



7,150 SF WAREHOUSE FOR SALE

7620 NW 25 Street, #2, Miami FL 33122

FEATURES:

- +/-2,600 SF of dedicated offices
- 24' ceiling height
- Rear loading double door
- 1 recessed dock / 1 ramp combination
- LED lighting
- Abundant unassigned parking
- Nights and weekend security service
- On the intersection of 25th Street and Palmetto Expressway (SR-826)
- 2026 Maintenance Fee \$2.29/SF
- Leased 7/2028 5.1% Cap rate

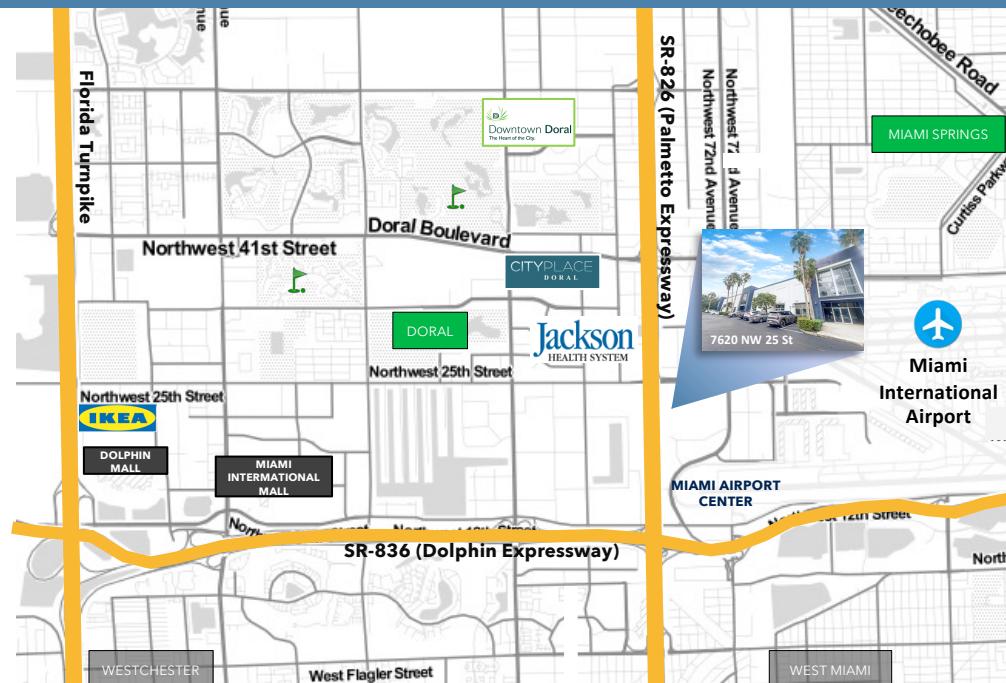
FOR SALE: \$2,860,000



**MIAMI COMMERCIAL
REAL ESTATE LLC**

Lissette Gonzalez
Broker
M. 305.807.5220

7500 NW 25 Street, # 201
Miami, FL 33122
lissette@miami-cre.com



This information is believed accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior lease, price change or withdrawal without notice.

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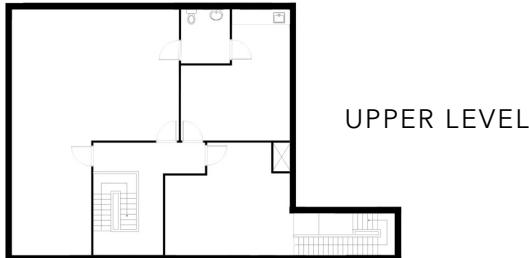
Main level office area



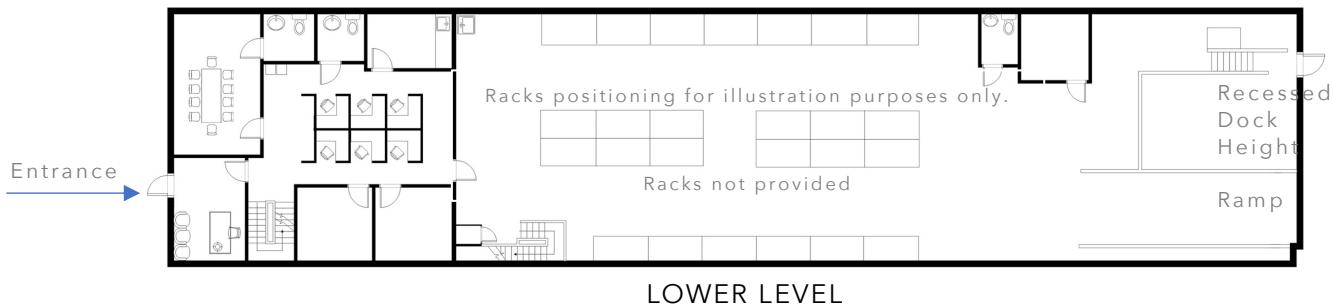
Second level offices



24' ceiling Height with LED lighting



UPPER LEVEL



LOWER LEVEL

LOADING COURT



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