



Stoneworks Building

Dock-High Warehouse with 32' Ceiling in the Heart of South Miami

FOR LEASE

6830 SW 81st Terrace | Miami, FL 33143

Space Available: **±10,515 SF**
Lease Rate & Type: **\$25.00 PSF, NNN**

For more listings visit: naimia-ftl.com/properties

For More Information

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LOADING DOOR



58' TRUCK WELL AND LOADING DOCK



WAREHOUSE INTERIOR

Property Features

- Total Available: ±10,515 SF
- ± 8,959 SF warehouse space
- Optional office: ±1,500 SF office with conference room
- Clear Height: 32' Clear Twin "T"
- Loading: One (1) Dock high position with covered platform, 1 street level door
- Storage mezzanine

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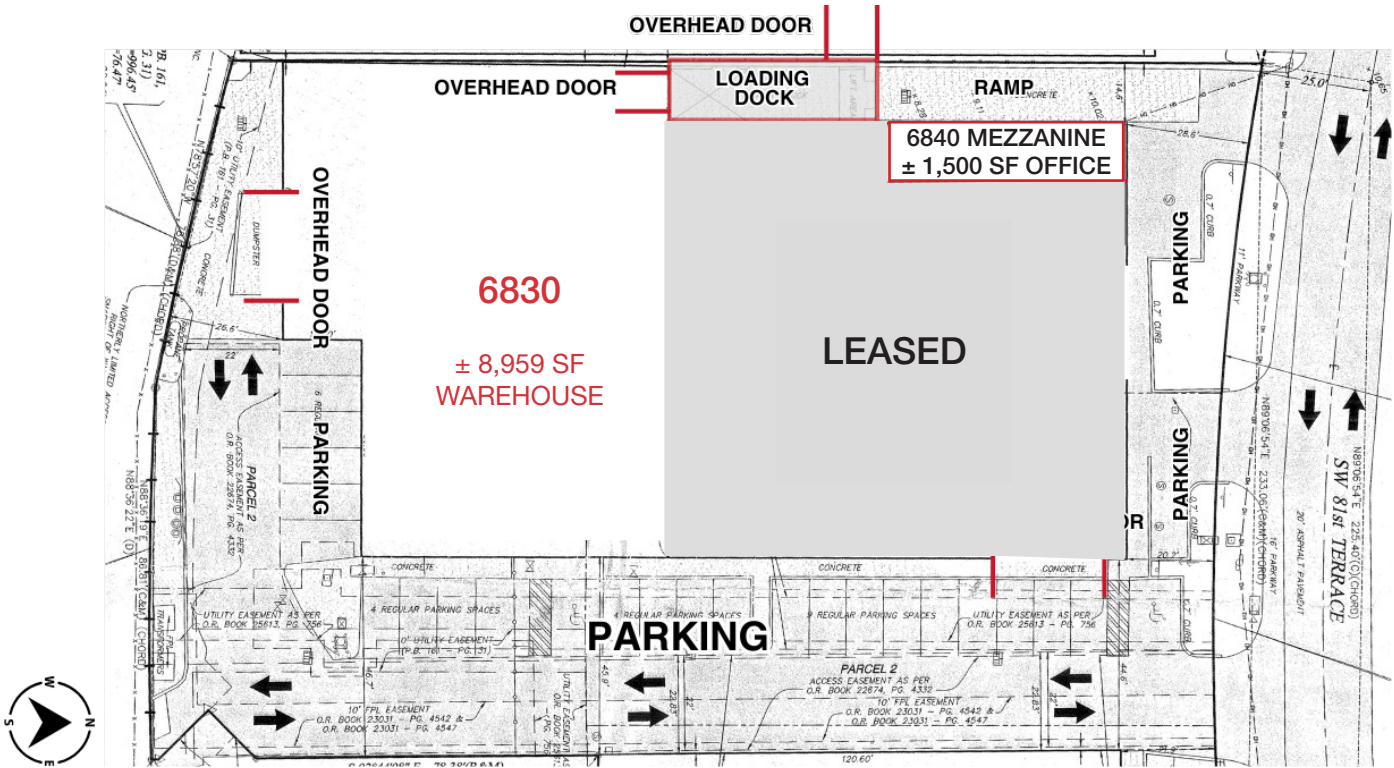


Location Features

- Wedged between Pinecrest, Dadeland, South Miami, University of Miami, Coral Gables
- Direct access to South Dixie Hwy (US 1), Snapper Creek Expressway (SR 878), Palmetto Expressway (SR 826), and Florida's Turnpike
- Central to retail and business centers, office, hospitals, schools and healthcare providers
- High demographic area in prominent sub-markets

Site Plan

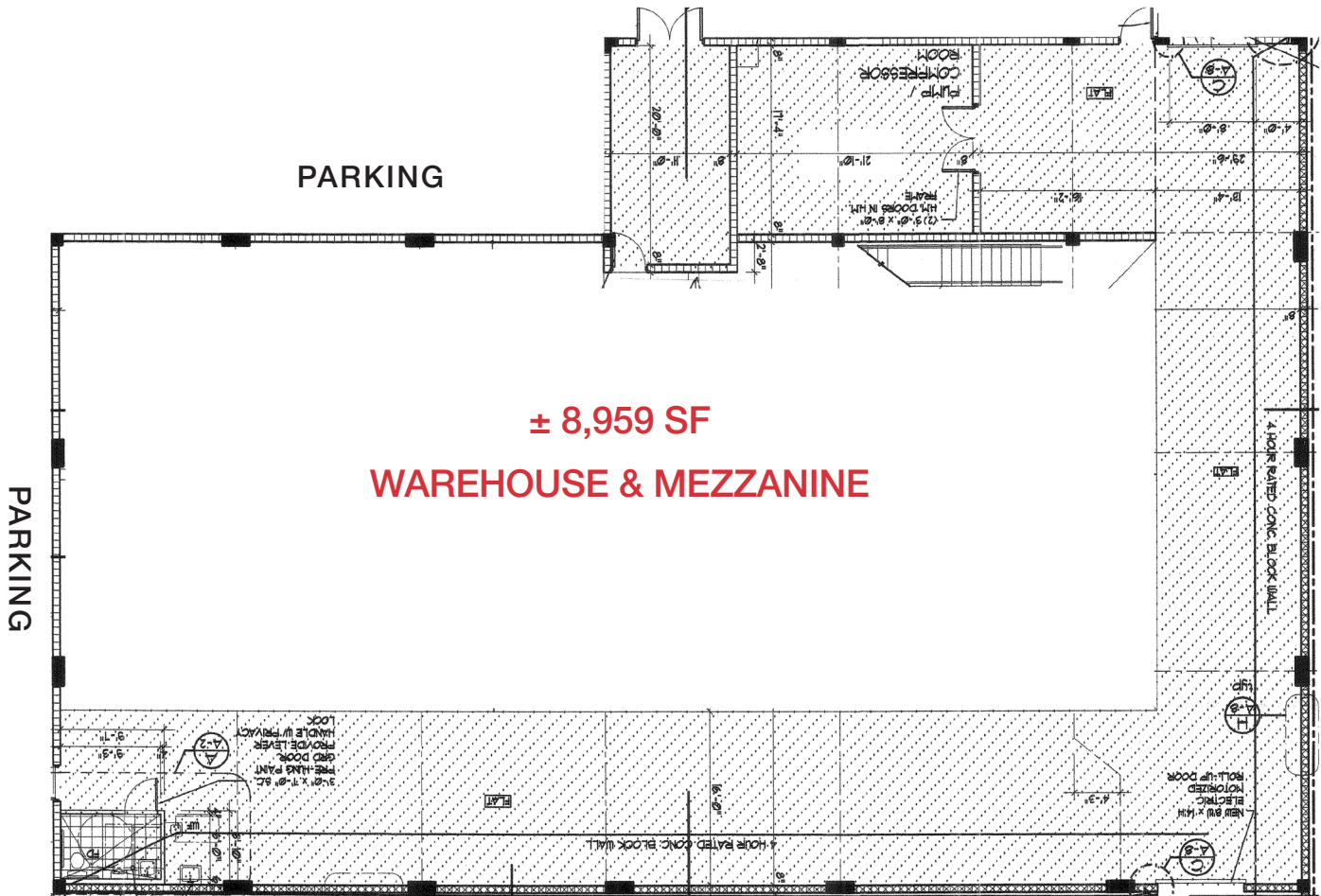
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Floor Plan

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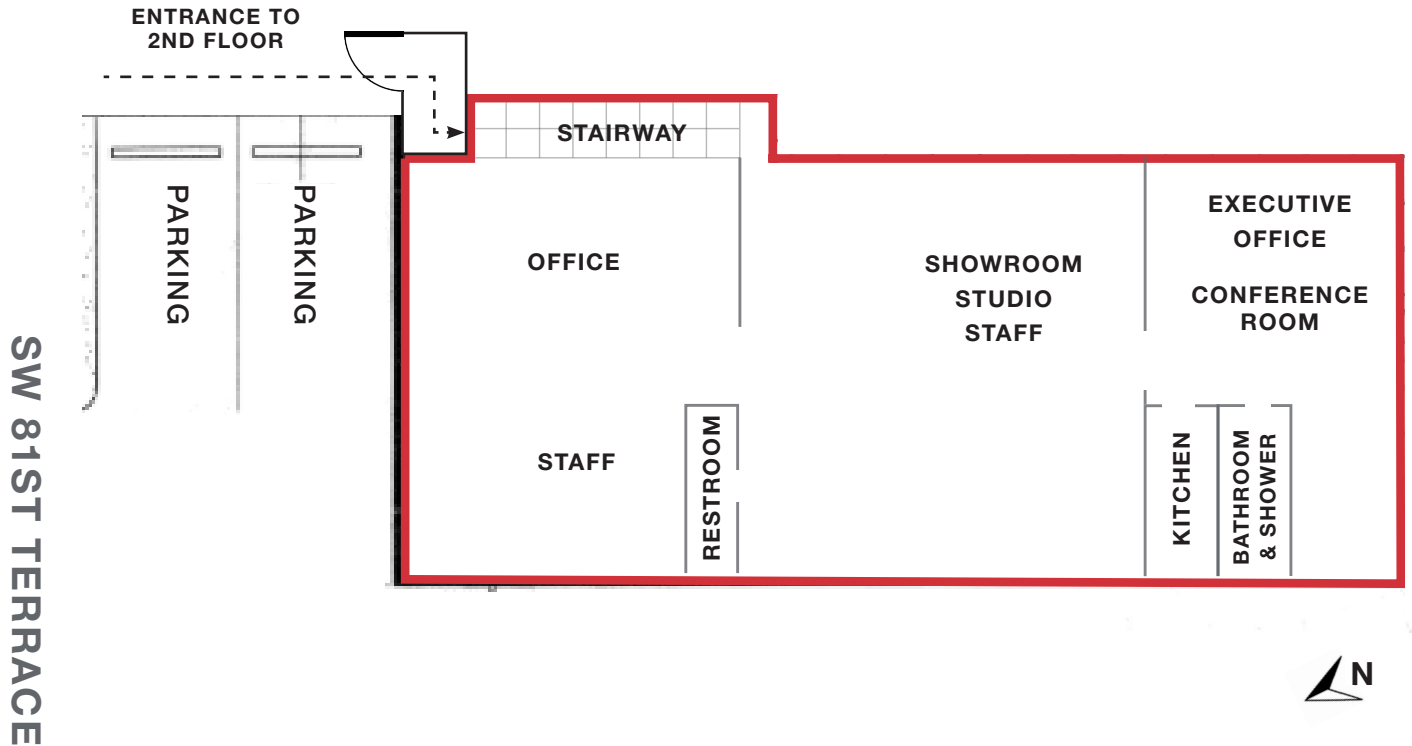
6830 SW 81st Terrace



Floor Plan - Optional Office

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6840 SW 81st Terrace, 2nd Floor - ±1,500 SF



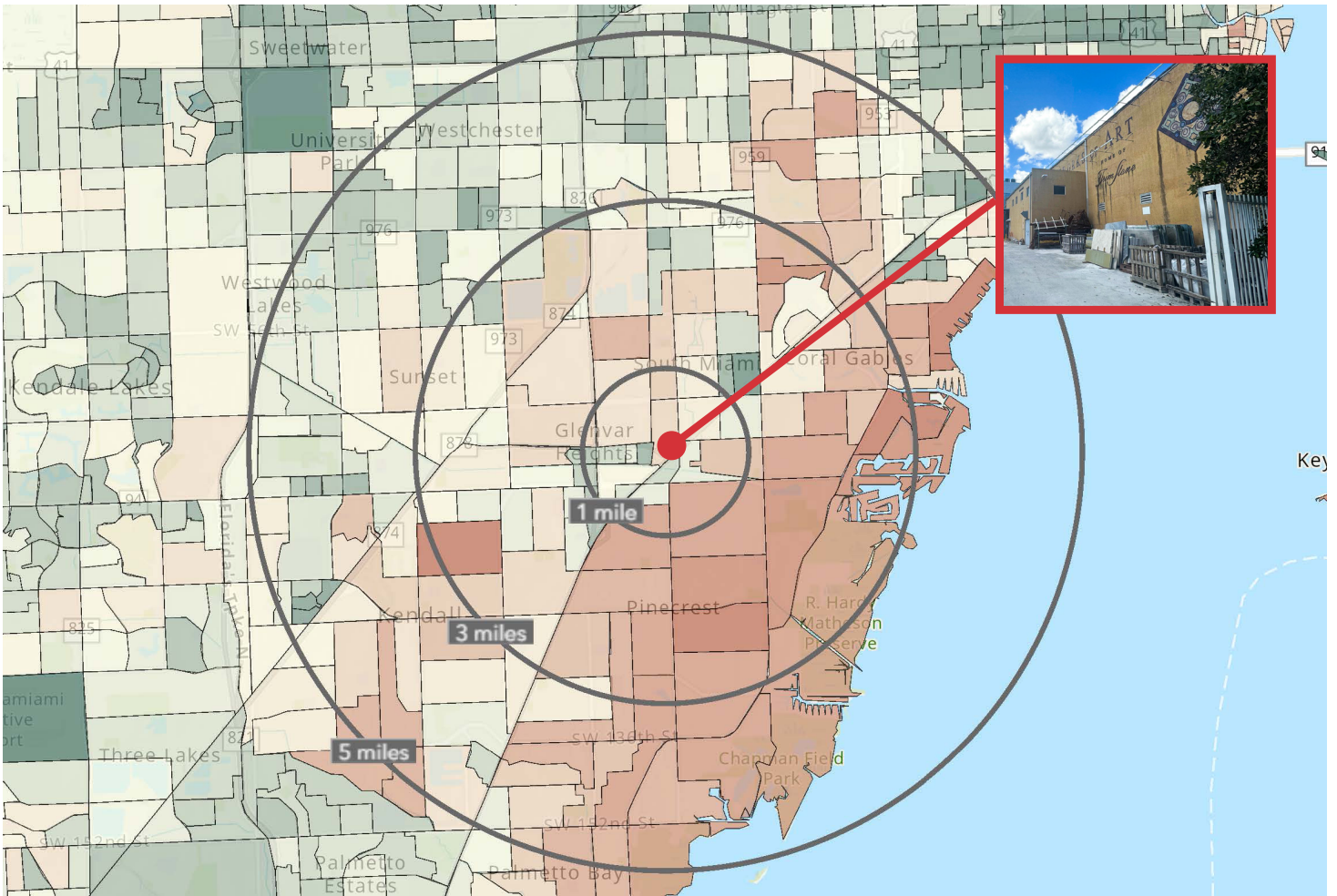
Office Features

- Versatile work space ideal for showrooms, architects, engineers, contractors, and studios
- Executive suite with full shower, private bath and kitchen marble finishes
- Executive office with conference room: 15'7" x 25'
- Showroom/staff/office studio: 25'3" x 25'
- Back office and clerical area with a half bathroom: 19' x 25'
- 24/7 HVAC
- Two (2) assigned on site parking spaces
- Private entrance with signage available



Demographics

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Demographic Summary



RADIUS

	1 Mile	3 Miles	5 Miles
Population	18,930	102,000	308,640
Households	9,196	39,212	116,681
Average Household Size	2.05	2.48	2.59
Median Age	38.9	40.6	43.4
Median Household Income	\$71,105	\$93,841	\$85,631
Average Household Income	\$119,612	\$157,662	\$139,707

Average Household Income



2023 Average Household Income:

\$119,612

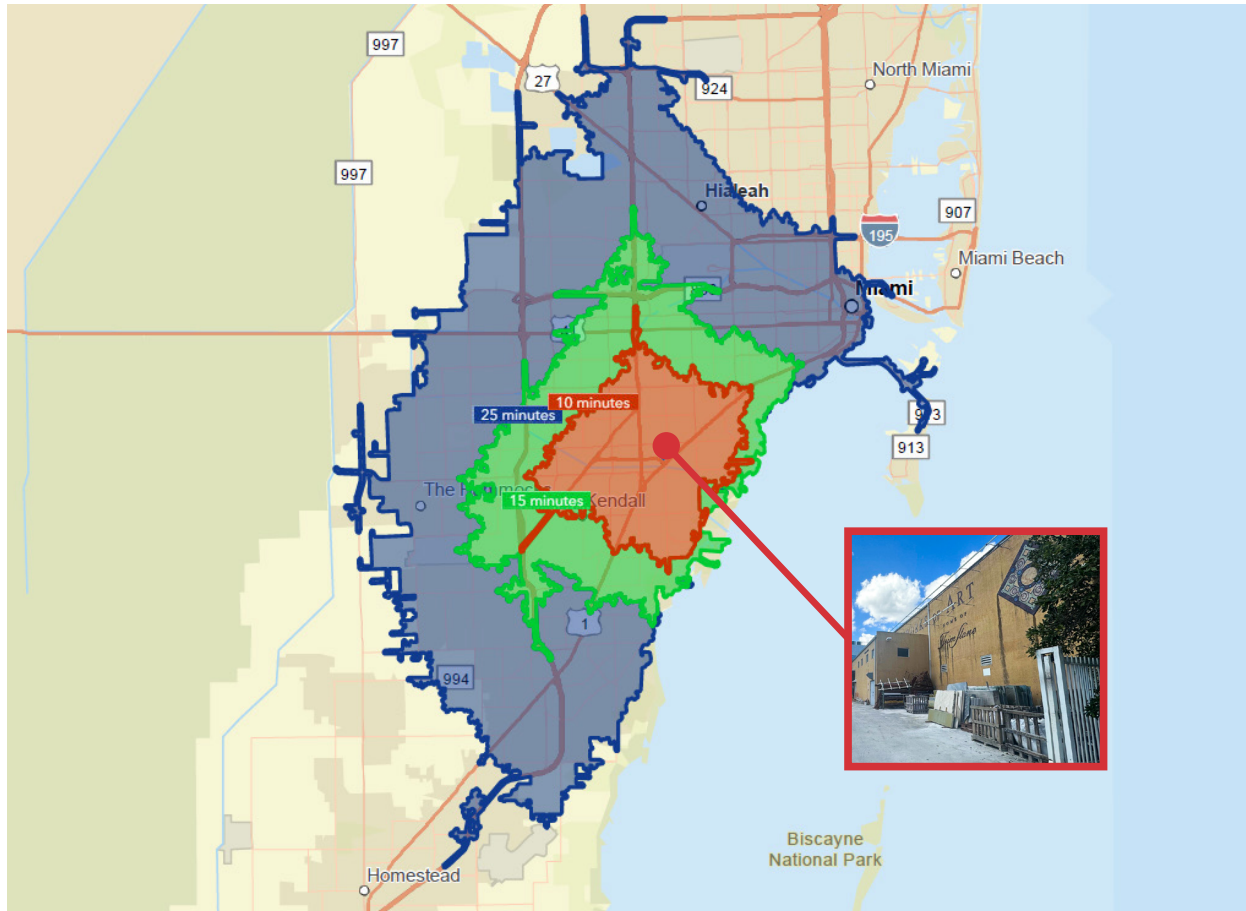


\$0

\$410,406

Drive Time Businesses and Demographics

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	0-10 Minutes	10-15 Minutes	15-25 Minutes
Businesses	14,989	27,899	76,071
Employees	120,343	202,310	526,647
Population	152,558	291,964	1,124,578
Median Household Income	\$86,228	\$77,087	\$59,200
Average Household Income	\$144,016	\$117,878	\$87,970

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