICT

FIORITO

dinko

ULTRA

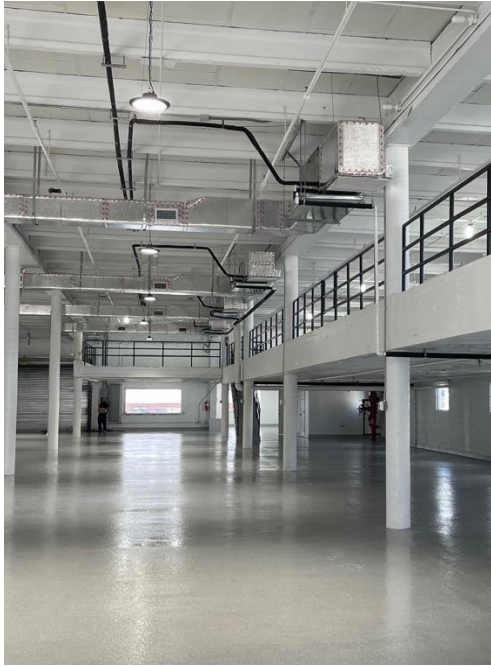
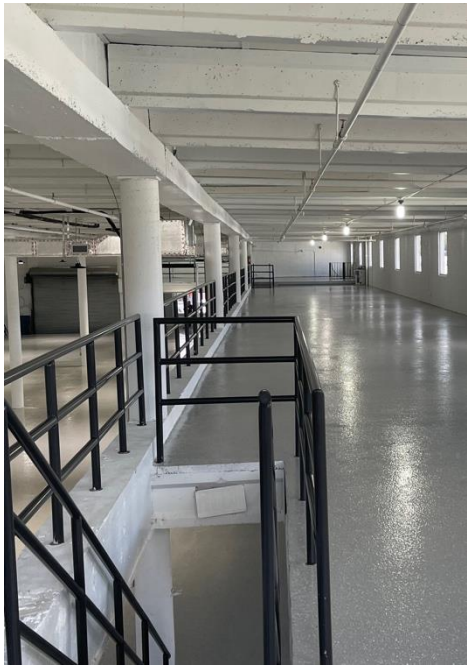
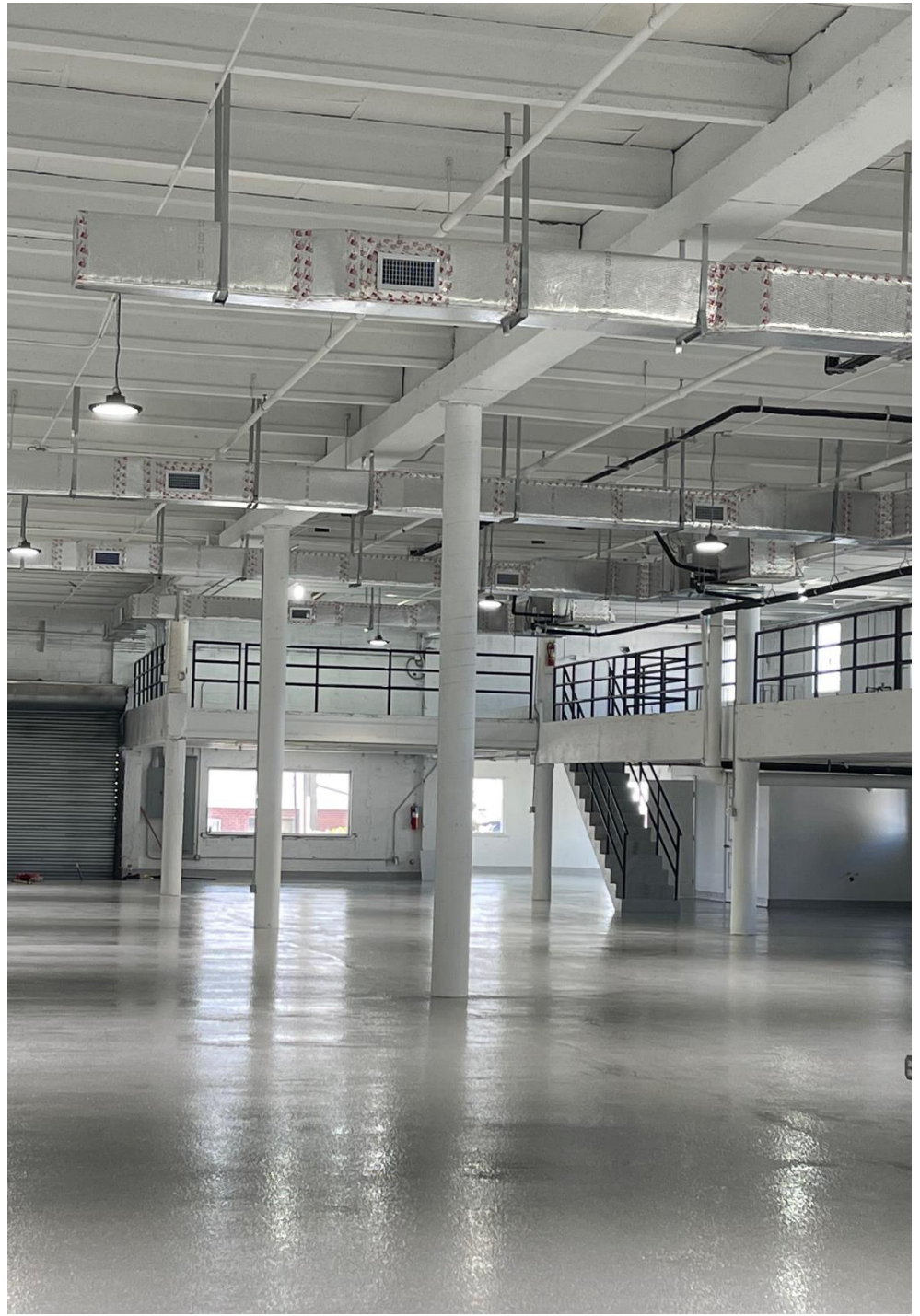
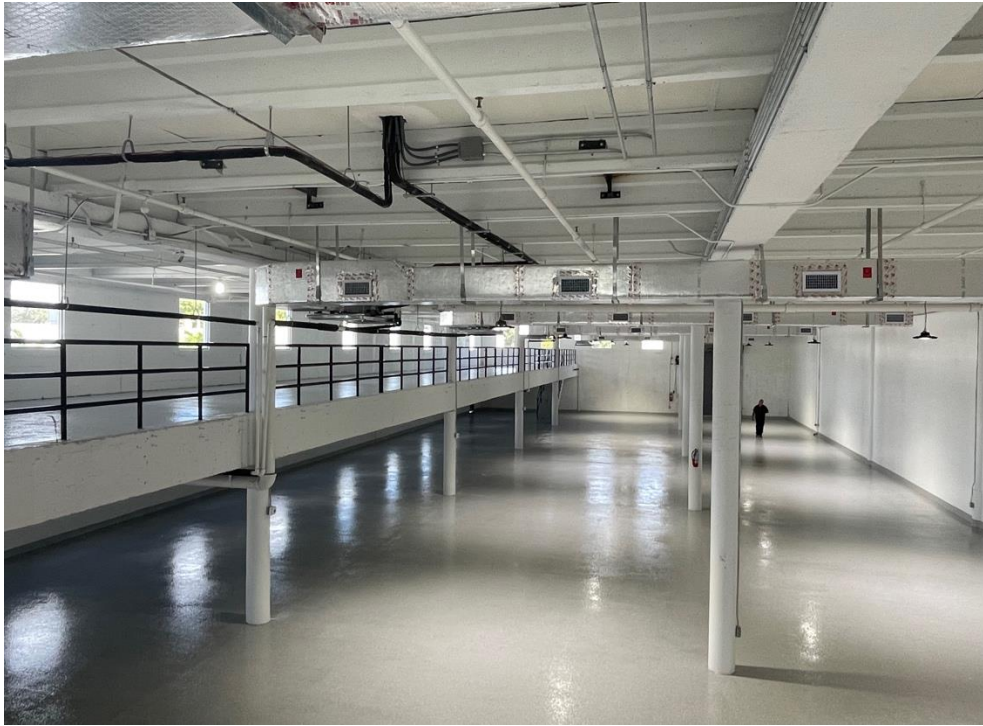
CLASSIC.COM

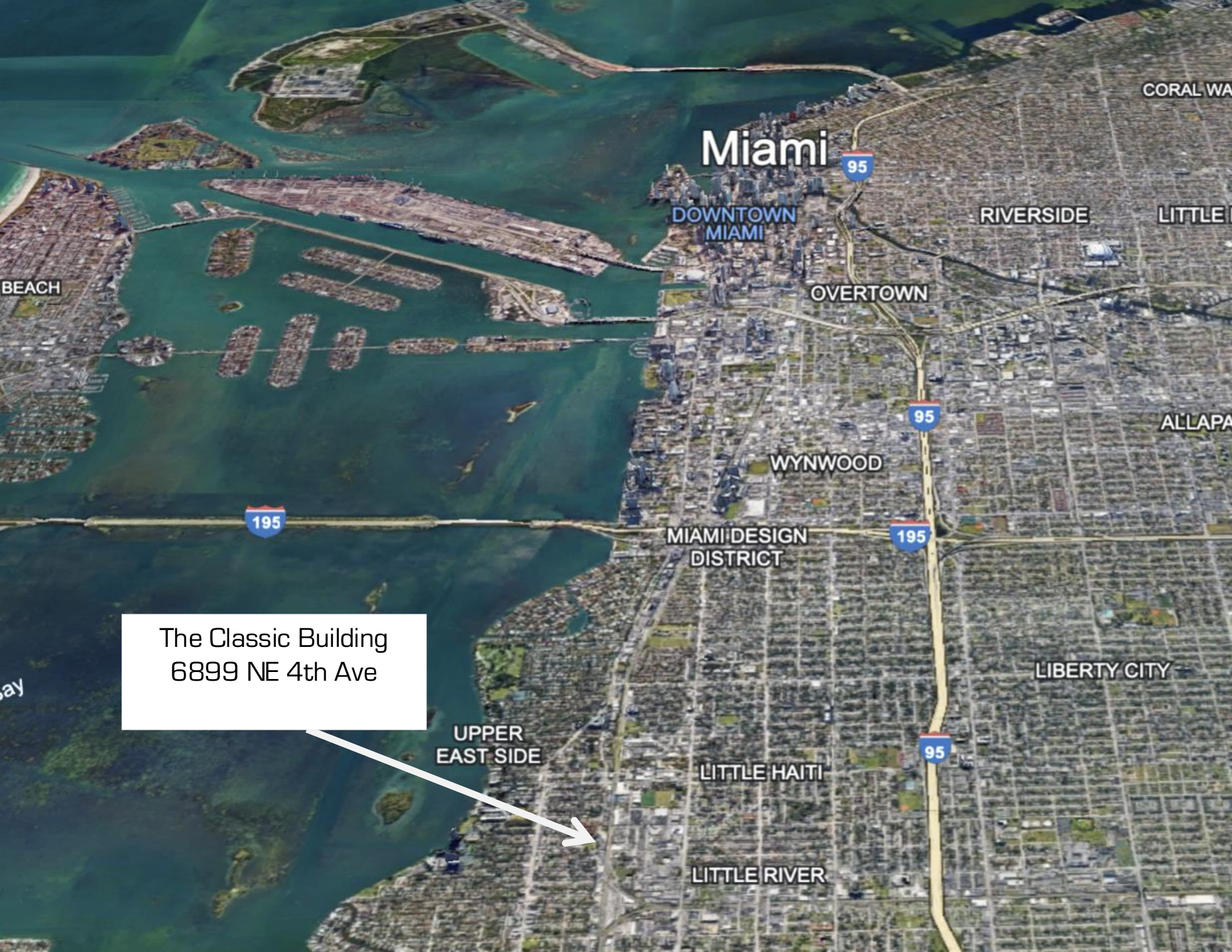
THE
FI
COMPANY
WWW.FICO

6899 NE 4TH AVE









Miami

DOWNTOWN MIAMI

OVERTOWN

WYNWOOD

MIAMI DESIGN DISTRICT

UPPER EAST SIDE

LITTLE HAITI

LITTLE RIVER

RIVERSIDE

LITTLE

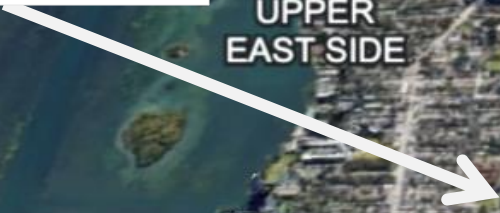
ALLAPA

LIBERTY CITY

CORAL WA

BEACH

The Classic Building
6899 NE 4th Ave





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