

INDUSTRIAL | FLEX WAREHOUSE | FOR SALE



**4200-4250 Northwest 72nd Avenue,
Miami, Florida 33166.**

CONTACT US

JULIO NAVARRO
Commercial Advisor
+1 (786) 374-7431
julio@smith-cre.com

GEORGE SMITH
President
(305) 359-6119
george@smith-cre.com

Industrial | Flex Warehouse | FOR SALE
4200–4250 Northwest 72nd Avenue, Miami, Florida 33166.



PROPERTY DESCRIPTION

Total: +- 26,904 SF.

- ✓ Commercial Kitchen.
- ✓ Value add deal.
- ✓ Below market rents.
- ✓ Over 36,000 vehicles per day.

SALE PRICE: \$6,800,000.

- ✓ Prime Warehouse/Flex Industrial Space with exposure to NW 72nd Ave.
- ✓ Easy access from (SR 826) Palmetto Expressway and close to (MIA) Miami International Airport.
- ✓ Corner lot fronting NW 72nd Ave.



Information attached is deemed to be accurate but not warranted.

www.smith-cr.com

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SMITH
COMMERCIAL PROPERTY GROUP

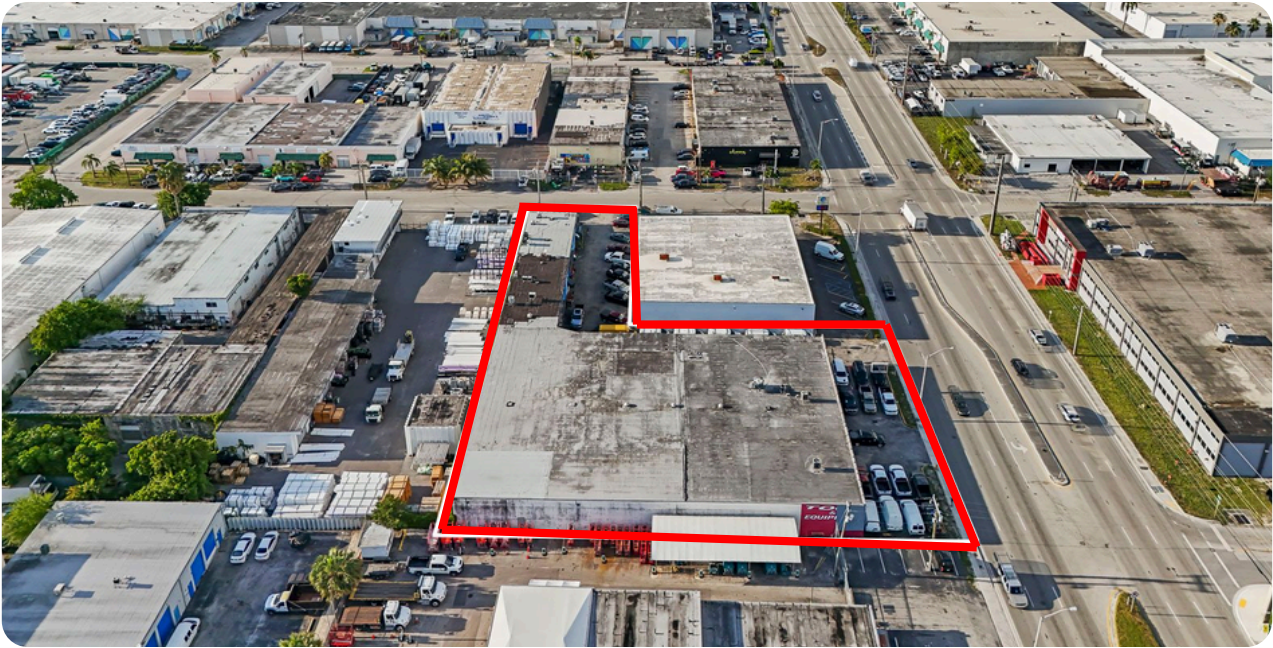
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PROPERTY DESCRIPTION



Smith Commercial Property Group presents this rare Industrial/Flex Warehouse with Commercial Kitchen for sale. The property features $\pm 26,904$ SF on a $\pm 43,909$ SF corner lot along NW 72nd Ave—one of the busiest corridors in the area with over 36,000 vehicles per day. It is currently occupied by two stable tenants, including a Latin Café operating for over 15 years.

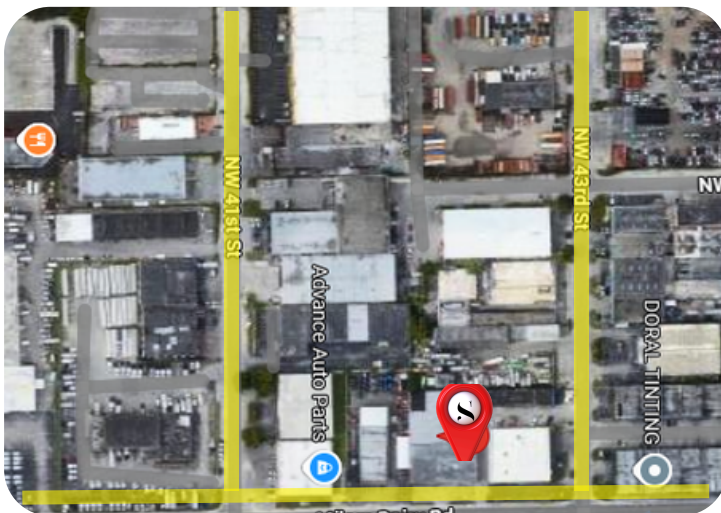
With current rents averaging \$11 NNN and a WALT of 3 years, this value-add opportunity stands out in a market where rents range from \$18–\$23 NNN, and Commercial Kitchens from \$30–\$35 NNN.

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PROPERTY LOCATION

Strategically located in the heart of Miami's industrial core, the property at 4200–4250 NW 72nd Avenue offers exceptional connectivity. Just 3 miles from Miami International Airport, 1 mile from SR 826 (Major Expressway), and approximately 8 miles from the I-95 Expressway, this location ensures seamless logistics and distribution. Additionally, the property is about 13.1 miles from the Port of Miami, making it an ideal spot for businesses looking for easy access to key transportation routes.



Port of Miami
Approximately 13.1 miles



SR 826 (Major Expressway)
Approximately 1 miles



I-95 Expressway
Approximately 8 miles



Miami Int. Airport
Approximately 3.0 miles away

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RENT ROLL

Tenant	Units	SF	Lease Start	Lease End	Rate/SF	Monthly Rent 2024	Annual Increase	Monthly Rent 2025	Lease Type
111 Auto Sales Inc.	4200	2,750	03/01/2024	09/30/2028	\$21.00	\$4,812.50	CPI (Oct 1st)	\$4,932.81	Mod Gross - Taxes & Insurance
111 Auto Sales Inc.	4202, 4204, 4206	11,500	03/01/2024	09/30/2028	\$17.00	\$16,291.66	CPI (Oct 1st)	\$16,698.95	Mod Gross - Taxes & Insurance
Westlake Motors LLC	4242	3,836	09/16/2023	09/30/2028	\$17.00	\$5,434.33	CPI (Oct 1st)	\$5,570.19	Mod Gross - Taxes & Insurance
D & Father Auto Sales Inc.	4244	4,363	03/01/2024	09/30/2028	\$17.00	\$6,180.92	CPI (Oct 1st)	\$6,335.44	Mod Gross - Taxes & Insurance
DTM Enterprises, Inc.	4246, 4248, 4250	4,284	02/01/2024	06/30/2027	\$16.81	\$6,000.00	None	\$6,000.00	Mod Gross - Taxes & Insurance

This property is fully occupied and generates annual income of \$464,632.92, with lease agreements in place through 2027 and 2028. All tenants have modified gross leases, covering the costs of taxes and insurance, which reduces the landlord's operating expenses. Additionally, most leases include annual increases tied to the Consumer Price Index (CPI), ensuring consistent growth in rental income. With a projected NOI of \$354,632.92, this property presents a solid investment opportunity, offering stable rents and long-term financial predictability.

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