

13,400 SF AIR-CONDITIONED WAREHOUSE FOR SALE (2 Units)

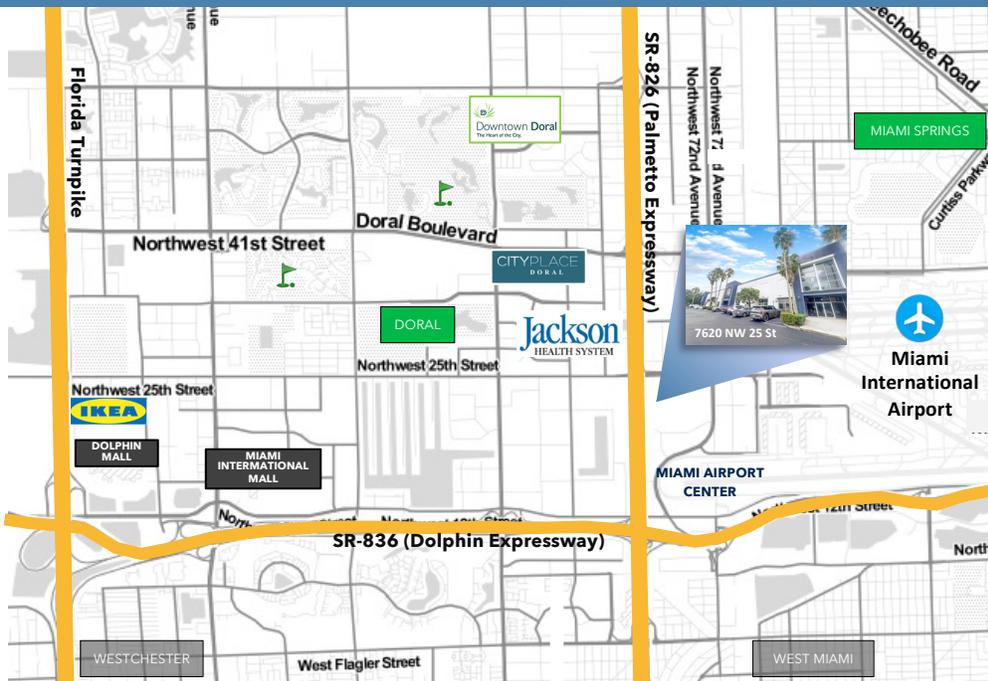
7620 NW 25 Street, Units 3 & 4, Miami FL 33122

- 24' ceiling height
- LED lighting
- 1 Rear loading double door per unit
- UNIT 3 (6,110 SF)
 - 2,512 SF office space
 - 2 recessed docks
- UNIT 4 (6,153 SF + mezz = 7,247 SF)
 - +/-3,100 SF of dedicated offices
 - 1 recessed dock / 1 ramp combination
 - Leased until 2Q 2028 5.5% cap rate
- Abundant unassigned parking
- On the intersection of 25th Street and Palmetto Expressway (SR-826)
- Maintenance Fee \$2.61/SF

FOR SALE \$5,500,000



MIAMI COMMERCIAL
REAL ESTATE LLC



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Broker
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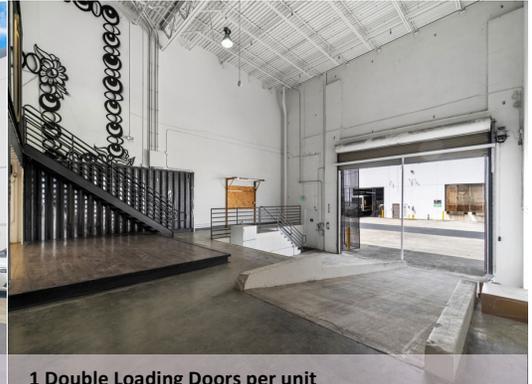
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7620 Building Entrance



Spacious rear loading court



1 Double Loading Doors per unit



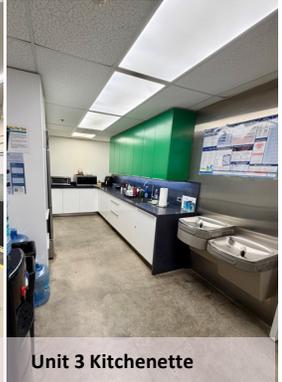
Unit 3&4 Conference room



Unit 3 offices



Unit 3 Warehouse area with opening to unit 4



Unit 3 Kitchenette



Unit 4 Reception with natural light



Unit 4 Open versatile space plus private office



Unit 4 Offices with glass walls overlooking warehouse

SPACIOUS LOADING COURT



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