

6700

CREATIVE FLEX BLDG

FOR SALE

6700 NE 2 COURT

INDUSTRIAL/FLEX

WAREHOUSE

CAMPUS



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WEAPINEIGHBORHOODS®
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METRO1.COM
INFO@METRO1.COM



Executive Summary

Metro 1 Commercial LLC is proud to present 6700 N.E. 2 Ct., Miami, FL (“The Property”) for sale. New construction flex/warehouse campus in the heart of Little River, Miami, FL.

Located at the intersection of N.E. 2nd Avenue and 67th Street, a state-of-the-art industrial project has been developed. This brand-new 6,220 sq. ft. warehouse offers a perfect blend of functionality and style. The upstairs office area features two private offices, a large open space, kitchenette, and bathroom, all surrounded by impact windows. The warehouse boasts 30-ft. ceilings, full A/C, and three large street-level overhead doors for easy access. A mezzanine adds extra space, with a bathroom and shower on the ground floor. Equipped with a handicapped elevator, this space is perfect for a showroom, car storage, e-commerce business, importer or exporter, or wine business.

Additional amenities include a landscaped courtyard, fenced lot, and on-site car charging station. The property is fully air-conditioned and equipped with high-speed fiber optic internet. Essential utilities such as lighting, gas, water, sewer, and heating are in place, making this a turnkey solution for a wide range of industrial or commercial uses.

Property Highlights

+ Space Available:	6,220 SF
+ Total of Gated Parking Spaces:	30
+ Asking Price:	\$3,755,000
+ Price Per SF	\$603.70
+ Zoning:	7700 - D2



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Irene Dakota
Sales Advisor
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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.



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Magic City Innovation District - Little Haiti Context Map



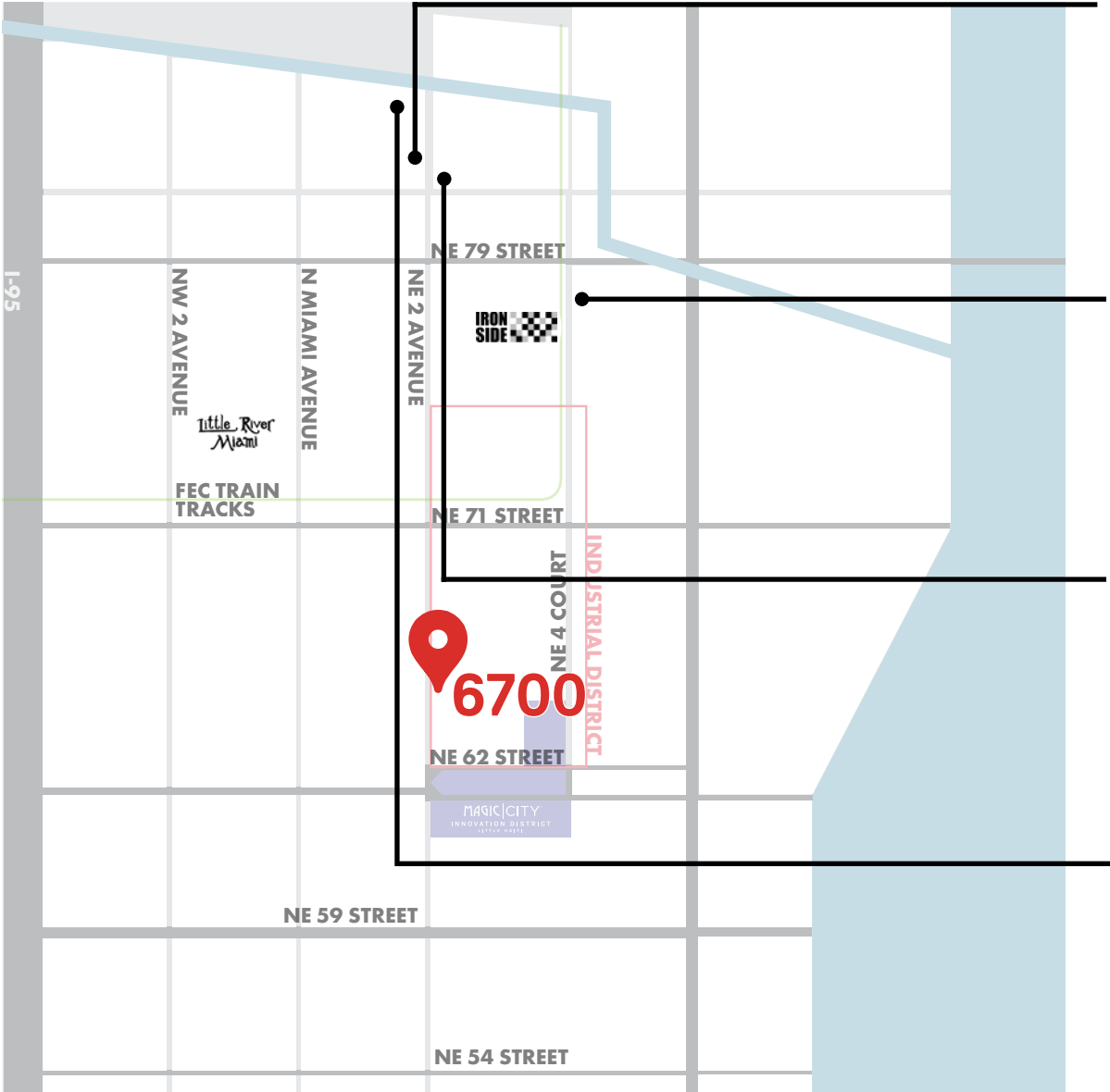
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Little River Context Map.



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



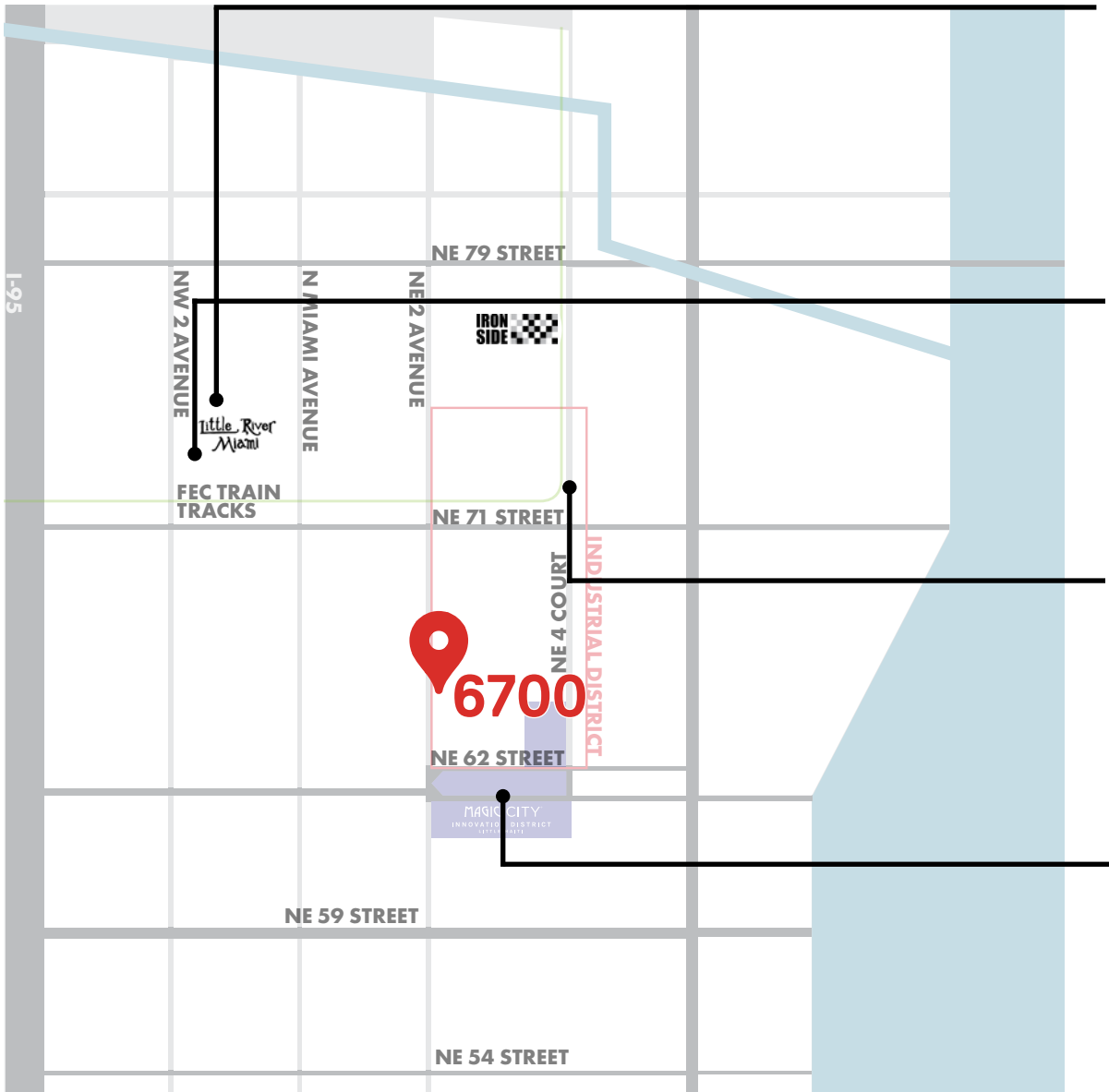
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Little River Context Map.



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



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Market Drivers - Magic City Innovation District - Little Haiti

magiccitydistrict.com

MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI

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.



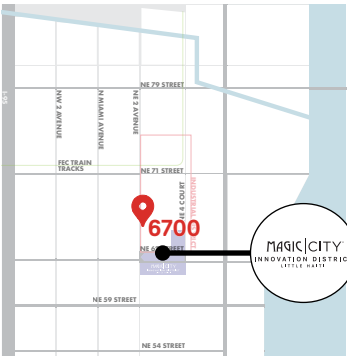
ON THE HORIZON

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.



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Market Drivers - Little River Miami



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](#)



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Market Drivers - Ironside

miamiironside.com



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.



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Market Drivers - The Citadel & Neighboring projects

thecitadelmiami.com



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.



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Comparable Sales.



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



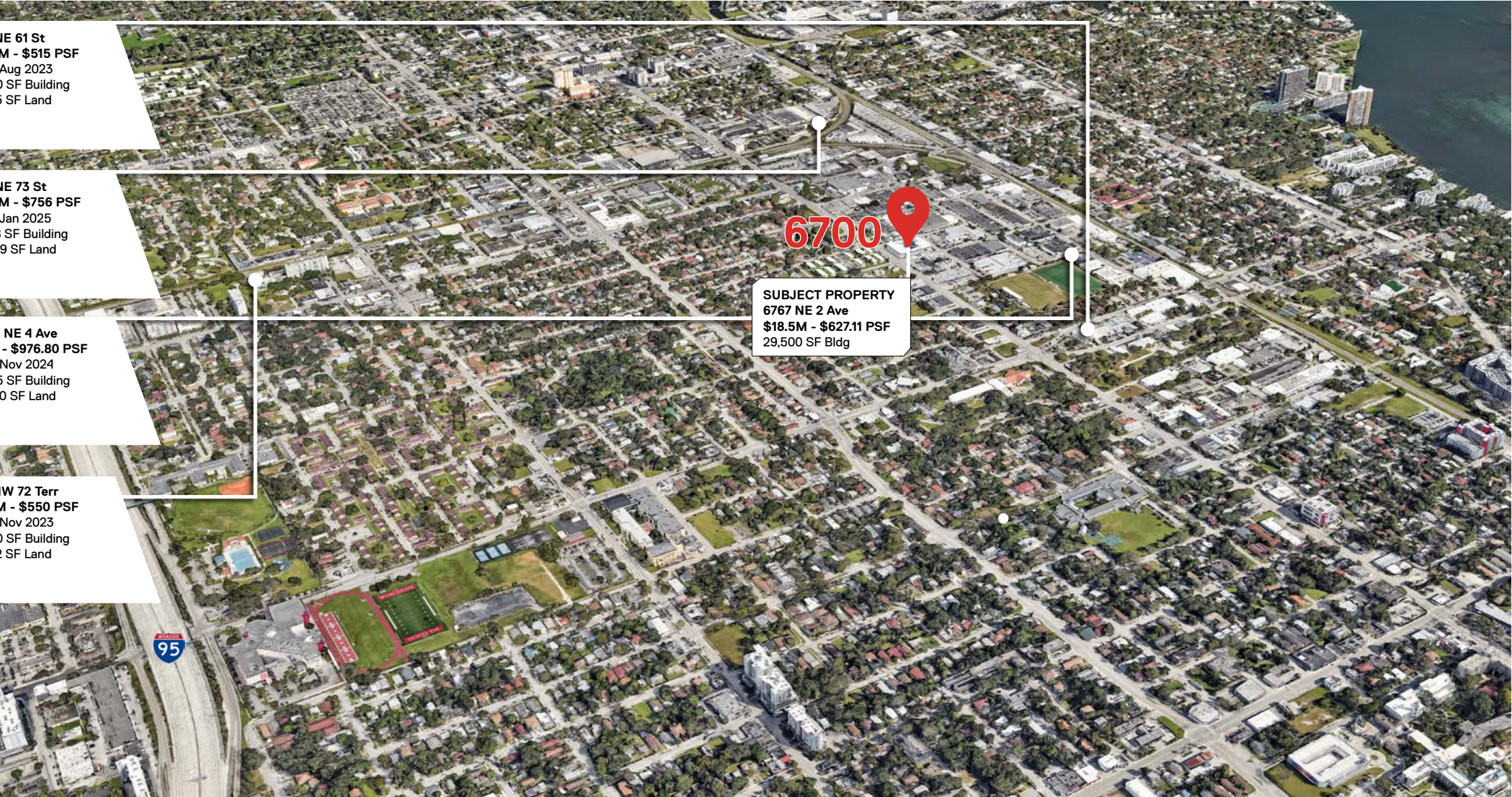
261 NE 73 St
\$5.5M - \$756 PSF
Sold Jan 2025
7,268 SF Building
13,939 SF Land



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



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