

CREATIVE FLEX BLDG

FOR SALE

6767 NE 2 AVENUE

INDUSTRIAL/FLEX

WAREHOUSE

CAMPUS



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WEAP
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NEIGHBORHOODS®

METRO1.COM
INFO@METRO1.COM

Executive Summary

Metro 1 Commercial LLC is proud to present 6767 NE 2 Ave, Miami, FL (“The Property”) for sale. New Construction Flex / Warehouse campus in the heart of Little River, Miami, FL.

Located at the intersection of NE 2nd Avenue and 67th Street, a state-of-the-art Industrial project has been developed. The campus consists of four newly constructed flex warehouses that come fully equipped with the most advanced construction quality and features. Their design caters to end-users or investors that are seeking the most advanced level of industrial design and durability.

The turn-key spaces also include ground-level showroom, open offices with natural light, gated parking, HVAC, acoustic insulation, elevators, 30’ clear ceilings, and natural gas backup generators for 24/7 operations.

The individual units range between 6,250 - 7,850 SF and can also be connected, making the building ideal for modern businesses and entrepreneurs who value top of the line quality, design, and location. Ideal operators may include High-End Storage, eCommerce, Production, Data Storage, Entertainment, and many other industrialized uses. Currently, the warehouse is 50% leased.

Property Highlights

+ Unit 220 NE 68th Street:	7,818 SF
+ Unit 221 NE 67th Street:	7,845 SF
+ Unit 235 NE 67th Street:	7,302 SF
+ Unit 6700 NE 2nd Court:	6,255 SF
+ Total of Gated Parking Spaces:	30
+ Total Square Footage:	29,500
+ Total Lot Size:	41,670
+ Zoning:	D2
+ Price:	\$18,500,000



Ground Floor

Interior

- 27.5' clear ceiling heights with no columns
- Full interior insulated walls with 5/8" fireproof drywall and R5 insulation
- Insulated roof with 8" high-density foam R-30 under Double Tee precast
- Double Tee roof
- Polished concrete floor in the warehouse
- Automatic overhead rolling doors 18' x 16'
- One bathroom on the first floor, locker room with janitorial sink
- Three-phase power connection 120/208 volts
- 3500 CFM exhaust extractor on the wall
- 15-ton rooftop ACs with hidden distribution conduits over a drop ceiling, 27' in height
- LED flat panel fixtures
- 24x48 acoustic drop ceiling
- Private entrance hall with SAVARIA enclosed vertical wheelchair lift with elevator cabin (model V-1504)
- Lift is built to carry a wheelchair and passenger safely up and down

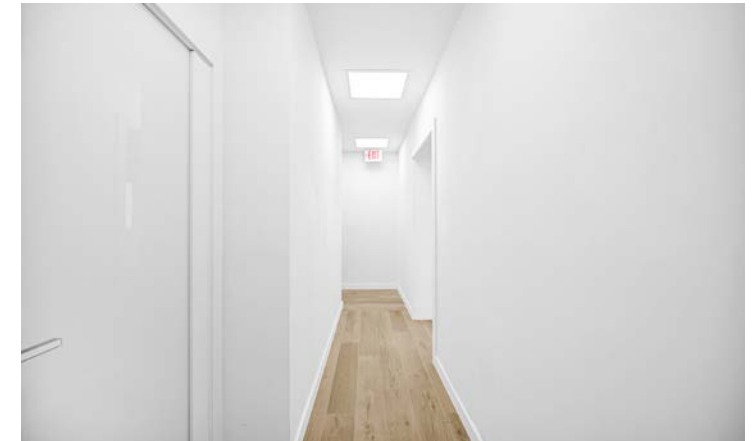
Exterior

- 8" solid concrete walls, structural precast buildings, fully hurricane-proof and fire-resistant
- Access to an open courtyard parking lot with 30 spaces—12 covered and 18 open
- 6 parking spaces for electric vehicles with 50 Amp chargers, up to 15 Kw/H charging capacity
- Automatic sliding gates for parking lot access
- Fully landscaped interior and exterior of the property
- LED parking lot lights and LED exterior facade lighting
- Sign-ready cladding structure on main warehouse access



Second Floor

- Roof hatch to access AC equipment and 80 KW natural gas generator with OSHA-approved ladders
- Hurricane-proof aluminum windows
- Central air conditioning system with conduits
- Two bathrooms with handicap features
- Dropped 2x2 acoustic ceiling
- Open space office, 1,800 SF, with street and courtyard views
- Porcelain floors at ground level and second level
- Porcelain-covered staircase with stainless steel handrails
- Office rest area with kitchen sink and low cabinets
- 2x2 LED light fixtures
- 8'6" in height, dropped acoustic ceiling



Exterior.



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Irene Dakota
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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.

Magic City Innovation District - Little Haiti Context Map



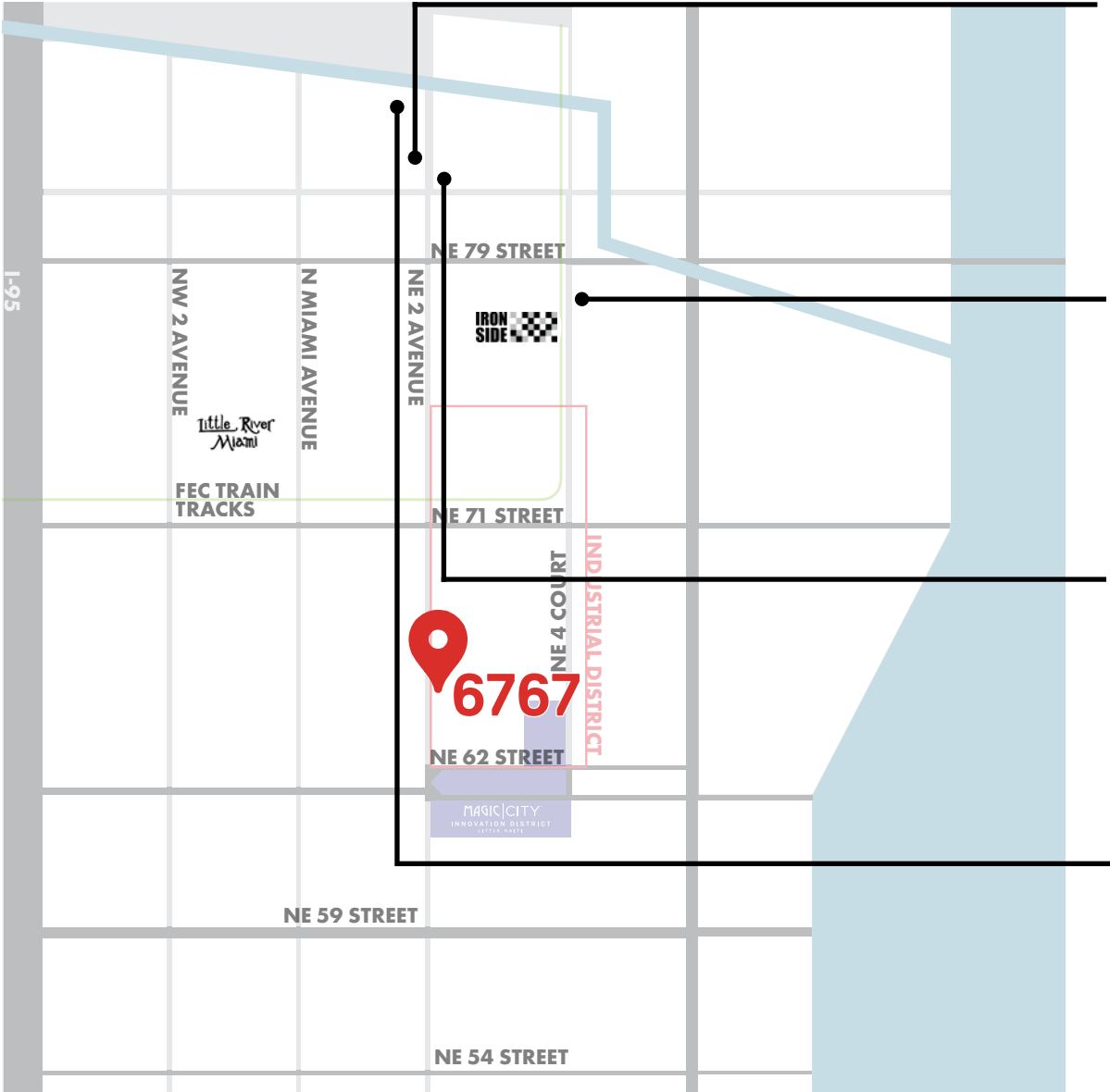
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Little River Context Map.



THE CITADEL FOOD HALL

website - thecitadelmiami.com
 30,000 SF Food Hall, Office, & Rooftop
 Fully Leased
 22,000 SF Entercom HQ



IRONSIDE

website - miamiironside.com
 50 spaces housing restaurants, offices, retailers, and services



EBB & FLOW

website - ebbandflow.miami
 34,000 SF of Restaurant, Retail, & Office
 \$35 - \$40 PSF NNN Rents



PLANT THE FUTURE

website - plantthefuture.com
 20,000 SF Retail Oasis + Upcoming F&B



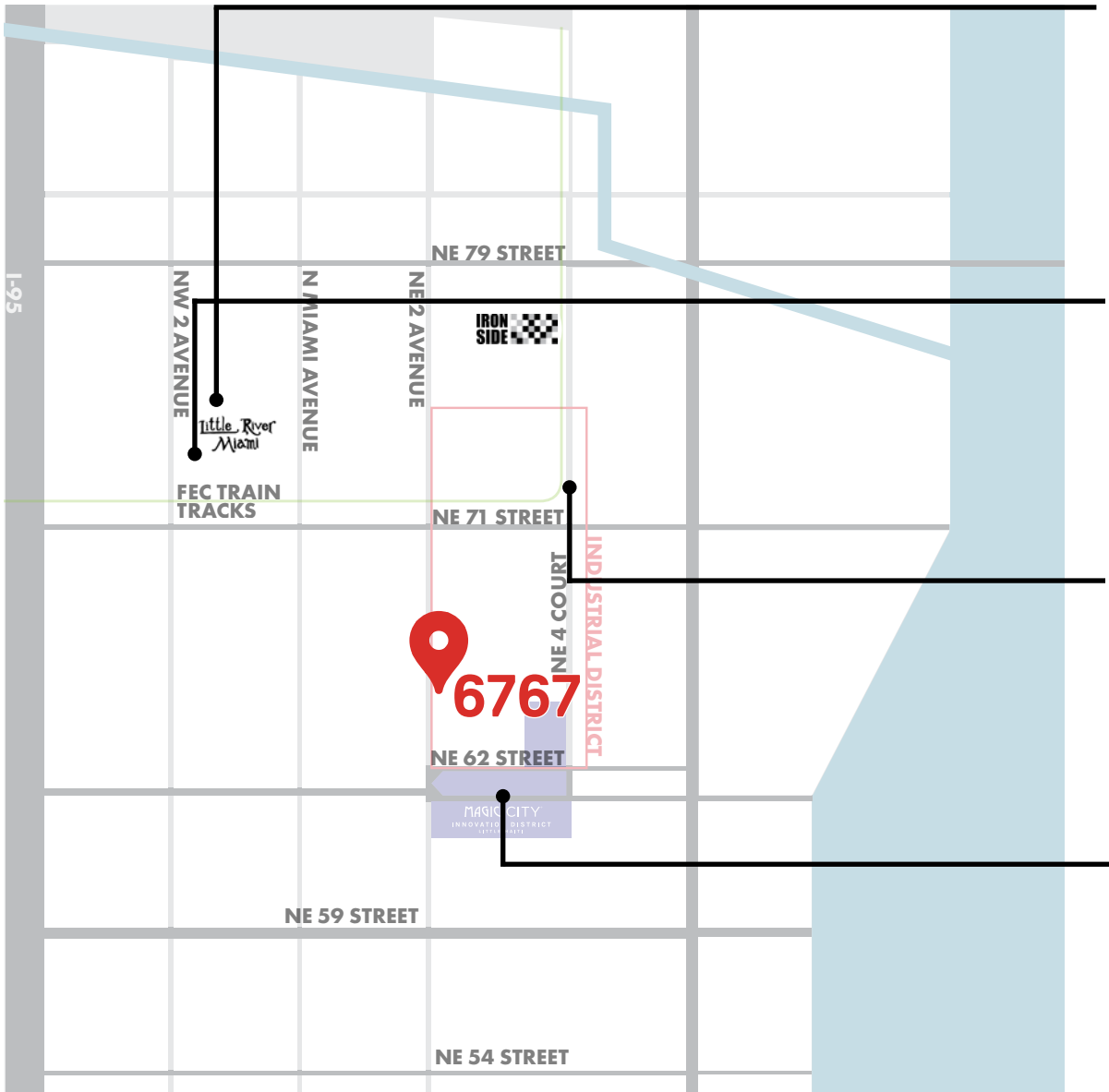
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Little River Context Map.



IMPERIAL MOTO CAFE

website - imperialmoto.com
Trendy coffee shop in the heart of LittleRiver.Miami



LA NATURAL

instagram - [@lanaturalmiami](https://www.instagram.com/lanaturalmiami)
Trendy pizza spot by creator of Palmar Wynwood and Alter Wynwood



RAIL 71

120,000 SF of Office, Showroom, and Retail space



MAGIC CITY INNOVATION DISTRICT

website - magiccitydistrict.com
175,000 SF of existing creative office, galleries, and restaurants
Upcoming 2,700 residential units, 2M SF of Office, 500K SF of Retail



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Market Drivers - Magic City Innovation District - Little Haiti

magiccitydistrict.com



THE DISTRICT TODAY
The Magic City Innovation District - Little Haiti currently has 175,000 SF of creative office, restaurant, retail and gallery spaces. It also features activations by Heartland (Restaurant), and Space Park, a partnership between Space, Live Nation, and Broken Shaker.



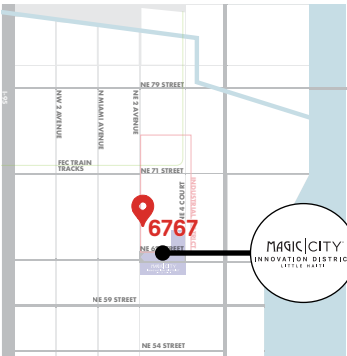
ON THE HORIZON

Three towers are currently in the horizon for the District, and will be developed in the next 2-3 years. First an office tower co-developed with Motorsports.com, for 370,000 SF, where Motorsports.com will house its HQ. Second, a 25-story residential tower with 349 luxury apartments and 13,200 SF of retail space. Finally, Station M, an office tower with 215,000 square foot incubator/accelerator and over 500,000 SF.



THE LONG TERM VISION

Over the span of 10-15 years, Magic City Innovation District - Little Haiti will be developed into 2,700 residential units, 2M SF of office space, 500,000 SF of retail space, over 450 hotel units, and incorporate a commuter train station and a grand promenade.



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Market Drivers - Little River Miami



THE DISTRICT TODAY

The LittleRiver.Miami district currently houses over 40 businesses spanning from restaurants to galleries to creative offices. Some of its most recognized businesses include the trendy pizzeria La Natural, national coffee roaster Counter Culture, local coffee shop



Imperial Moto Cafe, artist studios Fountainhead Studios, the Center for Subtropical Affairs, and many more.

The district is a hub for the creative class, housing many business owners that started the creative movement in Wynwood and the Design District, paving the way for LittleRiver.Miami to undergo a similar transformation



THE LONG TERM VISION

Currently, MVW Partners is seeking to rezone the 3.54 acre portfolio that comprises LittleRiver.Miami from its existing 137 units allowed, into 531 units. The maximum height would be 10 stories.

[read more here](#)

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THE DISTRICT TODAY

Situated in Miami’s Upper Eastside, Ironside features a vibrant, mixed-use urban center developed by visionary Ofer Mizrahi. With 60+ design showrooms, beauty salons, , local shops, art studios, cafes, playrooms, galleries and a wellness center.

The area features Ironside Pizza, one of Miami’s best pizza spots, and a long directory of design showrooms, architecture firms, and boutique retailers.



Comparable Sales.



241 NE 61 St
\$4.9M - \$515 PSF
Sold Aug 2023
9,500 SF Building
9,935 SF Land



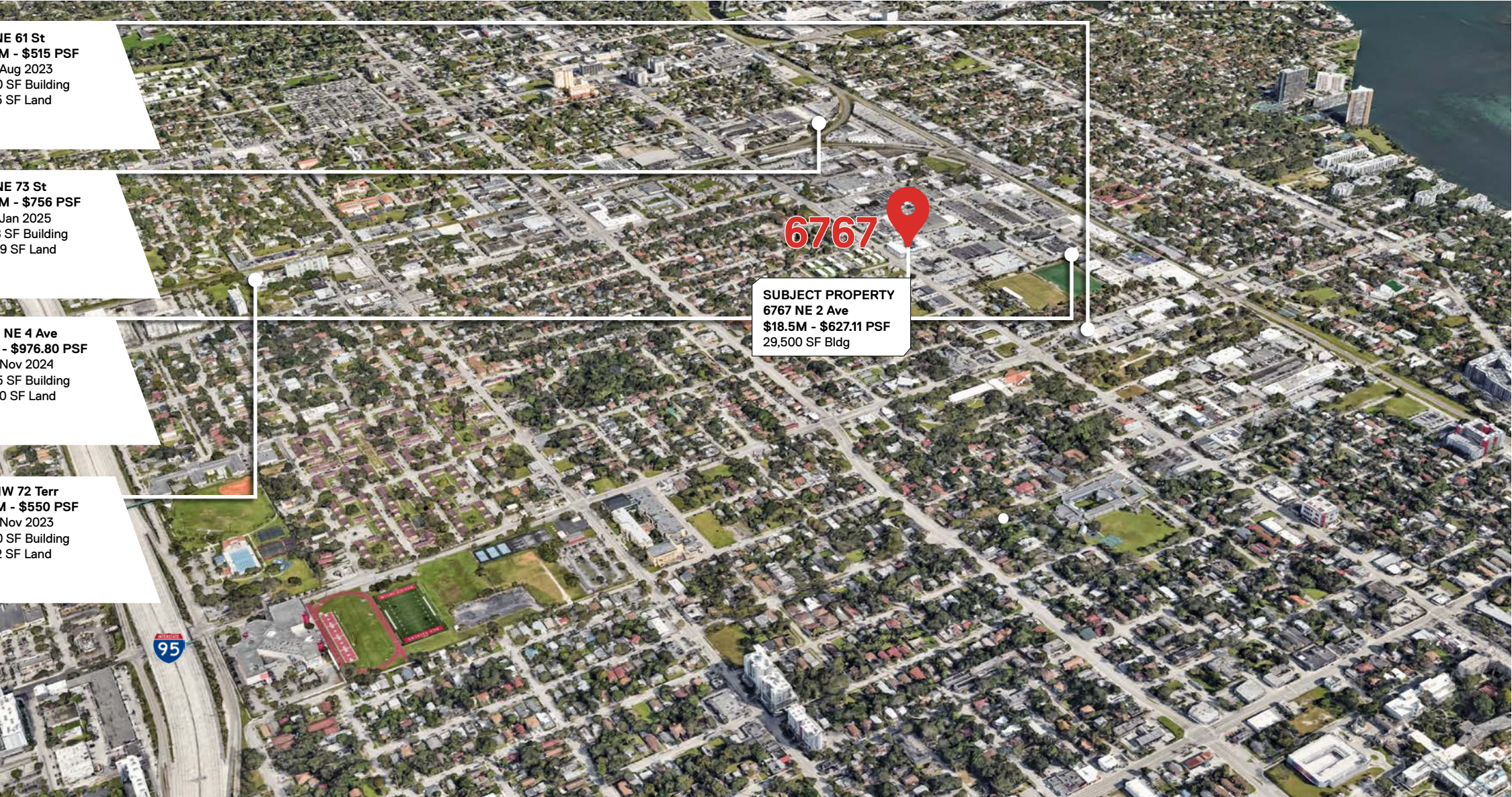
261 NE 73 St
\$5.5M - \$756 PSF
Sold Jan 2025
7,268 SF Building
13,939 SF Land



6444 NE 4 Ave
\$4M - \$976.80 PSF
Sold Nov 2024
4,095 SF Building
21,780 SF Land



311 NW 72 Terr
\$1.7M - \$550 PSF
Sold Nov 2023
3,000 SF Building
3,892 SF Land



SUBJECT PROPERTY
6767 NE 2 Ave
\$18.5M - \$627.11 PSF
29,500 SF Bldg



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