

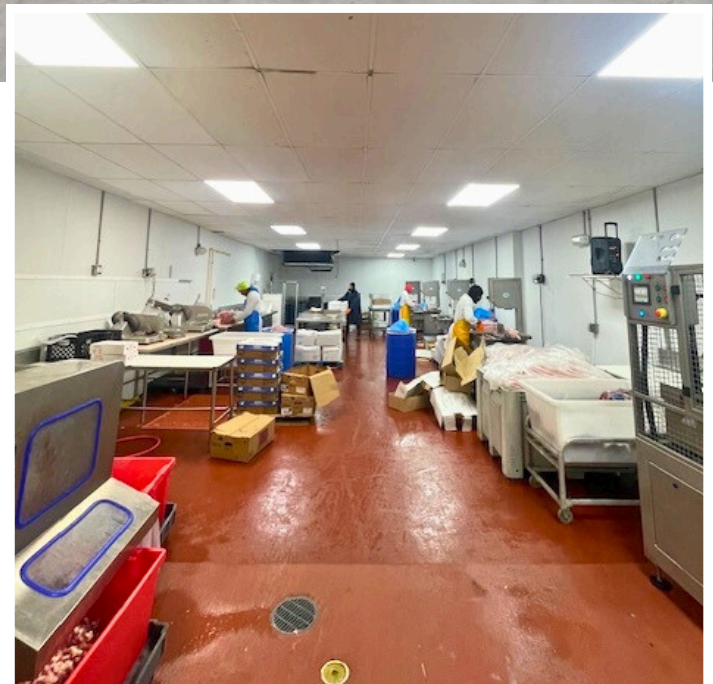
13,705 SF

FREEZER | COOLER FOR LEASE

**501 Northeast 183rd Street, Unit E,
Miami, Florida, 33179**

USDA/FDA Second-Generation Food Facility

- **Current Use:** Meat processing & distribution
- **Ceiling Height:** 15' clear
- **Infrastructure:** Grease traps & floor drains
- **Refrigeration:** 4 refrigerated loading docks + refrigerated staging area
- **Parking:** 14 spaces
- **Availability:** Deliverable November 1, 2025
- **Operating Expenses:** ± \$6.60/SF (includes refrigeration maintenance)



Strategic Location in the Heart of North Miami:

The property at 501 Northeast 183rd Street, Miami, FL 33179, boasts a strategic location and excellent accessibility, with direct connections to I-95, US-441, and Florida's Turnpike, ensuring easy transit to Aventura, Sunny Isles, and Miami International Airport. Surrounded by shops, restaurants, and banks, this high-traffic, high-visibility area is perfect for offices or businesses seeking growth and exposure. Additionally, it offers ample parking options and proximity to public transportation, providing convenience for both employees and clients.

PROPERTY DESCRIPTION



Miami Int. Airport
Distance: 16.1 miles.



Port of Miami
Distance: 15.7 miles



Proximity to I95
Distance: 0.5 miles



Fort Lauderdale Airport
Distance: 14.3 miles

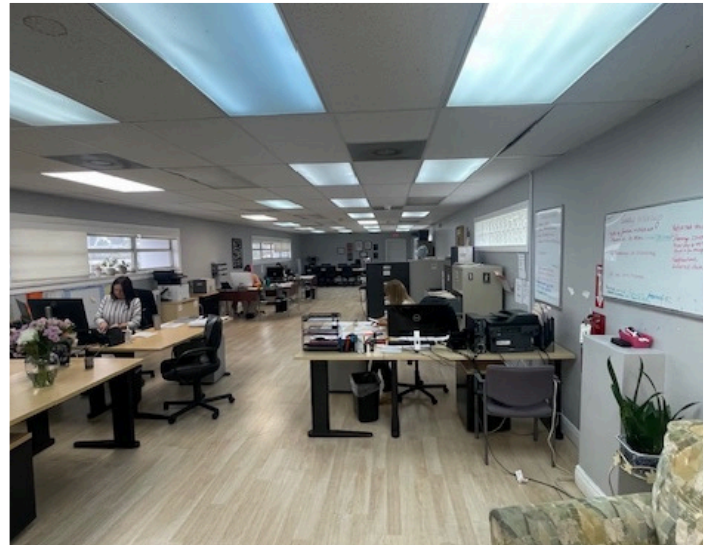


Port Everglades
Distance: 15.3 miles



Proximity to Turnpike
Distance: 5.8 miles

Cooler Area	57.8	90.2	5,213.56
Cooler Dry Area/hallway	25	113.9	2,847.50
Cooler Area Small	58	22.11	1,282.38
Offices- interior and dock office			680.00
Locker room			212
rear dock			1200
Loading Dock area			1939.5
Share of common area/machine			331
Total area	13,705.94		



Get in Touch

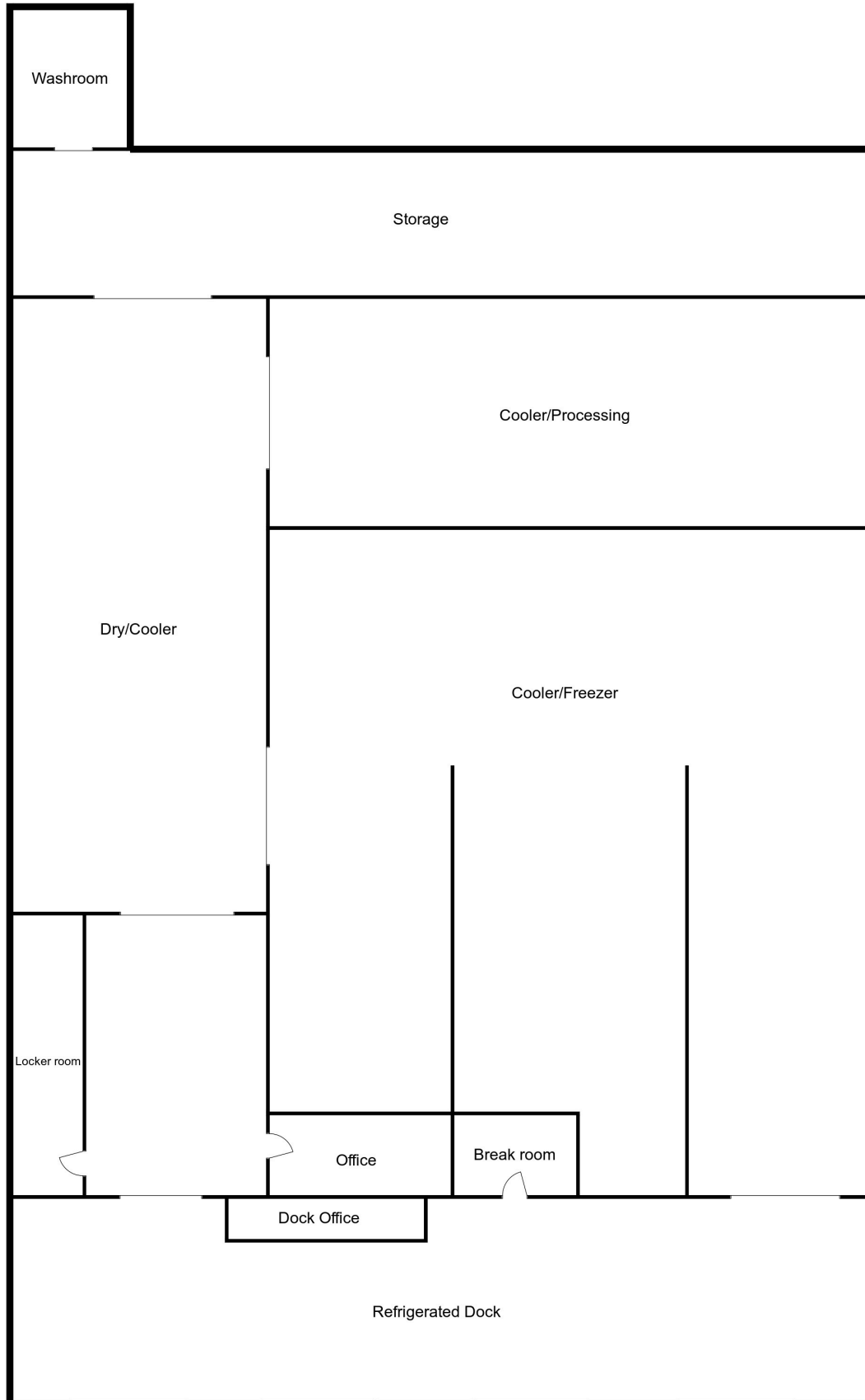
George Smith

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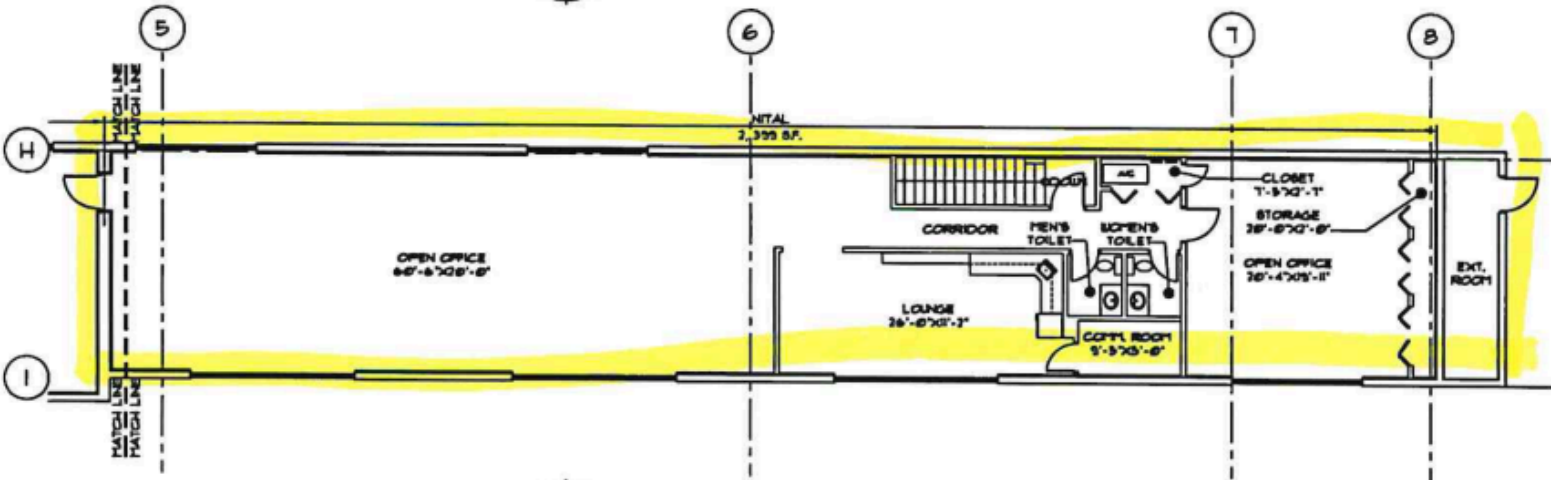
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FLOOR PLAN



FLOOR PLAN

 **2nd FLOOR OFFICE PLAN - A**
SCALE: 1/8" = 1'-0" OFFICE AREA: 7,437 SQ. FT.



PROPERTY LOCATION

