



**Wolf Co.**

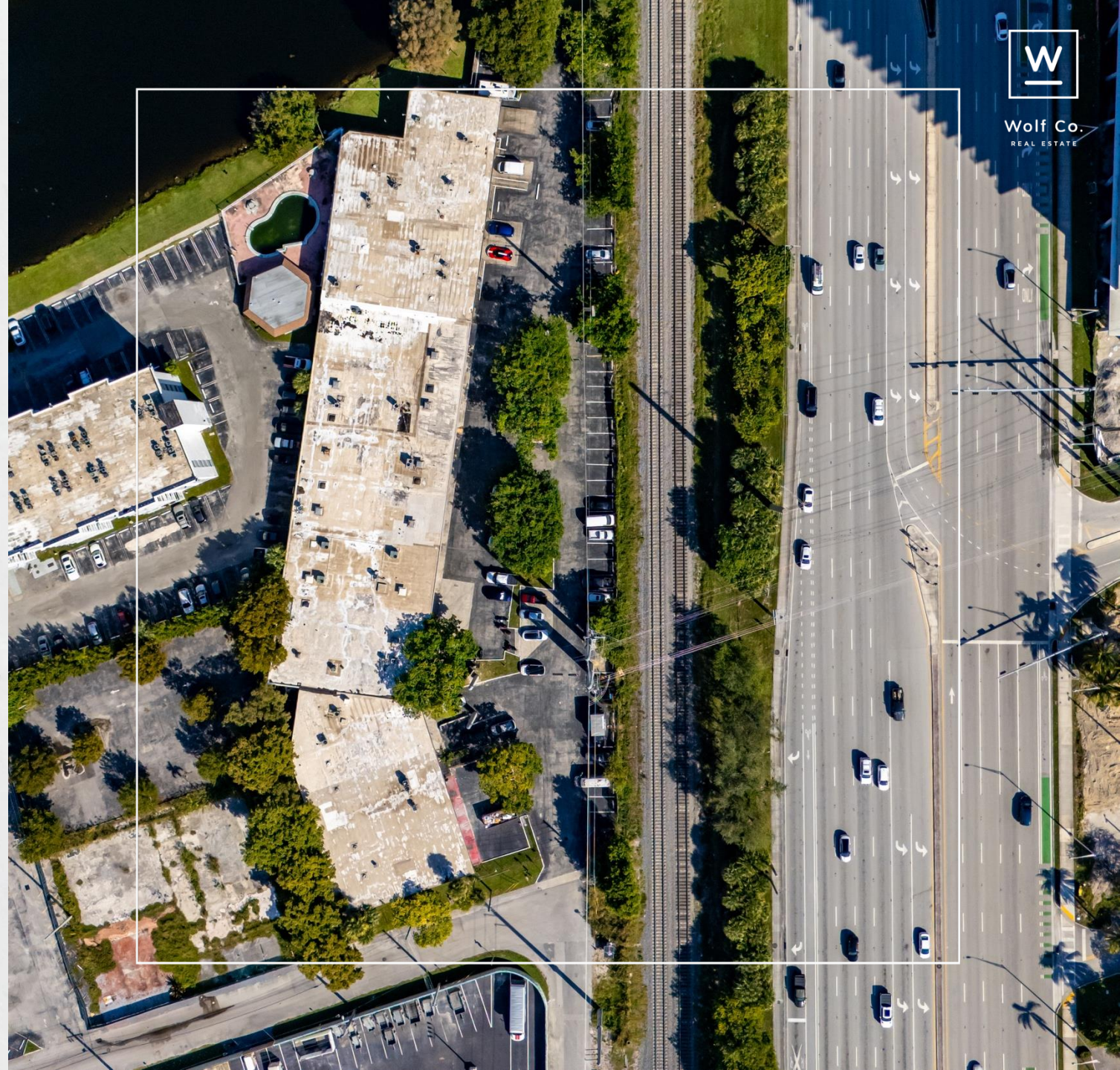
REAL ESTATE



# 2261 NE 164th St

## FOR LEASE

2261 NE 164th St, North Miami Beach, FL



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## Property Summary

We are bringing to market several industrial bays located along NE 164th Street in the heart of North Miami Beach. These units offer a rare combination of warehouse functionality, built-out office space, and high-exposure frontage in one of Miami's most active commercial corridors.

The site benefits from flexible zoning, strong traffic counts, and immediate access to major roadways, making it ideal for tenants needing warehouse, logistics, showroom, or hybrid office-industrial operations.

Property Type: Industrial Warehouse + Office

Location: 2261–2285 NE 164th Street, North Miami Beach, FL

Zoning: MU/TC – Fulford Mixed-Use Town Center District

Available Spaces

Below are the current vacant units (lockbox on-site: 1131):

### Units

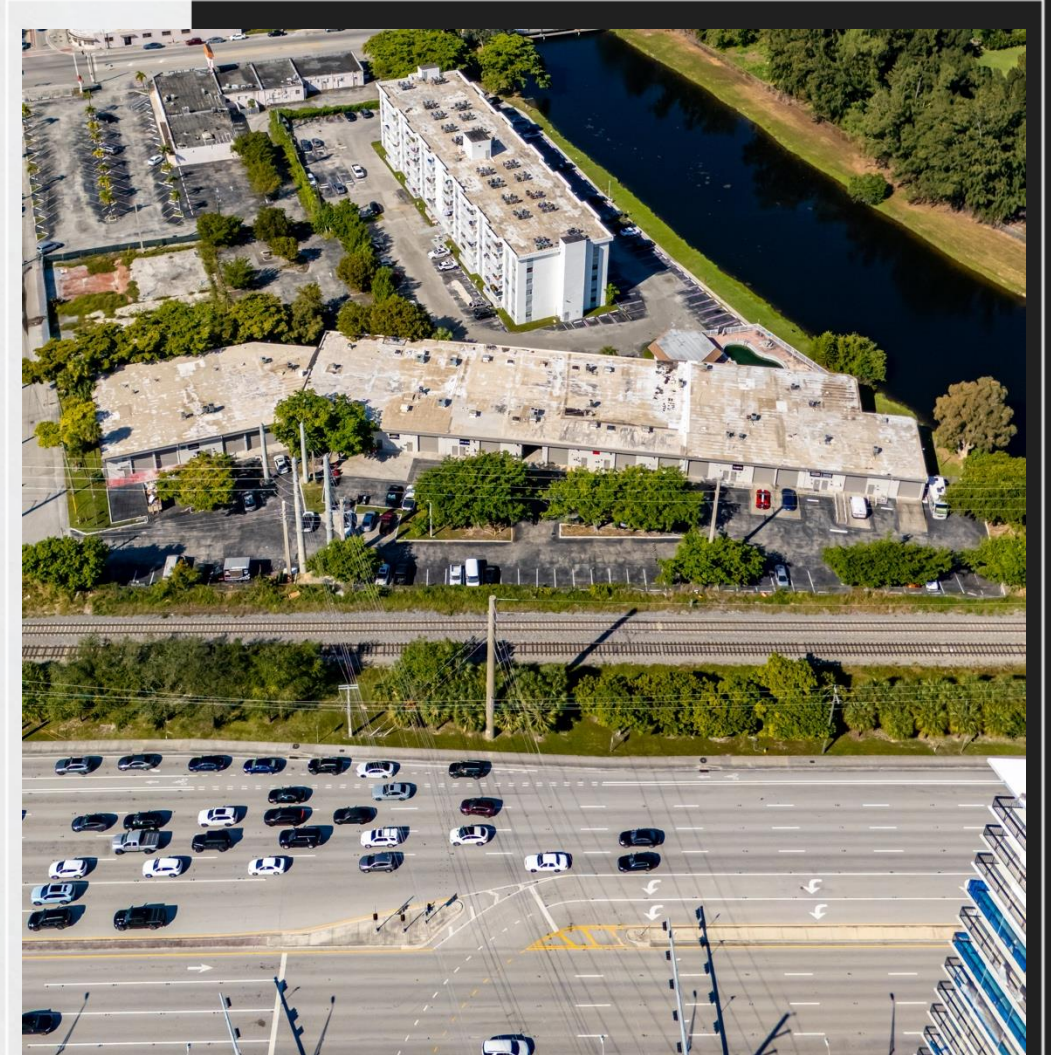
2265  
2,150 SF

2267  
3,000 SF

2277  
2,150 SF

2283–2285  
4,300 SF

Total range of available spaces: 2,150 – 4,300 SF







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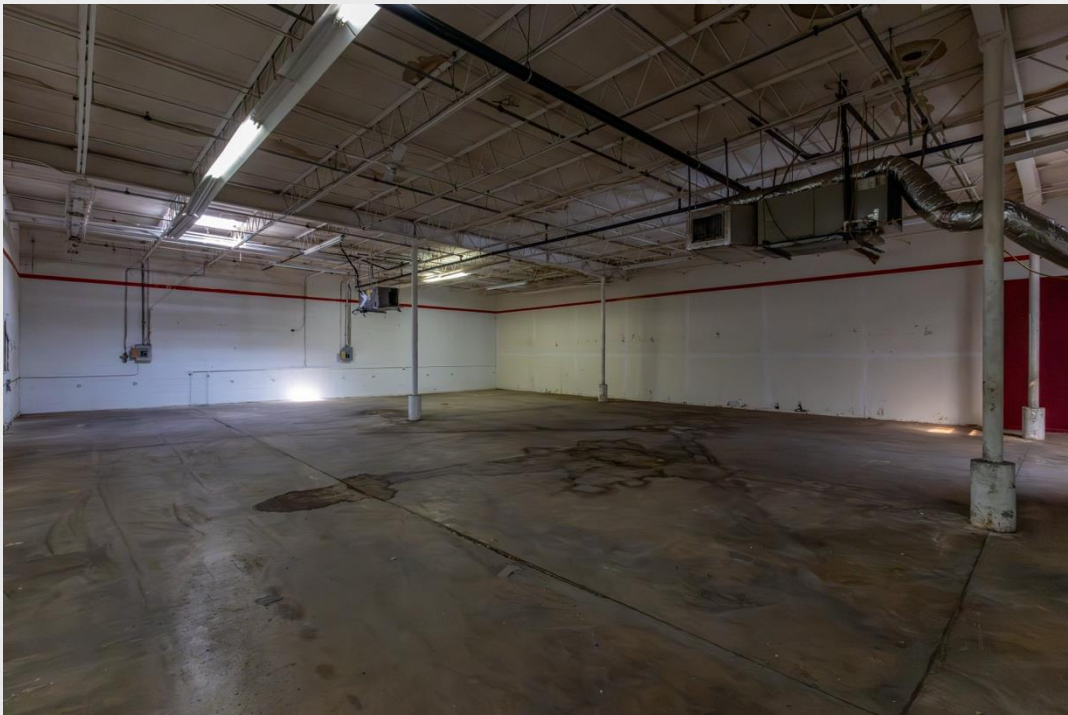
### Location Highlights

- Located in the MU/TC Fulford Mixed-Use Town Center District, allowing office, showroom, light industrial, creative, or hybrid uses
- Directly off US-1, I-95, and FL-826
- Minutes from Aventura, Sunny Isles, and the Intracoastal
- Surrounded by dense residential, retail, and commercial activity
- High visibility and strong daytime population

### Property Features

- Industrial warehouse bays with built-out office space
- Perfect for logistics, distribution, e-commerce, showroom, creative studio, production, or professional services needing storage
- Drive-up access
- High ceilings (confirm exact height when creating OM)
- Ample parking
- Future development potential for the site

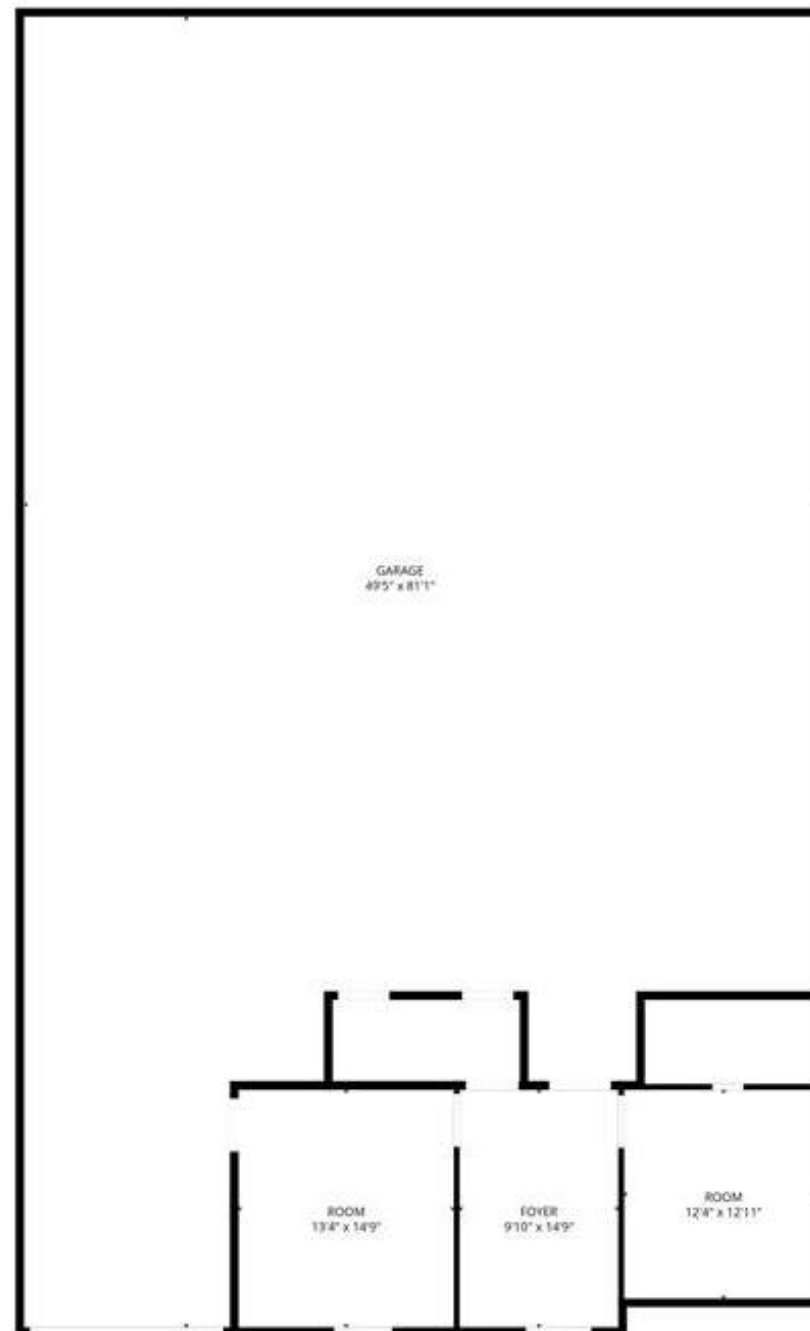






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**Floor Plan  
2283–2285  
4,300 SF**





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