



EDGEWATER - MIDTOWN

DOWNTOWN - BRICKELL

WYNWOOD

DESIGN DISTRICT

I-95 (250,000 daily car traffic)



FOR LEASE

Allapattah Land

3121 NW 7th Ave, Miami, FL 33127

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$5.60 PSF NNN Ground Lease
Asset Type:	Industrial Land Lease Industrial Outdoor Storage
Building SF:	684 SF
Lot Size:	36,294 SF
Suggested Uses:	IOS Storage, Boat & Vehicle Storage, Contractor Yard, Equipment & Container Storage
Submarket:	Wynwood, Allapattah

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to market for lease 3121 NW 7th Avenue. This ± 1 AC site, featuring an 800 SF building, offers a prime opportunity for Industrial Outdoor Storage (IOS) or related industrial uses. Positioned directly on NW 7th Avenue between NW 31st Street and NW 31st Terrace, the property is ideal for vehicle, boat, or equipment storage, container laydown, contractor yard, or other IOS users. The site offers strong visibility from I-95 and is located just steps from Wynwood, with convenient access to major thoroughfares.

PROPERTY HIGHLIGHTS

- 1 AC site steps away from Wynwood
- Located in the high growth neighborhood of Allapattah
- IOS Industrial Outdoor Storage
- High exposure to I-95

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Allapattah Land

3121 NW 7th Ave, Miami, FL 33127

AERIAL CONTEXT

LAST MILE IOS STORAGE

Miami International Airport (MIA)
5.3 miles away – 13 min drive

Wynwood / Midtown / Design District Cluster
1.5 miles – 5 min drive

THE HEALTH DISTRICT
1.4 miles away



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

[View Inventory](#)

Allapattah Land

3121 NW 7th Ave, Miami, FL 33127

LOCATION DESCRIPTION



LOCATION OVERVIEW

The Property is situated in Allapattah, steps away from Wynwood, Midtown and the Design District and a short distance from the Civic Center/Health District which is the second largest concentration of medical and research facilities in the United States. The Health District is home to major employment drivers such as Jackson Memorial Hospital, University of Miami Hospital, Veterans Administration Hospital, Dade County Court House and Miami Dade State Attorneys Office, among others. In addition, there is public transportation in the immediate area that includes the Metrobus and Miami Metrorail at Civic Center Station and Santa Clara Station. The Metrorail connects directly to all the major hospitals and research centers and connects the district to downtown Miami, Dadeland and Hialeah, as well as to Miami's commuter rail system. The Allapattah neighborhood has experienced explosive growth in the last five years. New restaurants, art galleries, supermarkets and apartment communities by Miami's major developers like Urban-X Group's River Landing, Related Group and Neo Companies are among the most notable projects in the area.



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Allapattah Land

3121 NW 7th Ave, Miami, FL 33127

ADDITIONAL PHOTOS



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

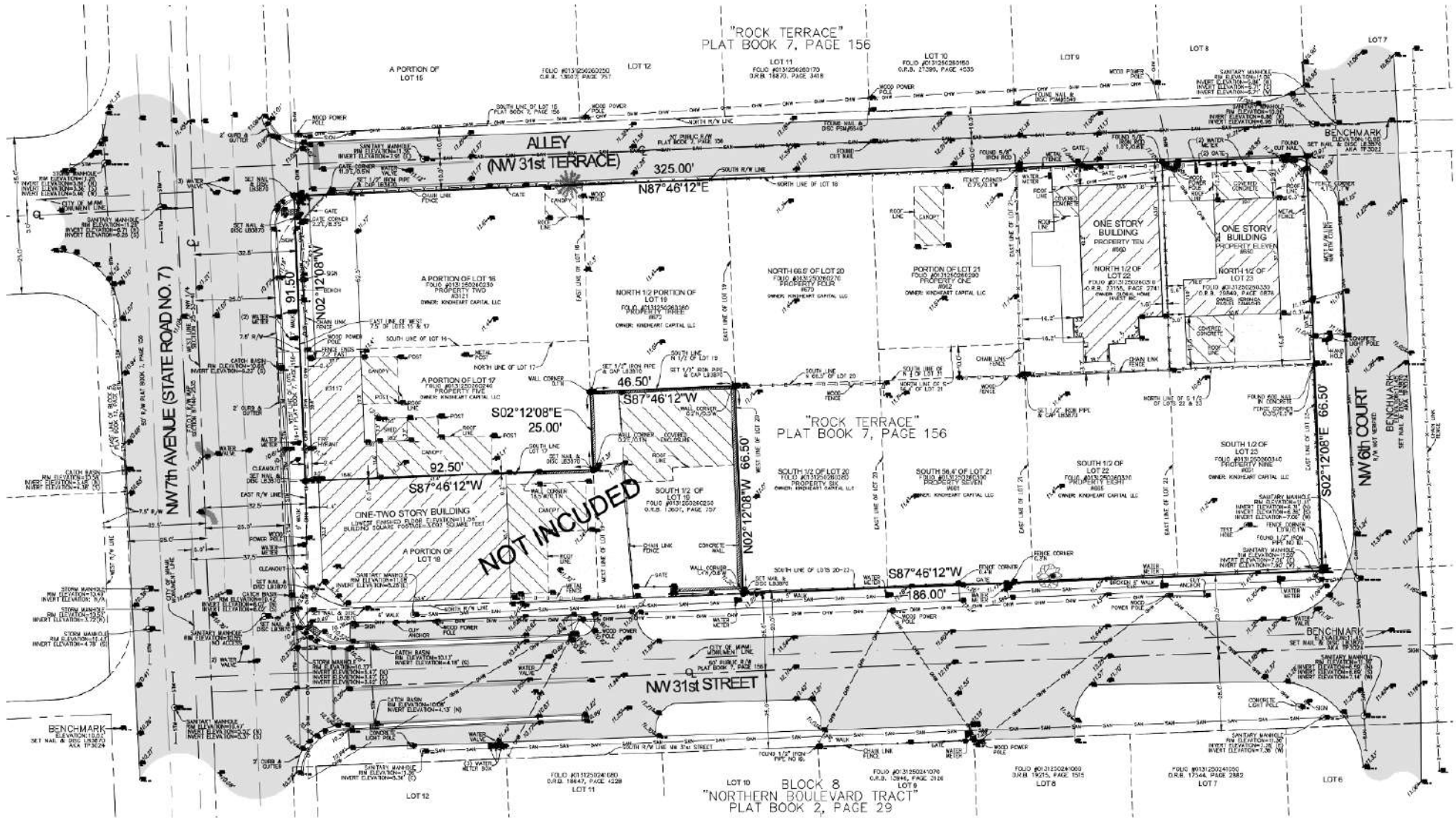
David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Allapattah Land

3121 NW 7th Ave, Miami, FL 33127

SURVEY PLAN



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

David Lerner // Executive
dl@dwntwnrealtysadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Allapattah Land

3121 NW 7th Ave, Miami, FL 33127

SITE PLAN



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Allapattah Land

3121 NW 7th Ave, Miami, FL 33127

IOS CONCEPT IDEAS



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

David Lerner

Executive

(C) 786.393.8667

(O) 786.706.7061 x115

dl@dwntwnrealtyadvisors.com



DISCLAIMER:

DWNTWN Realty Advisors, LLC. All rights reserved. The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy, completeness, or suitability. All information is subject to errors, omissions, changes in price, rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. Any projections, opinions, or assumptions used are for illustrative purposes only and do not represent current or future performance. DWNTWN Realty Advisors, LLC and its agents expressly disclaim any liability for errors, omissions, or misstatements. It is the sole responsibility of the prospective purchaser, tenant, or other party to conduct their own independent investigation and due diligence concerning the property and not rely on any representations made by DWNTWN Realty Advisors, LLC or its brokers.