

## 7,247 SF AIR CONDITIONED FLEXSPACE FOR SALE

7620 NW 25 Street, #4, Miami FL 33122

### FEATURES:

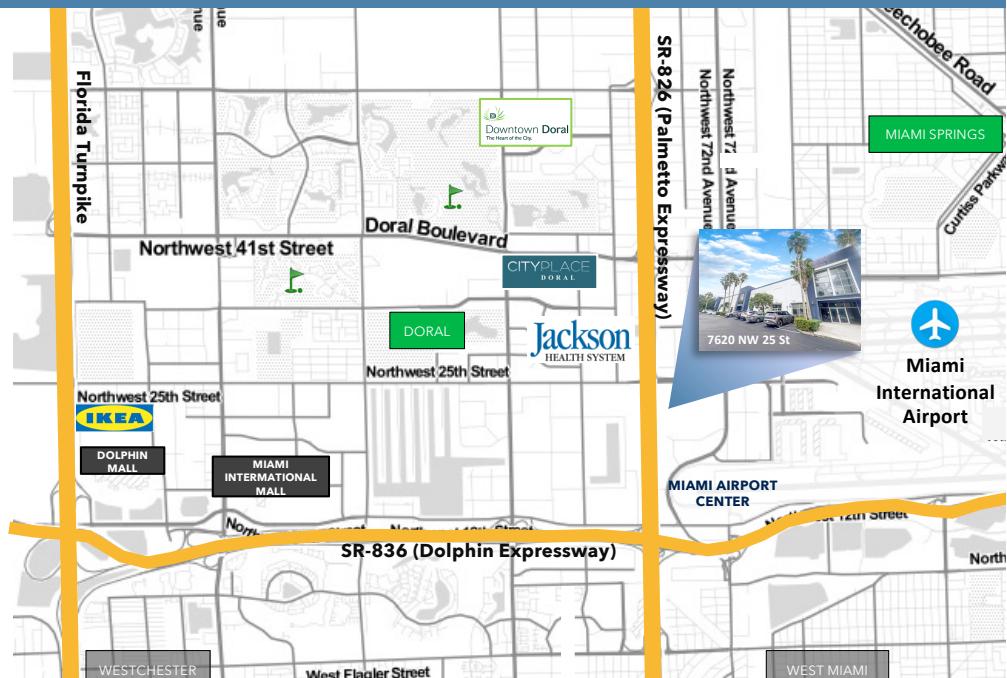
- +/-3,144 SF of dedicated offices
- 100% air conditioned
- 24' ceiling height
- Rear loading double door
- 1 recessed dock / 1 ramp combination
- LED lighting
- Abundant unassigned parking
- Nights and weekend security service
- On the intersection of 25<sup>th</sup> Street and Palmetto Expressway (SR-826)
- Maintenance Fee \$2.41/SF
- Leased until 4/2028 5/5% cap rate

**FOR SALE 3,050,000**



**MIAMI COMMERCIAL  
REAL ESTATE LLC**

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.



**Lissette Gonzalez**  
Broker  
**M. 305.807.5220**

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Miami, FL 33122  
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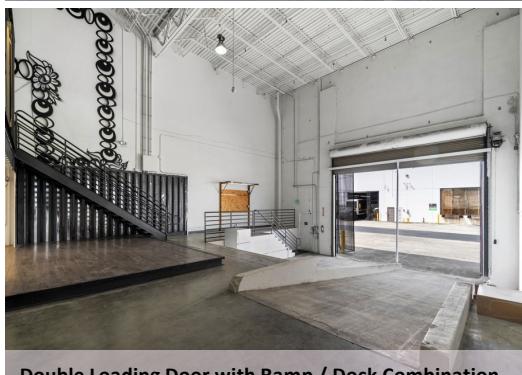
Entrance to unit 4



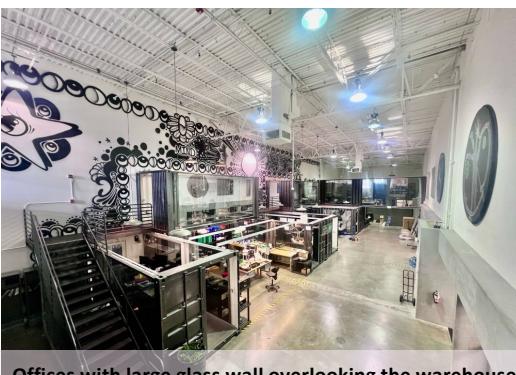
Spacious rear loading court



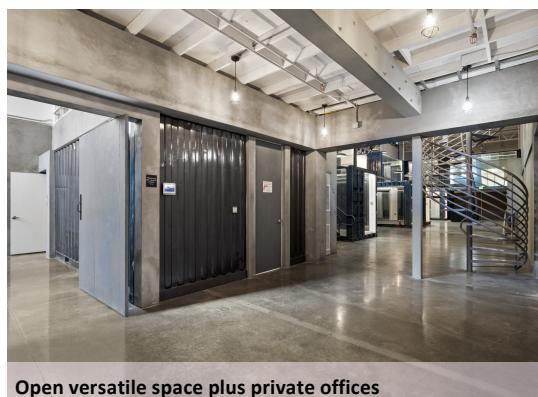
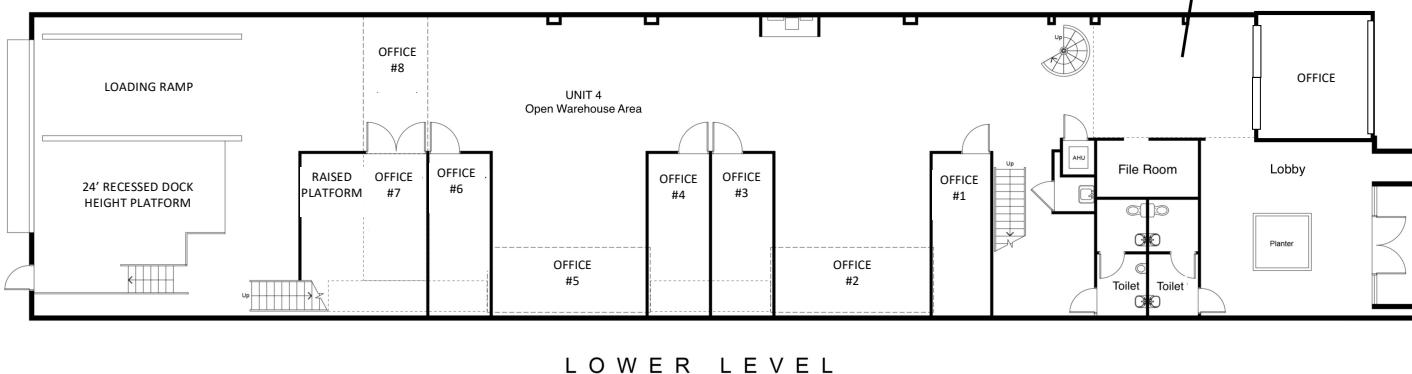
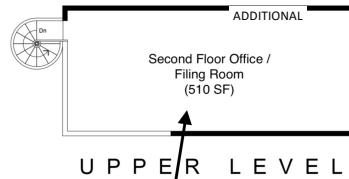
Second level office and filing room



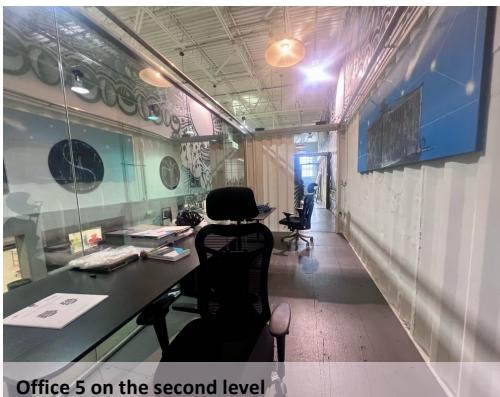
Double Loading Door with Ramp / Dock Combination



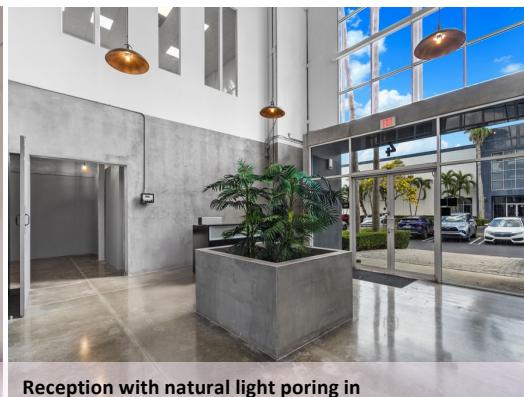
Offices with large glass wall overlooking the warehouse



Open versatile space plus private offices



Office 5 on the second level



Reception with natural light pouring in



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