



# 2,400 +/- SF OFFICE/WAREHOUSE

FOR SALE

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## GATEWAY

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### OFFICE TECH PARK

Discover a rare opportunity to own a 2,400 SF office/warehouse condo in the heart of Miami's sought-after industrial district. This versatile space features a functional mix of office and warehouse, ideal for a wide range of business uses. High ceilings, grade-level loading, and efficient layout.

# 7456 SW 48 STREET

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**MADDUX AND  
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**7456 SW 48<sup>th</sup> STREET  
OFFICE / WAREHOUSE  
OFFERED AT: \$975,000.00**



2,400 SF Office/Warehouse Condo in Central Miami

Discover a rare opportunity to own a 2,400 SF office/warehouse condo in the heart of Miami's sought-after industrial district. This versatile space features a functional mix of office and warehouse, ideal for a wide range of business uses. High ceilings, grade-level loading, and efficient layout.

Located just off Bird Road with easy access to the Palmetto Expressway (SR 826), US-1, and the greater Miami metro area, this property offers excellent connectivity and convenience. Zoned for light industrial use and surrounded by a thriving business community, 7456 SW 48 Street is a strategic choice for owner-users or investors alike.

**Property Highlights:**

- Convenient central Miami location
- One grade-level loading door
- 3 reserved surface parking places
- Two-Story OFFICE/WAREHOUSE Flex space.
- Private restrooms.

Position your business for success in this highly accessible and sought-after location.

**CONFIDENTIALITY DISCLAIMER**

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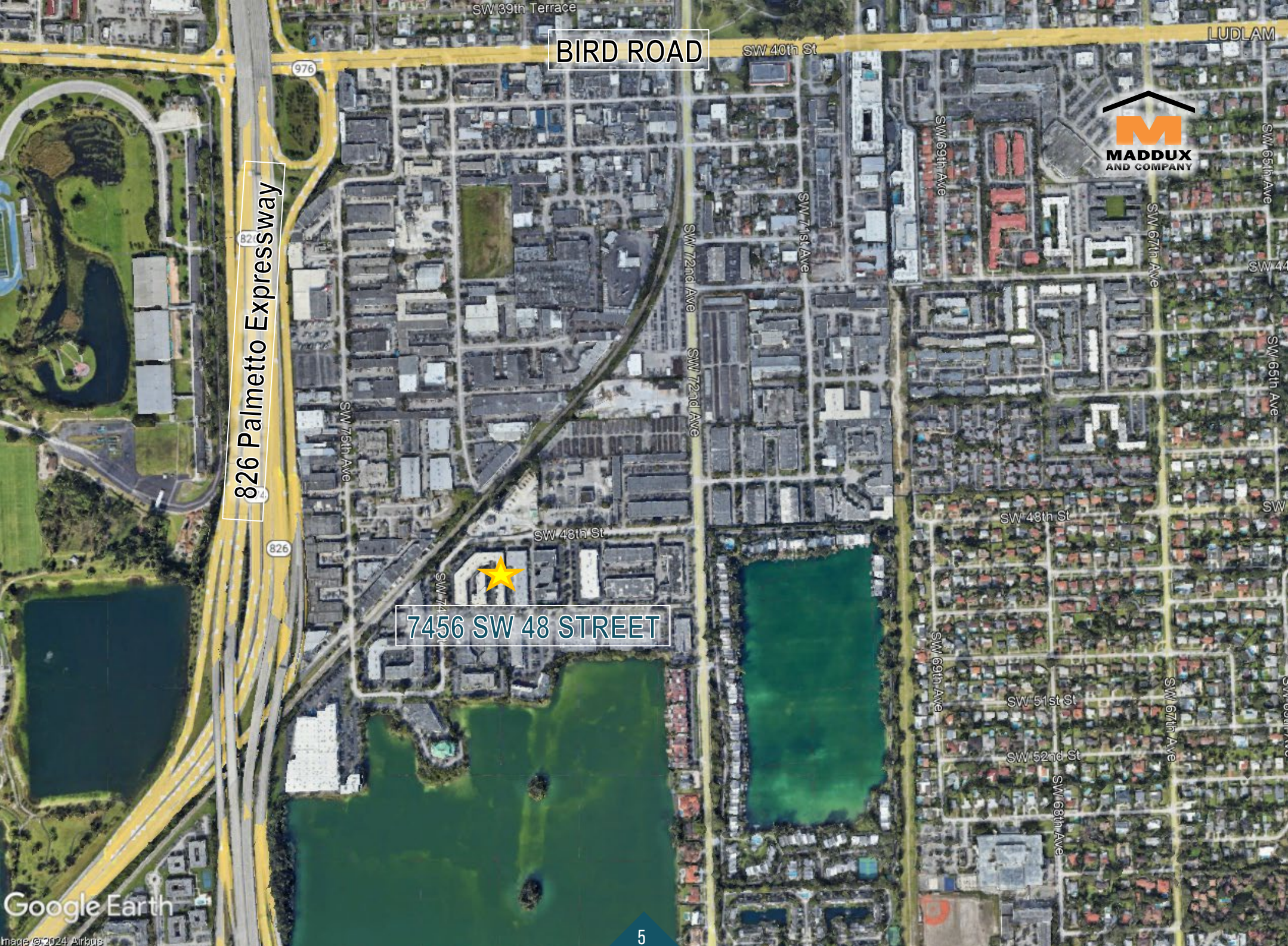
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# 7456 SW 48 STREET







BIRD ROAD

SW 40th St

LUDLAM



826 Palmetto Expressway

976

82

826

SW 75th Ave

SW 74th Ave

SW 48th St

7456 SW 48 STREET

SW 72nd Ave

SW 72nd Ave

SW 71st Ave

SW 69th Ave

SW 67th Ave

SW 65th Ave

SW 44th St

SW 65th Ave

SW 64th Ave

SW 48th St

SW 69th Ave

SW 51st St

SW 52nd St

SW 68th Ave

SW 67th Ave

SW 66th Ave

Google Earth

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