

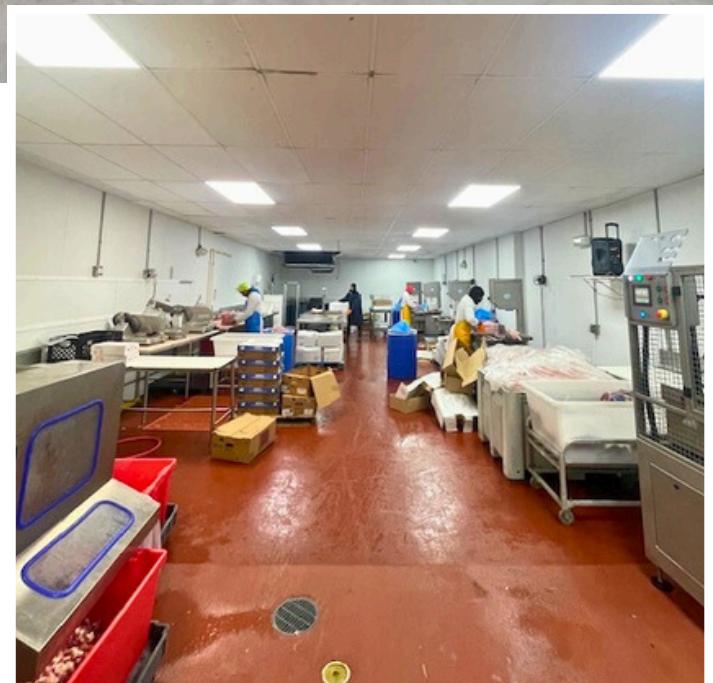
12,583 SF

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

Information attached is deemed to be accurate but not warranted.



Get in Touch

George Smith

Managing Broker

(786) 797-0903

george@smith-cre.com

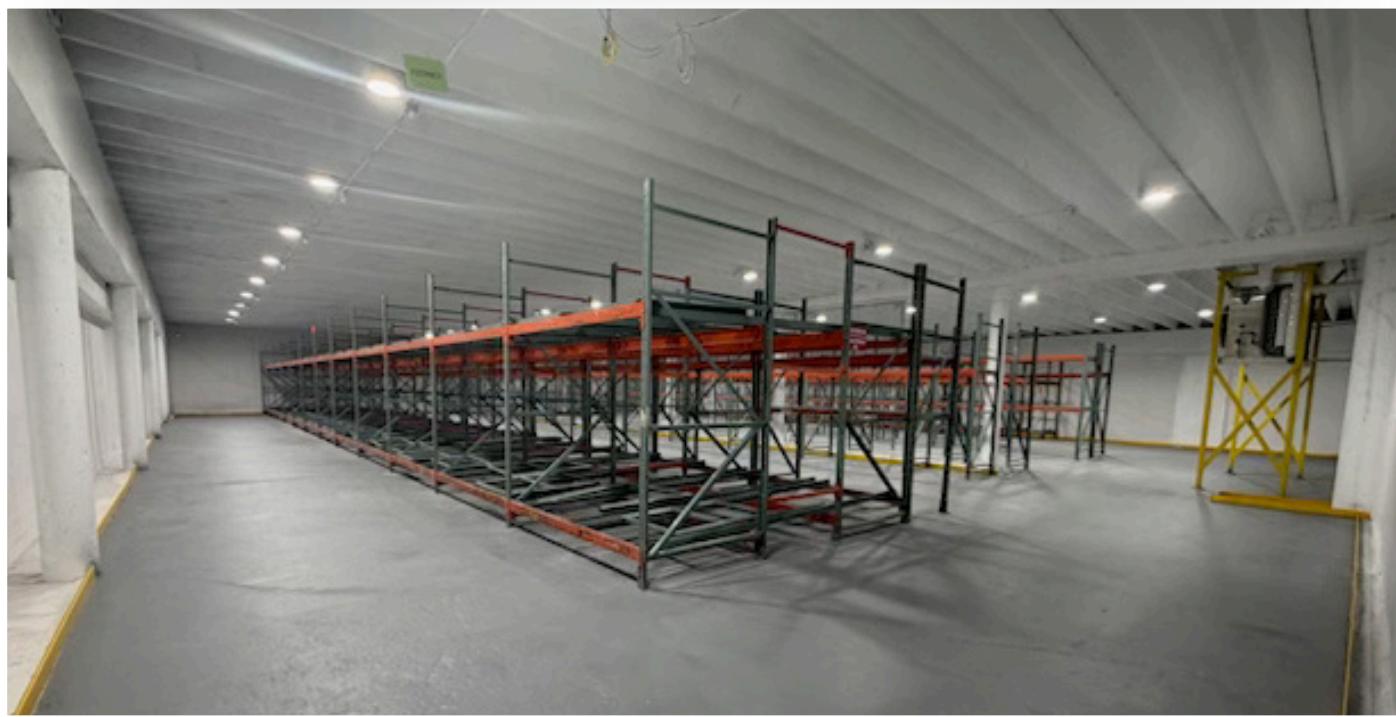
Andre Cotilla

Commercial Real Estate Advisor

(786) 269-4384

andre@smith-cre.com

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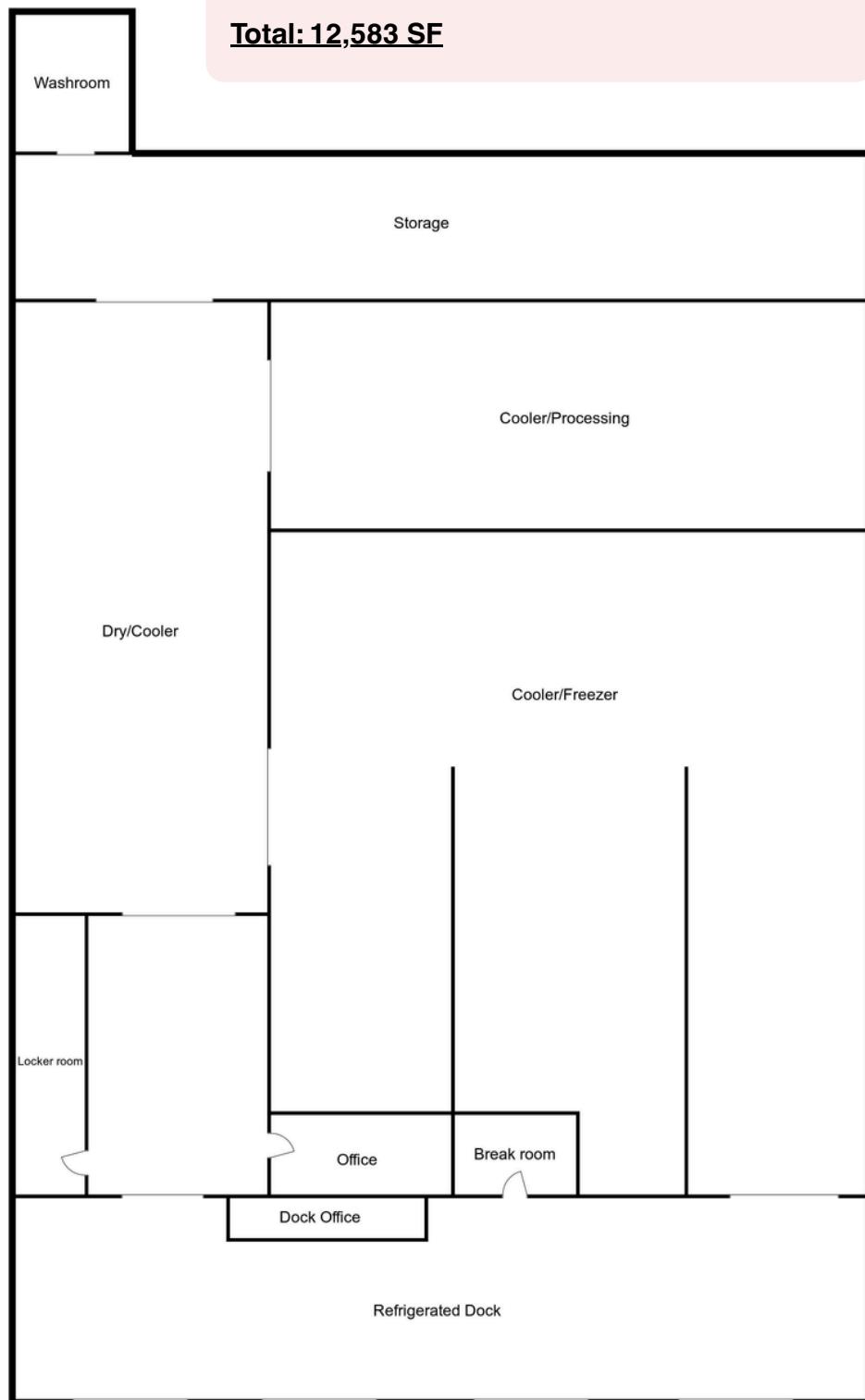


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Space Floor Plan

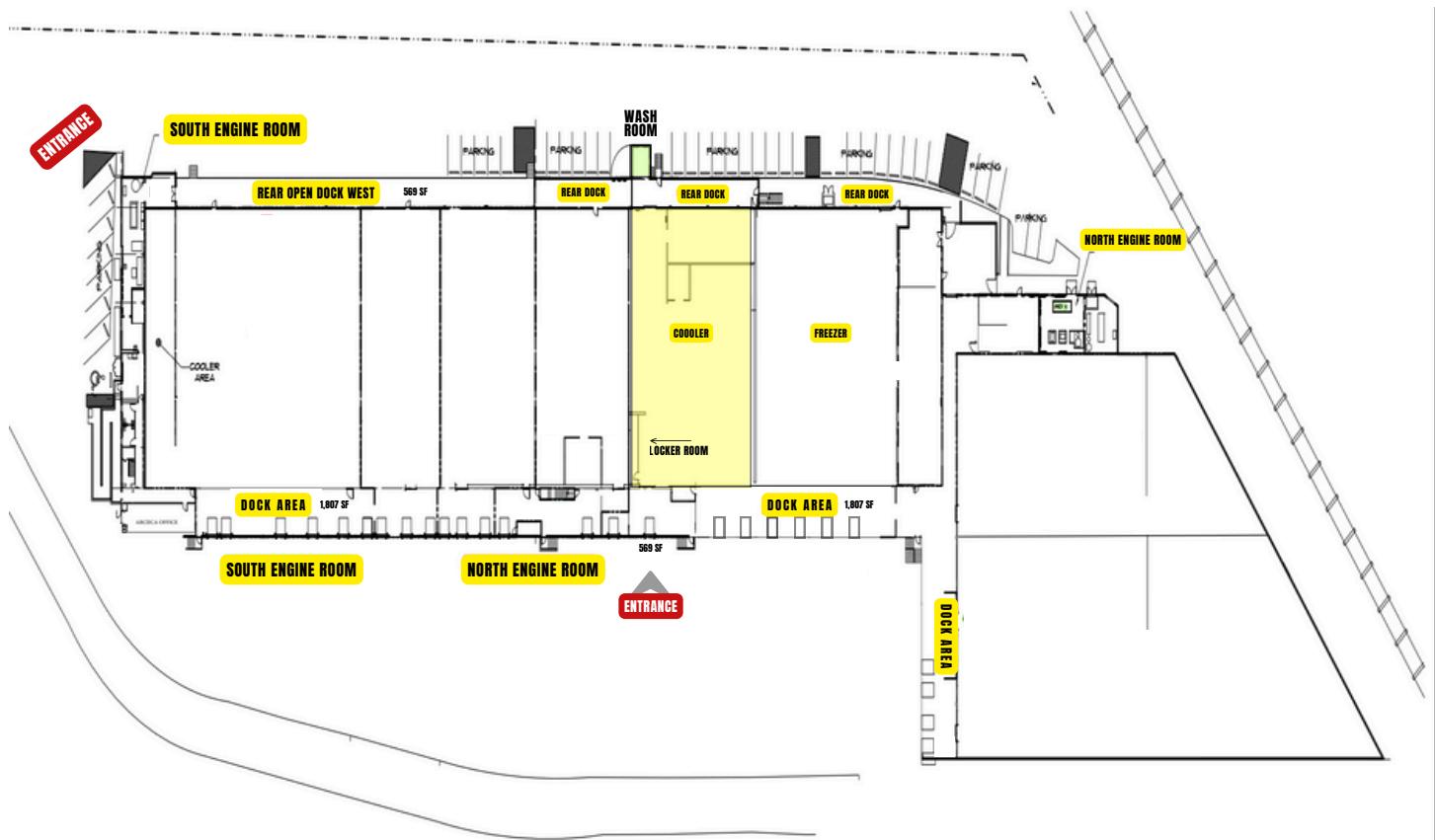
Interior Warehouse: 9,344 SF
Office: 569 SF
Rear Dock: 559 SF
Loading Dock Area: 1,807 SF
Common Share of mechanicals: 304 SF
(2) back up generators

Total: 12,583 SF



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Property Site Plan

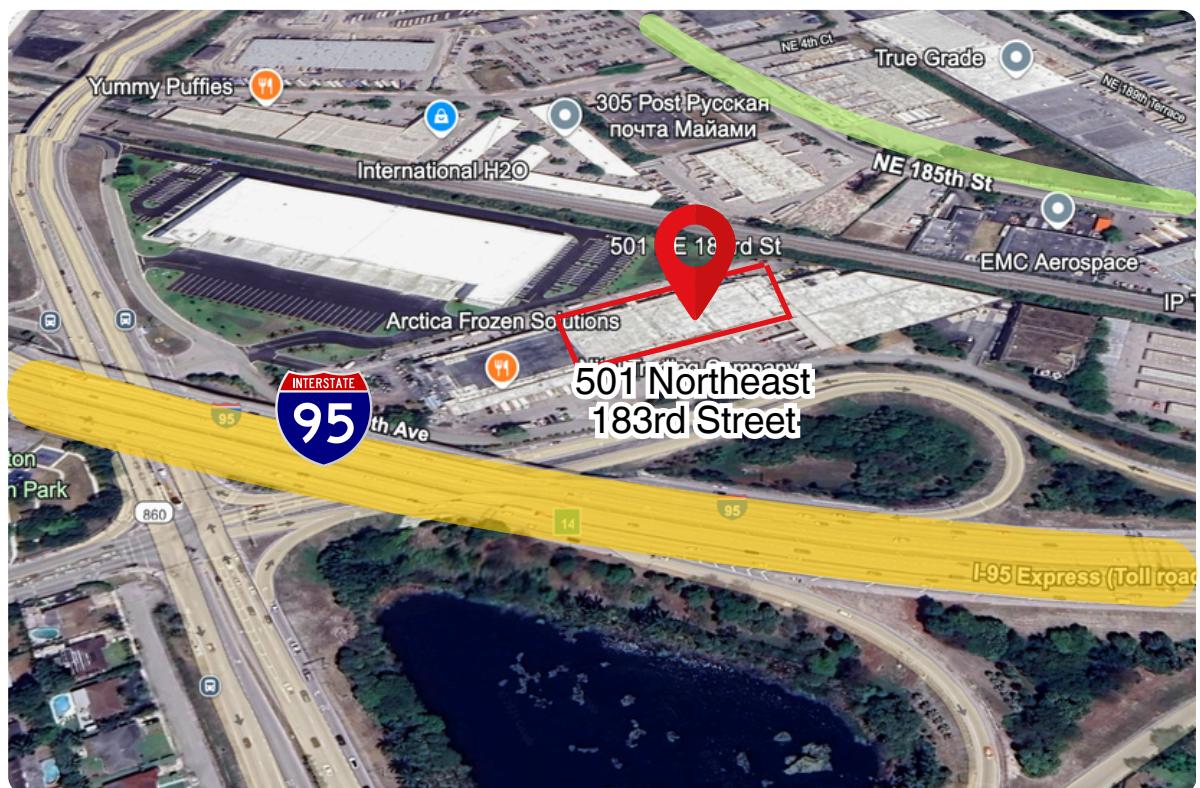
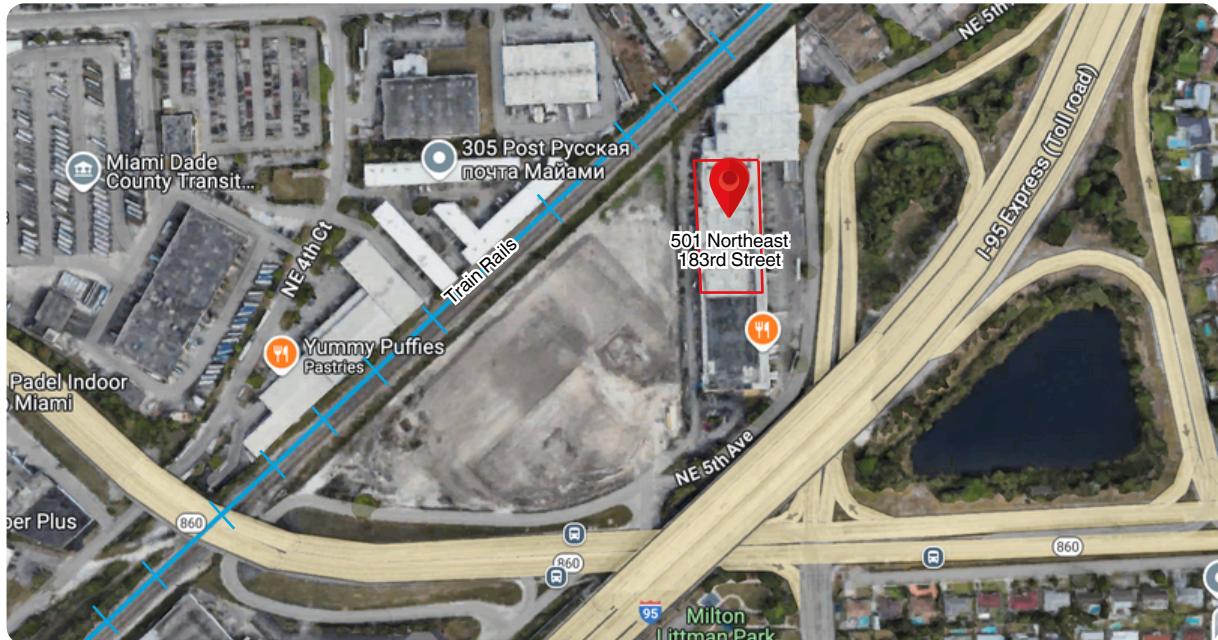


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PROPERTY LOCATION



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