



## East Bay Plaza

7440-7458 NW 8th St, Miami, FL 33126



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# East Bay Plaza

\$26.00 /SF/YR

East Plaza at 7440–7478 NW 8th Street in Miami is a well-positioned industrial warehouse center supporting small- to medium-sized businesses. The property features a convenient back-to-back building configuration with seamless front-load access, grade-level overhead doors, and ample parking. A central gated courtyard provides exclusive entry to office and showroom spaces, while dedicated building signage and highly visible roadside signage ensure businesses stand out.

With...

- East Plaza in Miami offers well-appointed warehouse units with seamless front-load access, grade-level overhead doors, and ample parking.
- Gated central courtyard with office and showroom entries, along with prominent building and roadside signage, ensures strong business visibility.
- Units averaging 1,000 square feet are ideal for logistics, e-commerce, construction suppliers, light manufacturing, and service-based industries.
- Located across from Miami International Airport and minutes from the Port of Miami, providing unmatched connectivity throughout South Florida.



Rental Rate:	\$26.00 /SF/YR
Total Space Available:	2,966 SF
Max. Contiguous:	1,032 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	16,724 SF
Walk Score ®:	63 (Somewhat Walkable)

Rental Rate Mo:	\$2.17 /SF/MO
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### 1st Floor Ste 7444

Space Available	967 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Suite 7444 is a 967-square-foot industrial unit available for lease.

### 1st Floor Ste 7458

Space Available	1,032 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Suite 7458 is a 1,032-square-foot industrial unit available for lease.

### Ste 7468

Space Available	967 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Suite 7468 is a 967-square-foot industrial unit available for lease.

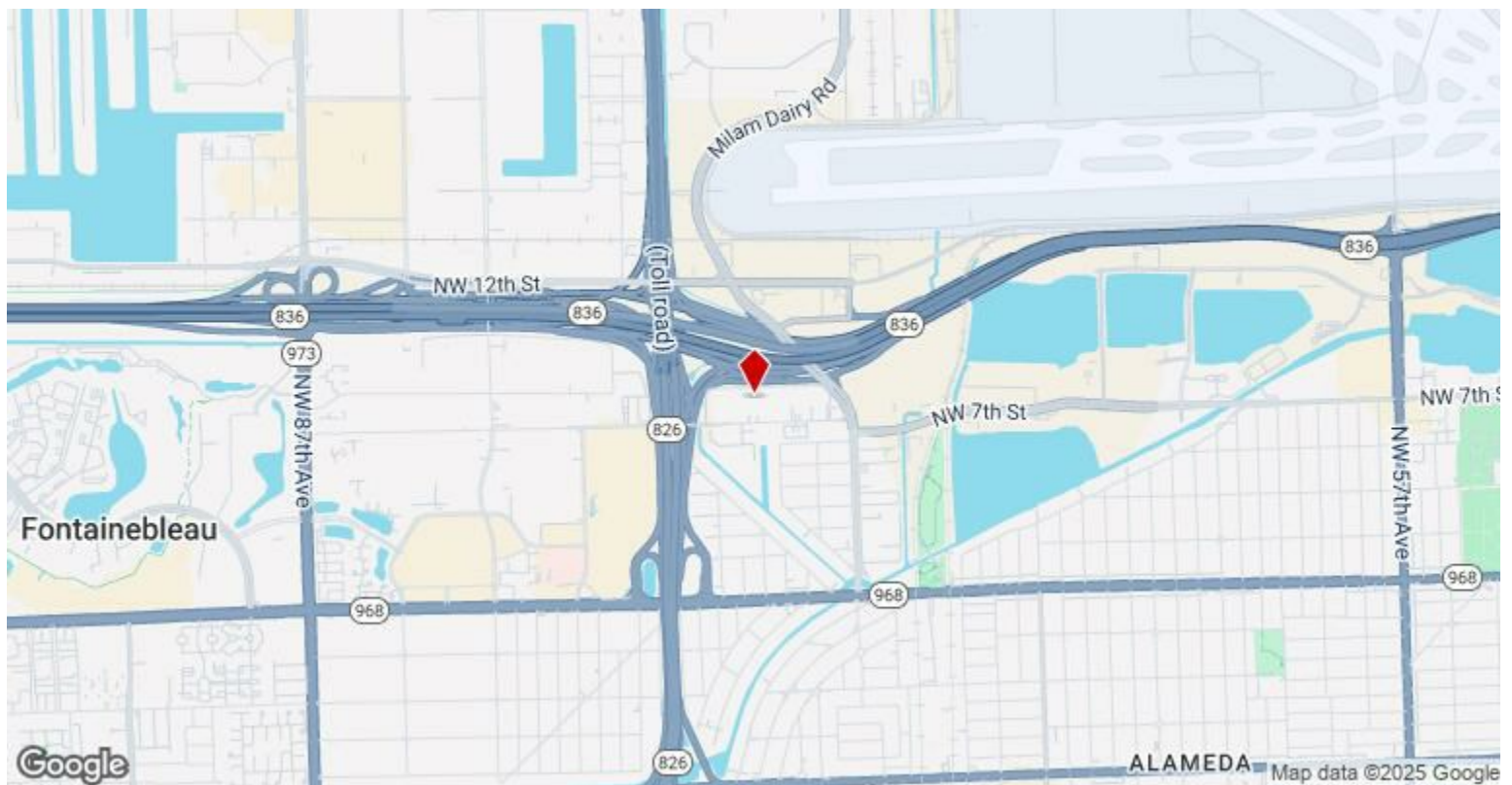
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Automotive Export International	-	
Colonial Plumbing Contractors	-	
Del Valle Painting	-	
Universe Consultant Inc	-	





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With units averaging 1,000 square feet, East Plaza is ideal for various industries, including logistics, construction suppliers, e-commerce distribution, light manufacturing, and service-oriented businesses. Recent improvements, such as a newly paved and striped lot, highlight dedicated ownership and provide smooth maneuverability for tenants.

Within a tight-knit industrial corridor, East Plaza boasts an unmatched central location directly across from Miami International Airport (MIA) via the Dolphin Expressway at the Palmetto Expressway junction. The property is six minutes from the Port of Miami and 8 miles from the Norfolk Southern intermodal terminal, offering incredible connectivity throughout the Miami metro and greater South Florida markets. East Plaza's strategic location and flexible units provide the foundation for small and growing businesses to thrive in one of Miami's most active industrial markets.



## Property Photos



Secured Office Courtyard



Convenient Grade-Level Access