

FOR LEASE

*FREESTANDING WAREHOUSE
BUILDING*

**525 NW
27TH ST**

MIAMI, FL 33127

GRIDLINE
PROPERTIES



Executive Summary

525 NW 27th St is a freestanding building located in the heart of Miami's vibrant Wynwood neighborhood, offering a unique opportunity for businesses seeking a versatile and strategically positioned property. Spanning 5,180 square feet on a 7,700-square-foot lot, the property features D1 zoning, which allows for a wide range of uses, including distribution, warehouse storage, fitness and lifestyle facilities, and e-commerce operations. The building also includes a loading zone and ground-loading garage door on the west side, making it ideal for receiving pallets or large furniture, further enhancing its appeal for logistics and operational efficiency.

Situated just minutes from Downtown Miami, it provides seamless access to Biscayne Boulevard, I-95, and Miami Beach, ensuring connectivity to some of the city's most important business and residential districts. In addition to its functional attributes, the property benefits from its proximity to Wynwood's thriving cultural and dining scene, including popular destinations like Love Life Cafe, Dante Hifi, and Pastis.

The adaptable layout and zoning make it an excellent choice for tenants looking to establish a presence in one of Miami's most dynamic and accessible areas. Positioned at the crossroads of Miami's key transportation routes and economic centers, the property is ideally suited to meet the needs of forward-thinking businesses seeking to capitalize on Miami's dynamic growth and development.



Property Highlights

For Lease

TYPE

FreeStanding Warehouse Building

TOTAL LOT SIZE

7,700 SF

UNIT SIZE

5,180 SF

ZONING

D1

PARKING

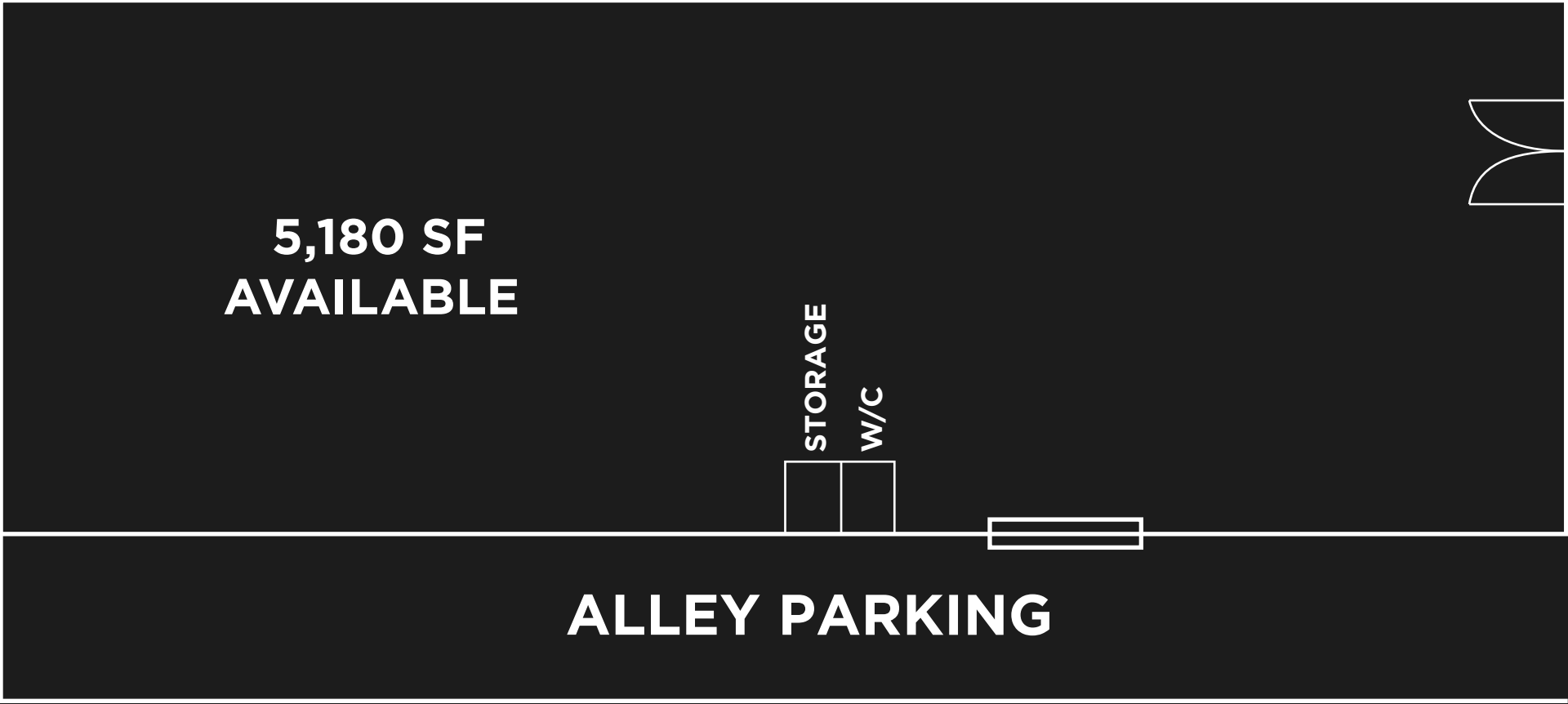
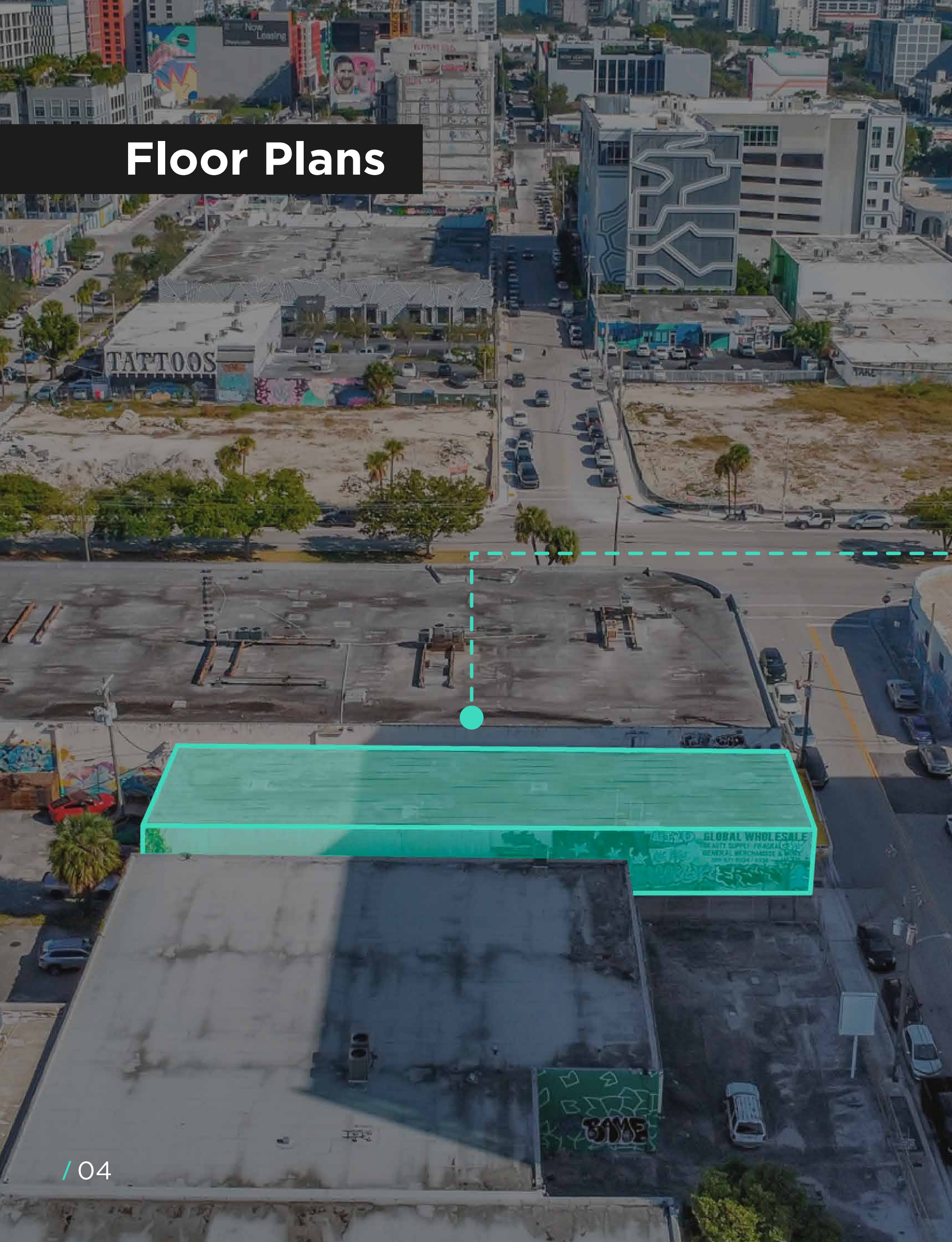
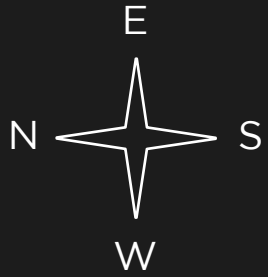
Street Parking

RATE

\$35 PSF NNN



Floor Plans



NW 27TH ST

Neighborhood Map

Midtown

Edgewater

Wynwood

The Dorsey

Rodilla

Zak The Baker

WeWork

Uchi Miami

Museum of Graffiti

Walt Grace Vintage

Pastis Miami

545 Wynn

The Wynwood Building

Momosan Wynwood

Green Avenue Tattoo

NW 5TH AVE

BrainStation

Dante's HiFi

NW 27TH ST

/ 05

Midtown

The Dorsey

Wynwood

Uchi Miami

Rodilla

Zak The Baker

WeWork

Museum of Graffiti

Walt Grace Vintage

Pastis Miami

545 Wynn

Green Avenue Tattoo

The Wynwood Building

**Momosan
Wynwood**

BrainStation

Dante's HiFi

wework



THE WYNWOOD BUILDING

RODILLA
DESDE 1939

PASTIS

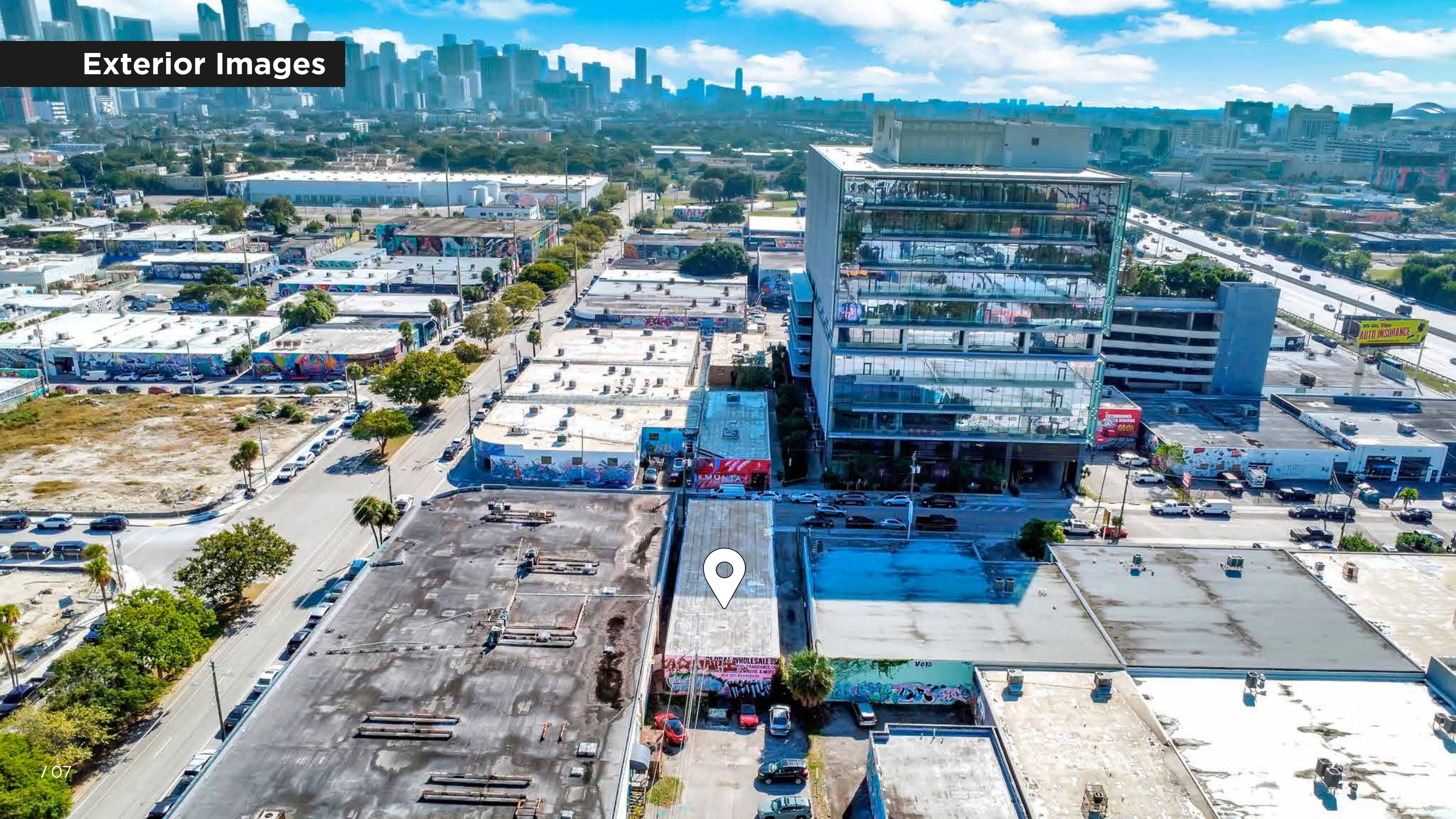
Wall Grace
vintage
CARS & GUITARS™

momosan
ramen & sake

Exterior Images



Exterior Images



GRIDLINE PROPERTIES

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