

7,247 SF AIR CONDITIONED FLEXSPACE FOR SALE

7620 NW 25 Street, #4, Miami FL 33122

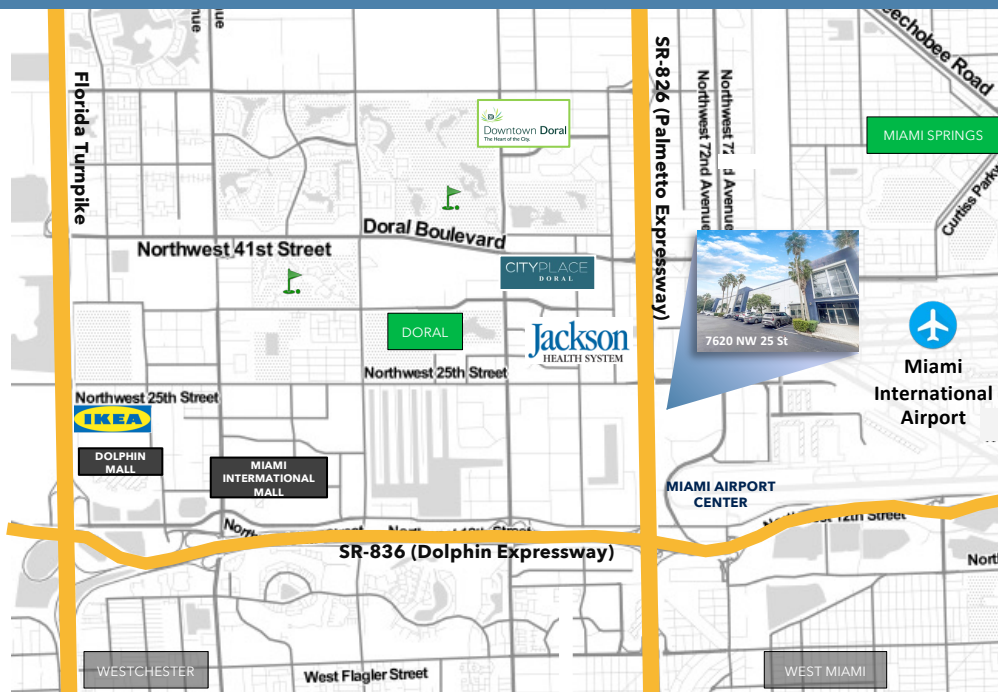
FEATURES:

- +/-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 25th 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



Lissette Gonzalez
Broker
M. 305.807.5220

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

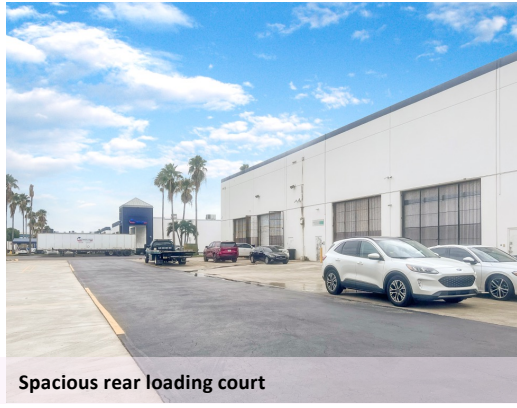
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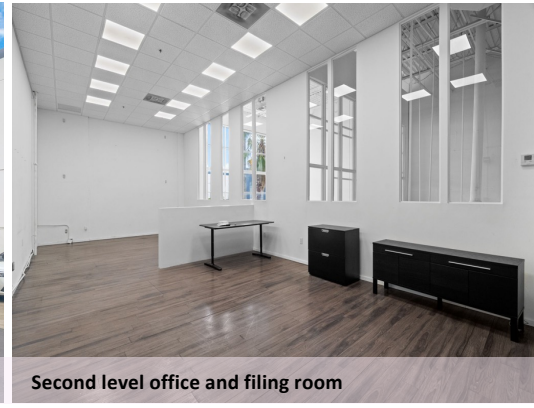
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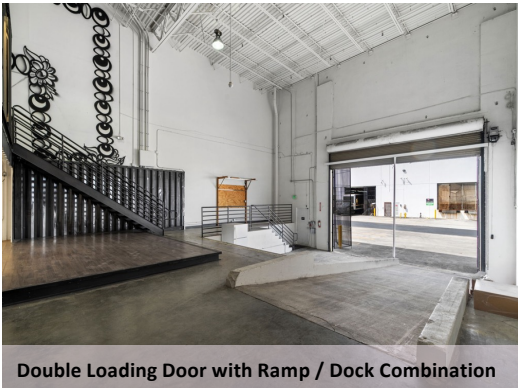
Entrance to unit 4



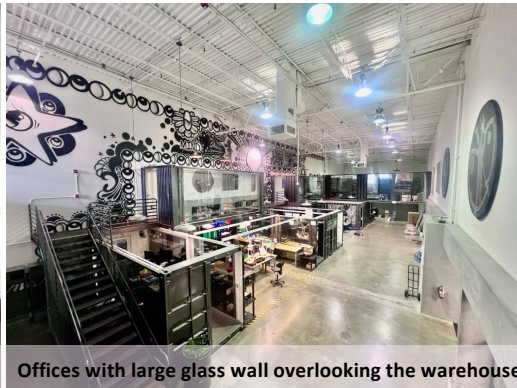
Spacious rear loading court



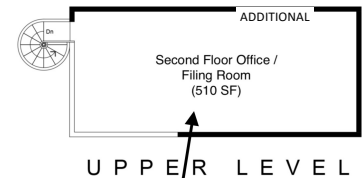
Second level office and filing room



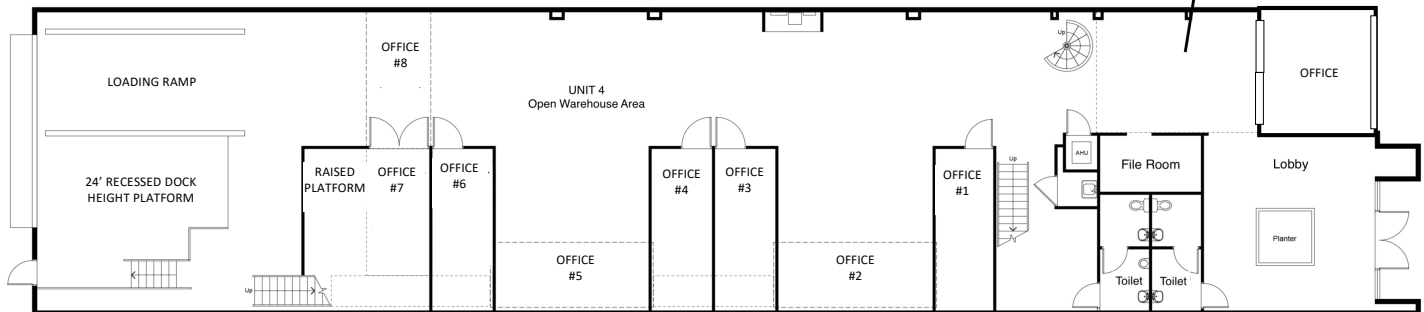
Double Loading Door with Ramp / Dock Combination



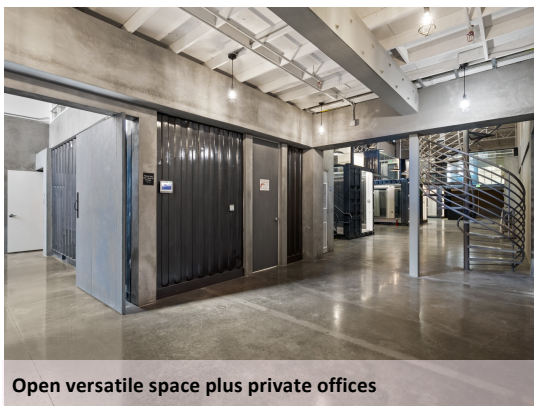
Offices with large glass wall overlooking the warehouse



UPPER LEVEL



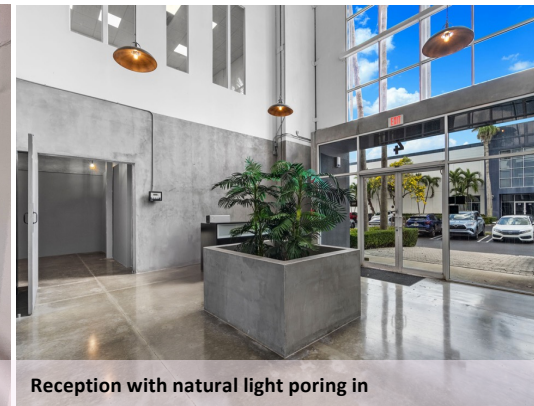
LOWER LEVEL



Open versatile space plus private offices



Office 5 on the second level



Reception with natural light pouring in



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