

FOR SALE

INDUSTRIAL LAND

**740 NW
71ST ST**

33150 MIAMI, FL

GRIDLINE
PROPERTIES



Executive Summary

Rare opportunity to acquire an industrial assemblage in Miami's Little River. The property presents an opportunity for end-user and investors looking to capitalize on Miami's Urban Core Growth.

The 72,726 SF or 1.66 Ac of industrial land is strategically located steps away from major thoroughfares and highways providing efficient and convenient access to local and regional markets.

The property is ideal for SB-102 Developments with a density of 249 units, warehouse developers given the growing demand of utilitarian spaces, industrial outdoor Storage (IOS), Fitness & Entertainment uses such as Padel, and climate controlled self storage.

Please call us for additional information.





NW 70th St

NW 71st St

T4L
11,327 SF

D1
61,399 SF

Property Highlights

- **For Sale**
 - **Type:** Industrial Land
 - **Folios:** 8
 - **Lot Size:** 72,726 SF -1.66 Ac
 - **Zoning:** D1 -T4L
-
- **PSF:** \$90
 - **Price:** \$6,500,000

Potential Use - Warehouse Development

DEVELOPMENT POTENTIAL TABLE

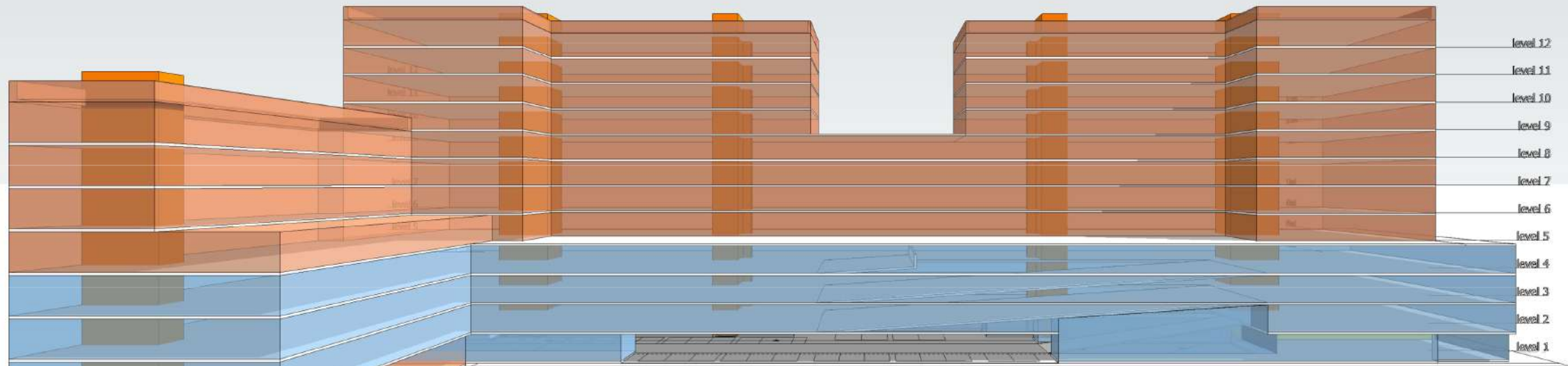
Lot Coverage Ratio	80%
Area	58,180 SF
Max Height	8 Stories



Potential Use - SB-102 Development

DEVELOPMENT POTENTIAL TABLE

Units	261
Parking	494
Amenities	Pool Deck
Unit Mix	1 Bed / 2 Bed / 3 Bed
Total FLR	455,238
Efficiency	43.7%
Total Building Area	211,693 SF



● Residences ● Parking

Potential Use - Fitness & Entertainment



Neighborhood Map

Downtown

Upper East Side

Morningside

Miami Beach

Miami Design District

Edgewater

Wynwood

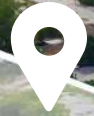
Little River



7th Ave

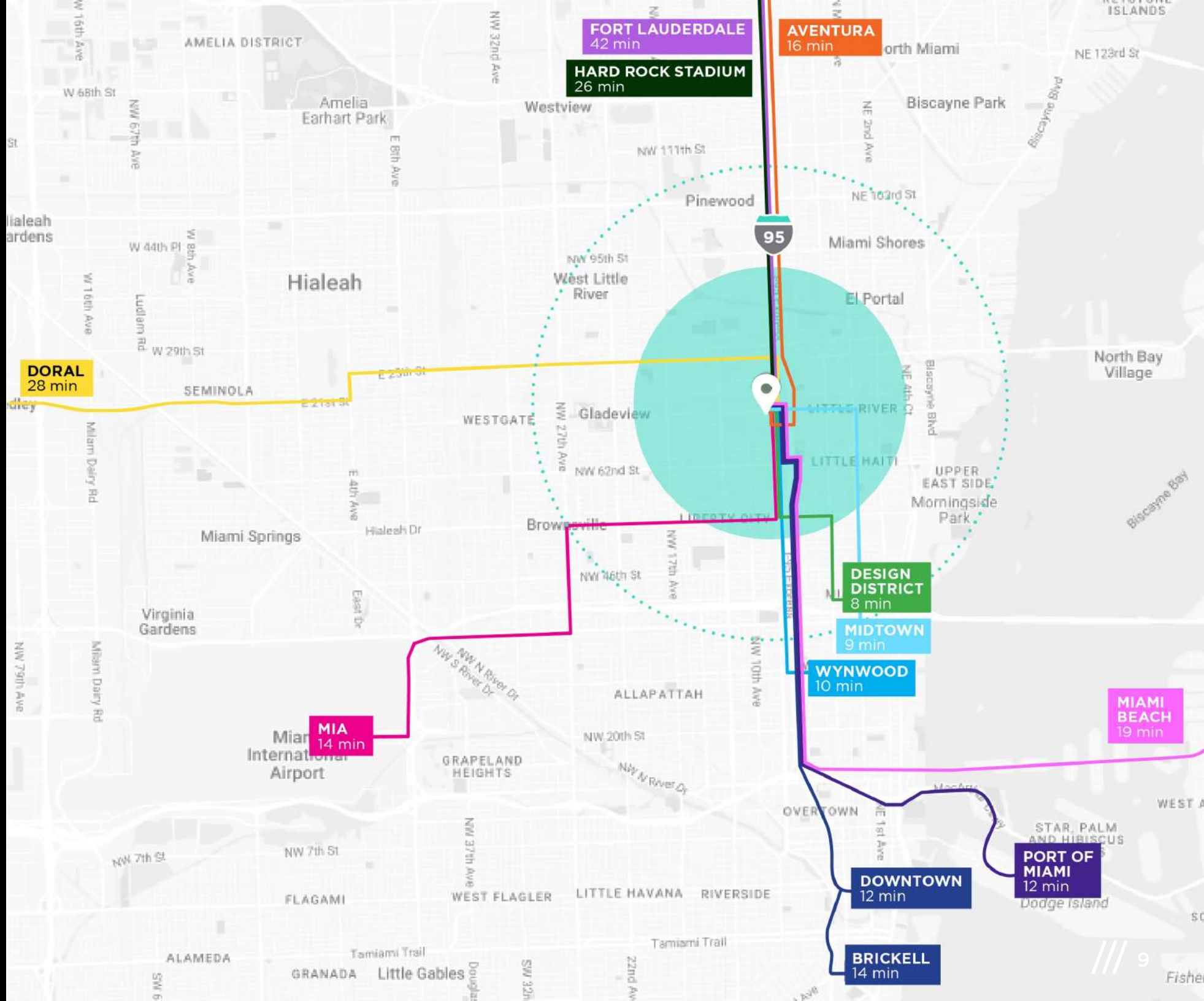
NW 72nd St

NW 71st St



Context Map

- Airport: 20 min**
- Brickell: 20 min**
- Downtown: 15 min**
- Port of Miami: 12 min**
- Wynwood: 10 min**
- Midtown: 9 min**
- Design District: 8 min**
- Doral: 26 min**
- Aventura: 30 min**
- Hard Rock Stadium: 26 min**
- Fort Lauderdale: 42 min**
- Miami Beach: 19 min**



GRIDLINE

PROPERTIES

740 NW 71ST ST

Alfredo Riascos	Mateo Romero
Broker / Principal	Partner / Senior Associate
786.325.5647	954.805.7078

ariascos@gridlineproperties.com mromero@gridlineproperties.com

www.gridlineproperties.com
info@gridlineproperties.com
305.507.7098

FOLLOW US



Non-Endorsement & Disclaimer Notice

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.