

7,247 SF AIR CONDITIONED FLEXSPACE FOR SALE

7620 NW 25 Street, #4, Miami FL 33122

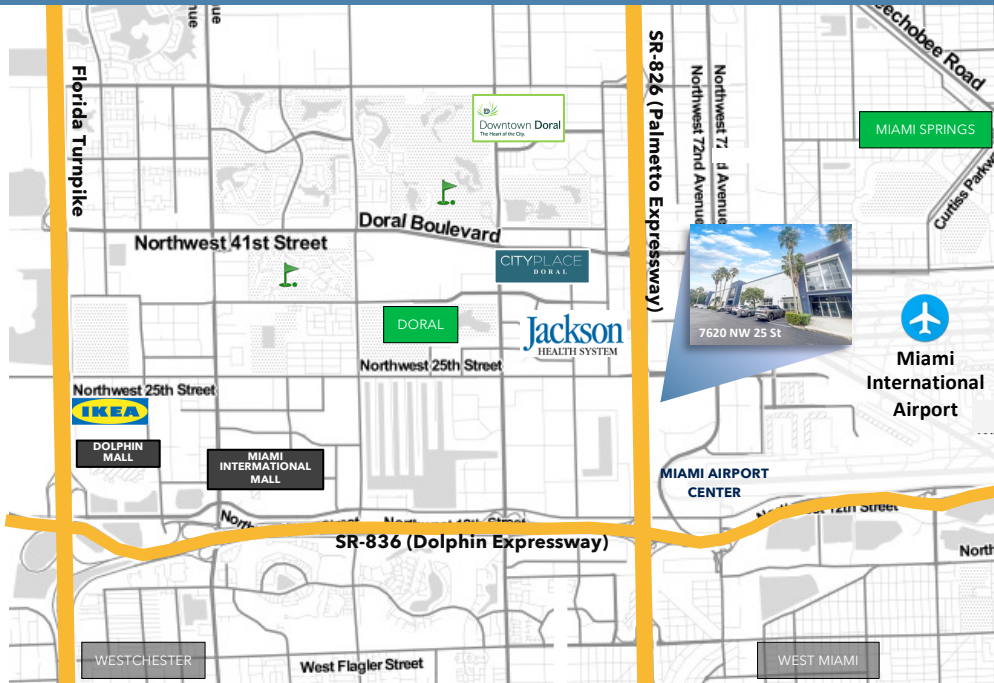
FEATURES:

- +/-3,144 SF of dedicated offices
- 100% air conditioned
- 24' ceiling height
- Rear loading double door
- 1 recessed dock / 1 ramp combination
- LED lighting
- Abundant unassigned parking
- Nights and weekend security service
- On the intersection of 25th Street and Palmetto Expressway (SR-826)
- Maintenance Fee \$2.41/SF
- Leased until 4/2028 5.2% cap rate

FOR SALE 3,100,000



MIAMI COMMERCIAL
REAL ESTATE LLC



Lisette Gonzalez
Broker
M. 305.807.5220

7500 NW 25 Street, # 201
Miami, FL 33122
lisette@miami-cre.com

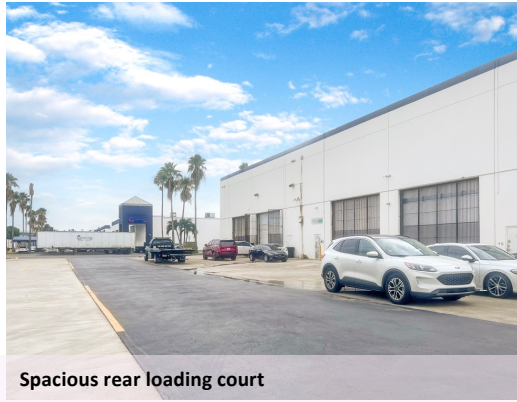
This information is believed accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior lease, price change or withdrawal without notice.

7,247 SF AIR CONDITIONED FLEXSPACE FOR SALE

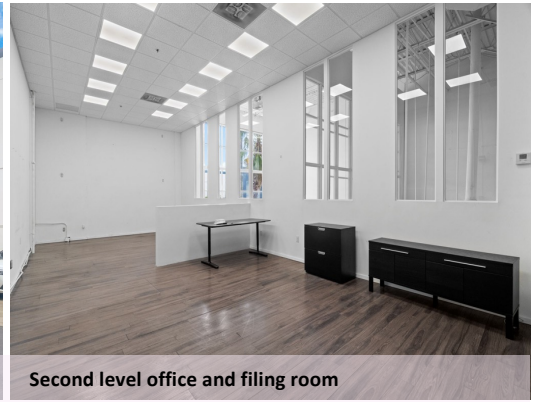
7620 NW 25 Street, #4, Miami FL 33122



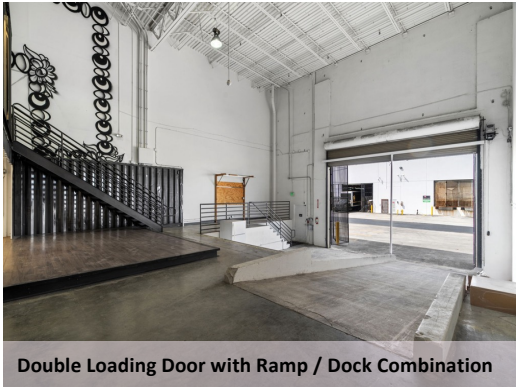
Entrance to unit 4



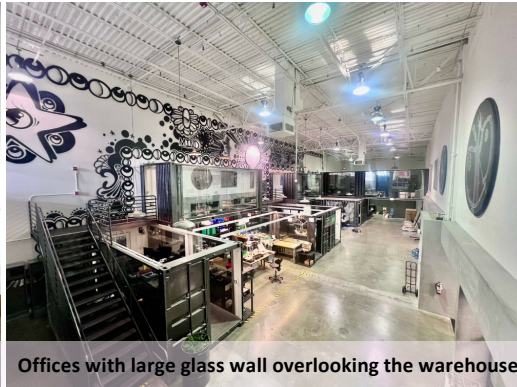
Spacious rear loading court



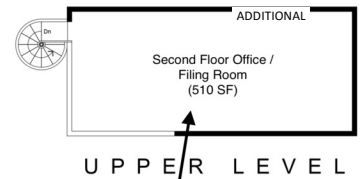
Second level office and filing room



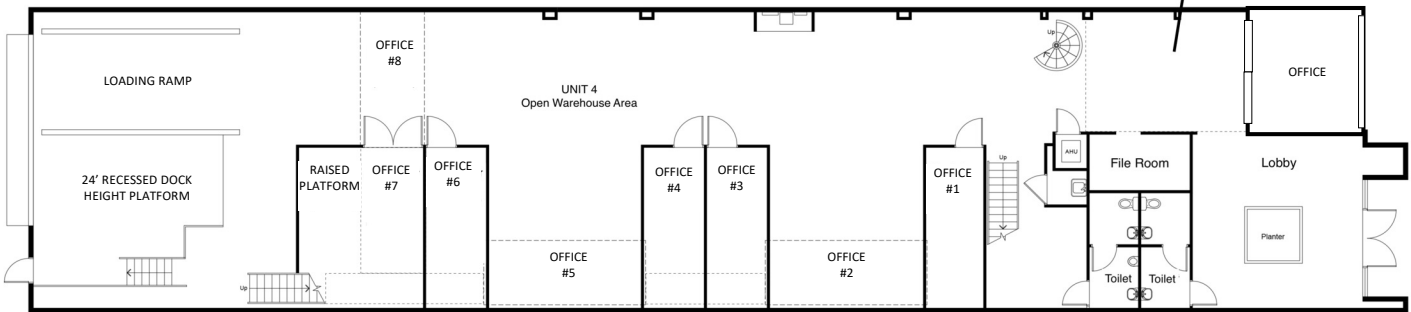
Double Loading Door with Ramp / Dock Combination



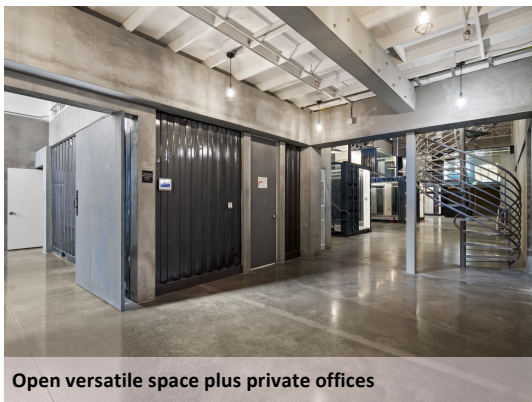
Offices with large glass wall overlooking the warehouse



UPPER LEVEL



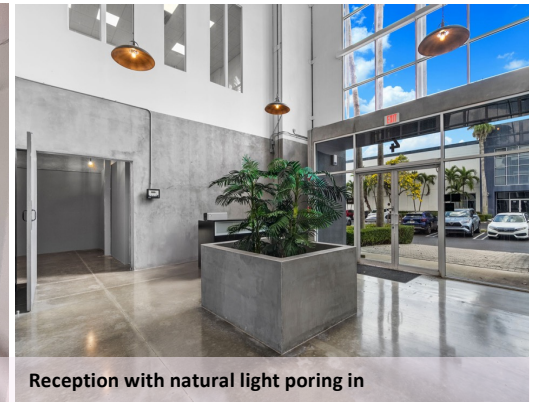
LOWER LEVEL



Open versatile space plus private offices



Office 5 on the second level



Reception with natural light pouring in



Lisette Gonzalez
Broker
M. 305.807.5220

7500 NW 25 Street, # 201
Miami, FL 33122
lisette@miami-cre.com

This information is believed accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior lease, price change or withdrawal without notice.