

**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

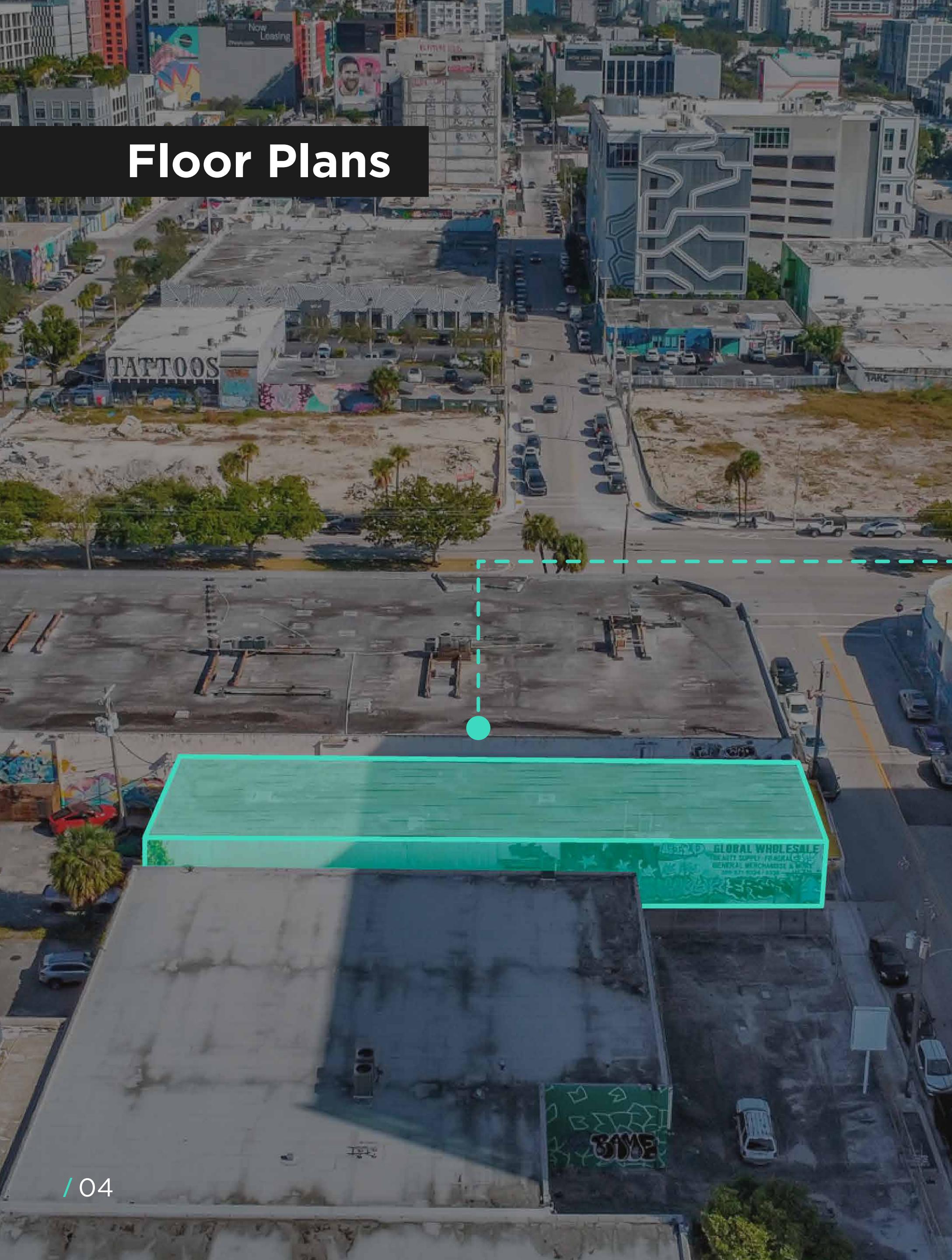
## PARKING

Street Parking

## RATE

\$35 PSF NNN





## Floor Plans



# Neighborhood Map



we work



**RODILLA**  
DESDE 1939

**PASTIS**

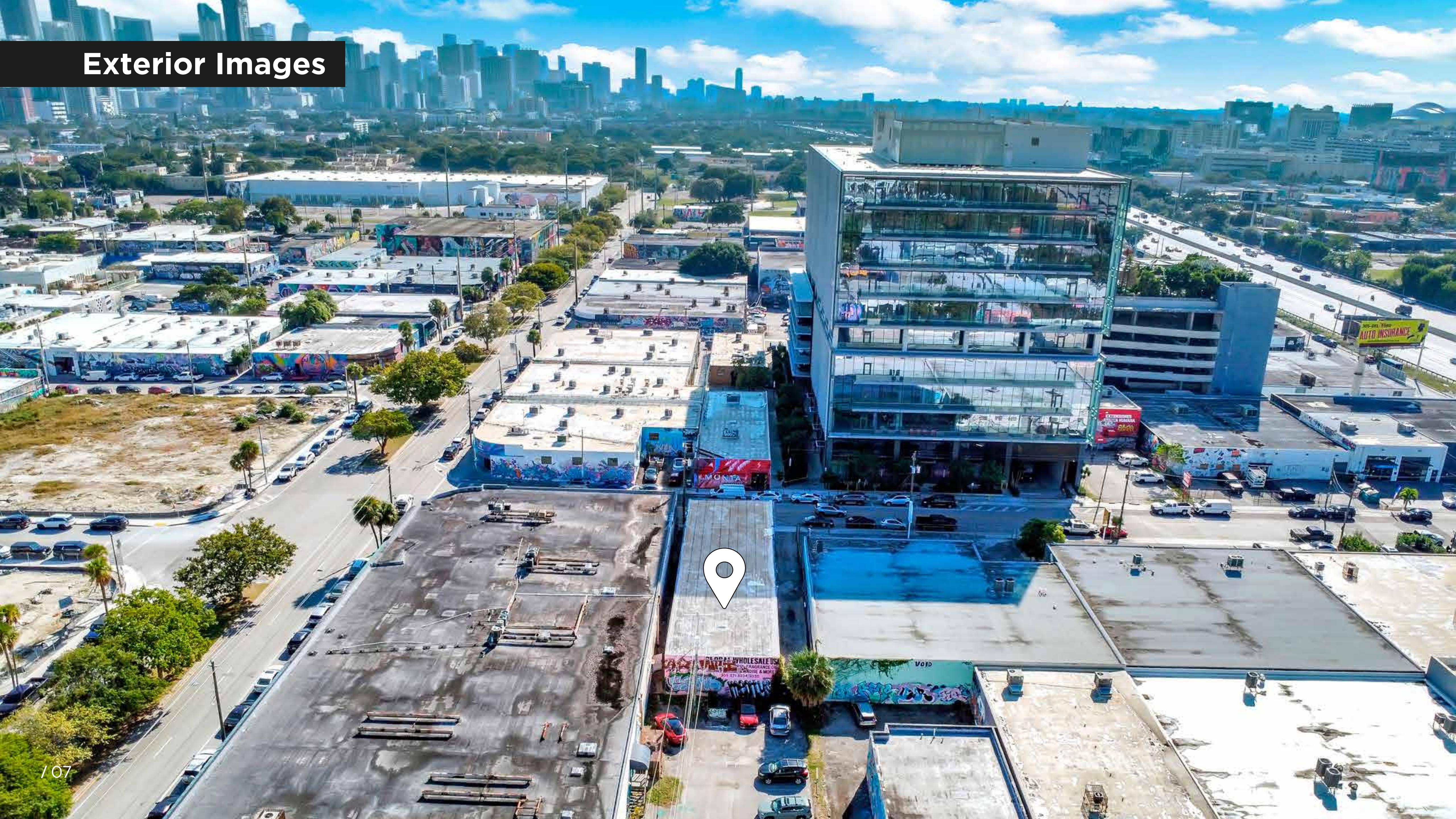
*Walt Grace*  
vintage  
CARS & GUITARS

**momosan**  
ramen & sake

## Exterior Images



## Exterior Images





# 525 NW 27TH ST

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