



7456 SW 48 STREET

**2,400 +/- SF  
OFFICE/WAREHOUSE**

FOR SALE

305.264.9661

**JOSEPH WESTON**

305.510.2298  
[jweston@madduxco.com](mailto:jweston@madduxco.com)

**SCOTT WESTON**

786.942.6143  
[Jscottweston@aol.com](mailto:Jscottweston@aol.com)

**GATEWAY  
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.

## FOR MORE INFORMATION

### JOSEPH WESTON

305.510.2298  
[jweston@madduxco.com](mailto:jweston@madduxco.com)

### SCOTT WESTON

786.942.6143  
[Jscottweston@aol.com](mailto:Jscottweston@aol.com)

### MADDUX AND COMPANY

4950 SW 72nd Avenue  
Suite 118  
Miami, FL 33155  
  
305.264.9661  
[www.madduxco.com](http://www.madduxco.com)

#### CONFIDENTIALITY DISCLAIMER

This Offering Memorandum has been prepared by Maddux and Company for informational purposes only and does not constitute an offer to sell or a solicitation to purchase any securities or assets. The information contained herein is confidential and is provided solely for the exclusive use of the recipient. By accepting this document, the recipient agrees to maintain the confidentiality of this information and not to disclose it to any third parties without prior written consent from Maddux and Company.

All information contained in this Offering Memorandum has been obtained from sources deemed reliable, but Maddux and Company makes no representations or warranties as to the accuracy or completeness of the information. Any financial projections or forward-looking statements included herein are estimates and do not guarantee future performance.

# 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.

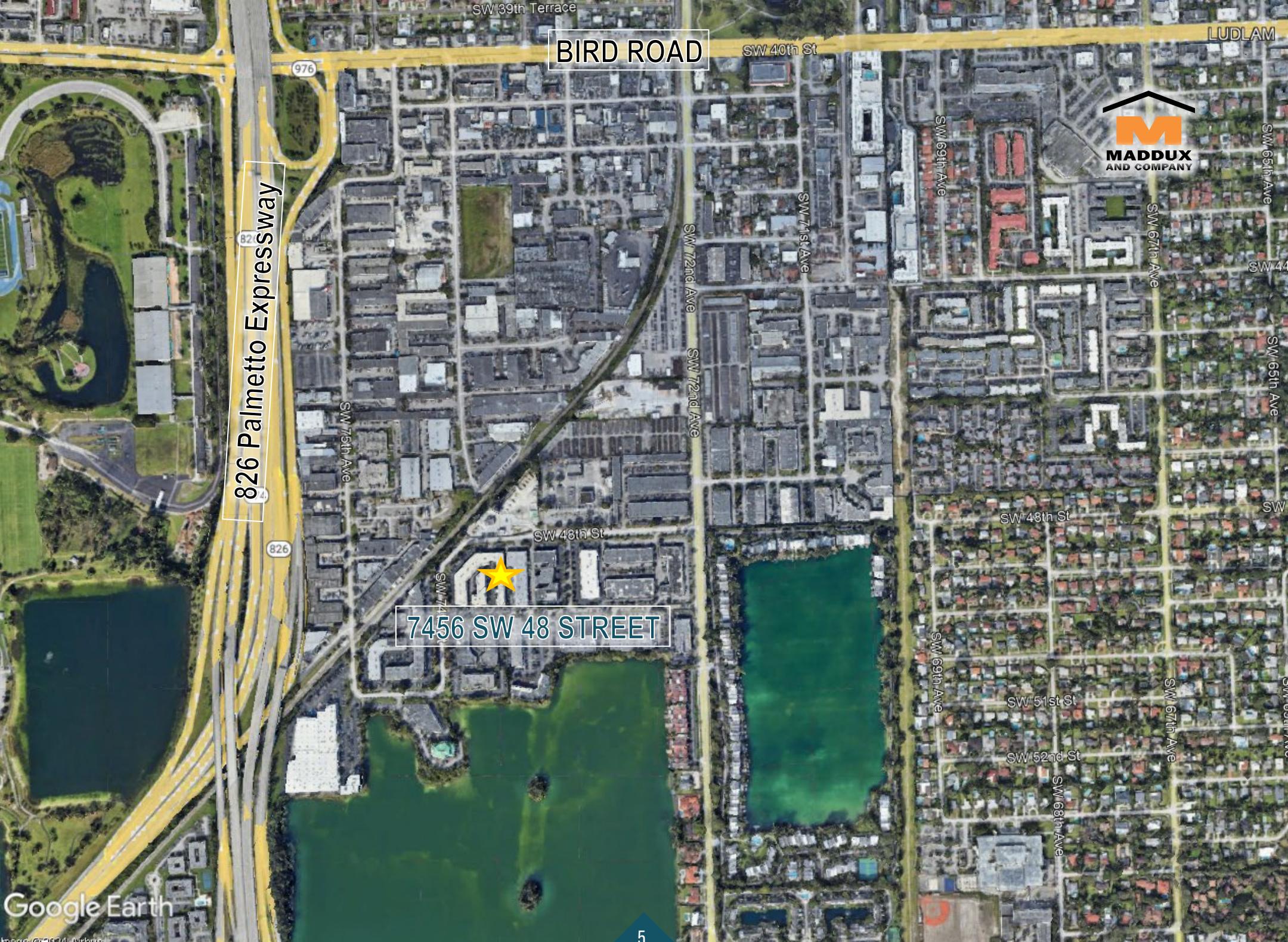
#### Property Highlights:

- 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.

# 7456 SW 48 STREET





BIRD ROAD



Google Earth

Image © 2024 Aerials

2400 SF OFFICE/WAREHOUSE | FOR SALE | MADDUX AND COMPANY

