

FOR LEASE

FLEX WAREHOUSE

GRIDLINE  
PROPERTIES

# 6464 NE 4TH COURT

33138 MIAMI, FL





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## Executive Summary

Located in Little River, 6464 NE 4th Court is a 10,545 square foot flex warehouse suitable for an array of businesses.

This property offers gated parking, ensuring convenience and security for tenants. 18 foot ceilings provide ample vertical space for storage and operational needs. The 10 foot dock high loading doors enhance accessibility for loading and unloading. Additionally, the presence of built-out office space adds value by providing administrative facilities on-site.

This property is ideal for e-commerce ventures, showroom entities and fitness operators aiming to be near markets such as the Design District, Little River, and Miami Beach.

Call us to schedule a showing or inquire about additional information.

# Property Highlights

- For Lease
  - **Type:** Industrial
  - **Building Size:** 10,545 SF
  - **Number of Parking Spaces:** 10
  - **Total Lot Size:** 15,400 SF
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- **Price:** Upon Request



# Location Overview

The property is situated at the gateway of Little River and Biscayne Boulevard. In recent years, this area has experienced significant investments and development, driven in part by its proximity to neighboring districts like the Miami Design District, Magic City-Little Haiti, and Biscayne Corridor. Additionally, its convenient location offers easy access to Miami Beach and Miami International Airport.

For those commuting, the property is strategically positioned near key transport routes, including Biscayne Blvd, North Miami Avenue, 54th Street I-95, and the 195.



# Loading Dock Images



# Context Map

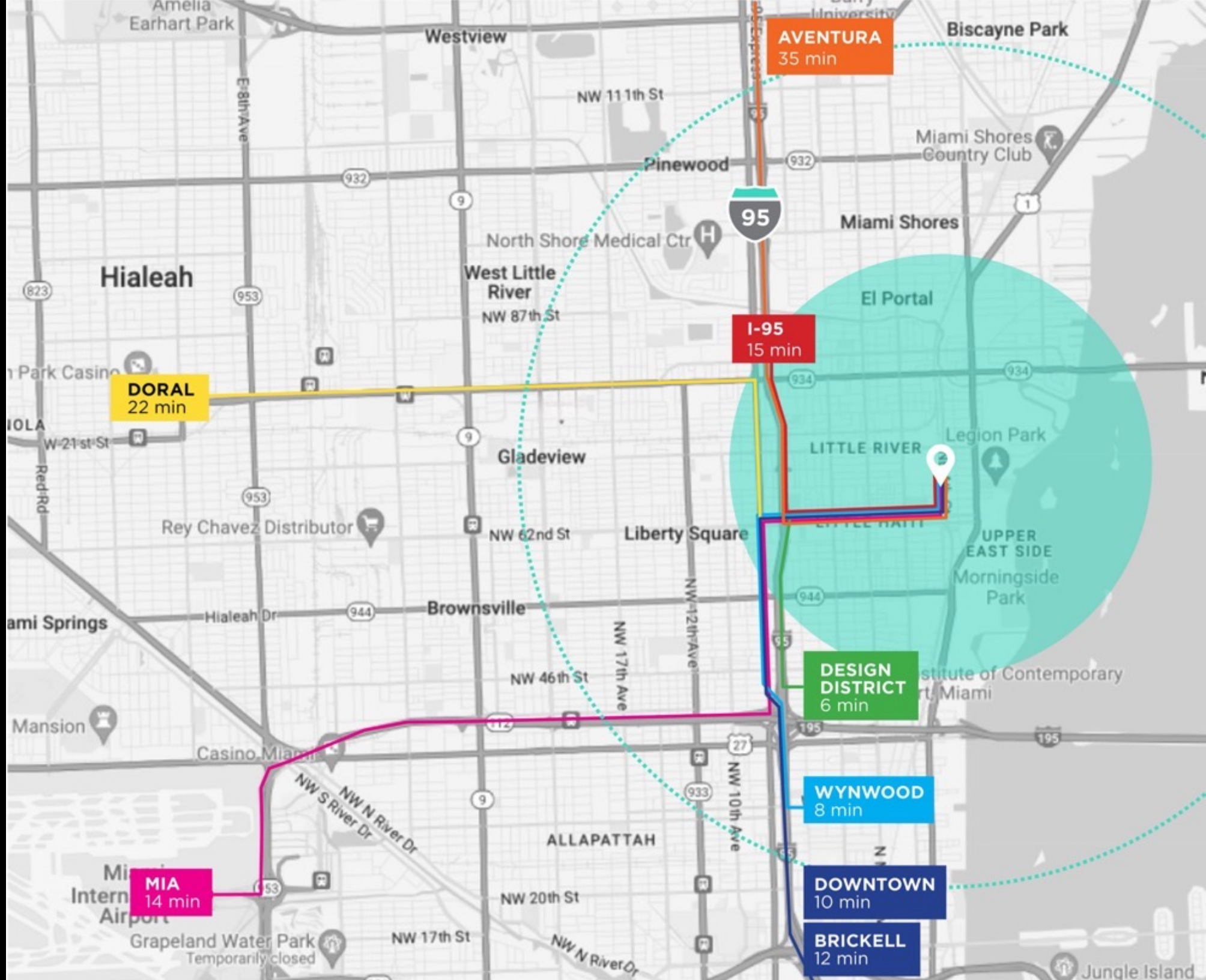
- Airport:** 14 min
- Wynwood:** 8 min
- Design District:** 6 min
- I-95:** 15 min
- Doral:** 22 min
- Aventura:** 35 min
- Downtown:** 10 min
- Brickell:** 12 min



2 mile



5 mile



# GRIDLINE

PROPERTIES

## 6464 NE 4TH CT

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