

DOWNTOWN – BRICKELL

 15MIN DRIVE

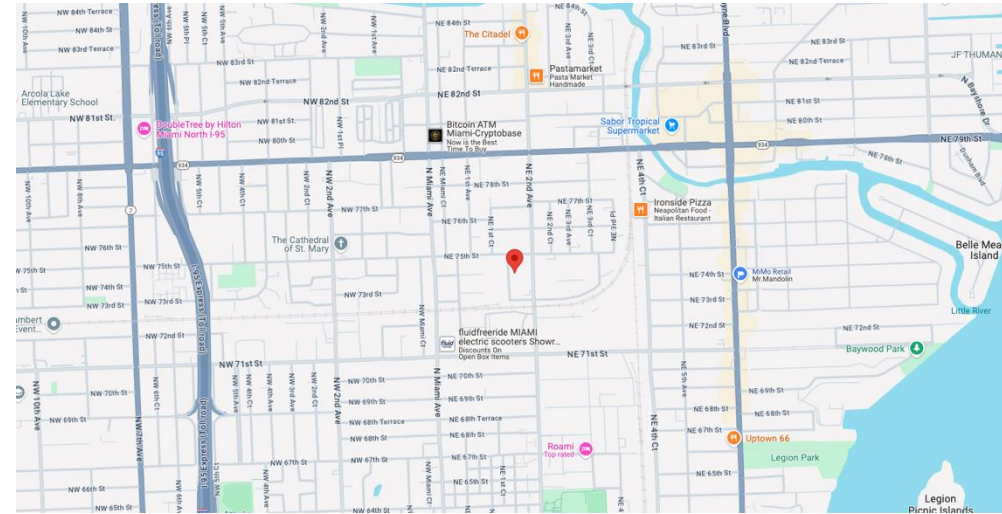
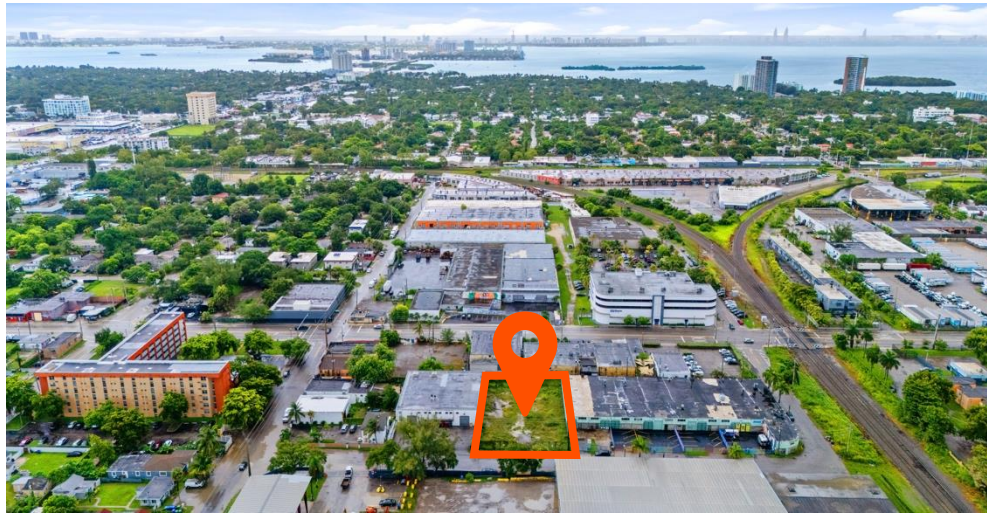
NE 2nd Avenue

**FOR LEASE**

# Little River Industrial Outdoor Storage

7401 NE 1<sup>st</sup> Place, Miami, FL 33138

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$8 MG/SF
Lot SF:	15,750 SF
Submarket:	Little River
Suggested Uses:	IOS Storage, Soccer Field, Tennis Courts, Food Trucks, Built-to-suit

### LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 7401 NE 1st Place. The subject property consists of a 15,750 SF lot located in the heart of Little River's industrial pocket on NE 1<sup>st</sup> Place between NE 73<sup>rd</sup> and NE 75<sup>th</sup> Street, a block west from NE 2<sup>nd</sup> Ave. The land is zoned D2 and can be used as Industrial Outdoor Storage for equipment rentals or built-to-suit, subject to tailored pricing. Zoning permits facilities providing long-term or short-term storage, selling or distribution of merchandise. This includes but is not limited to: container yards; crating, packing and shipping service; heavy equipment sales, service and storage; storage, warehousing or distribution establishments; Public Storage Facilities or Commercial Storage Facilities; outdoor storage of building materials; or Concrete Batching Plants.

### LEASING HIGHLIGHTS

- D2 Zoning Permitting For Outdoor Industrial Storage
- Close Proximity to I-95, Minutes From Design District, Midtown And Wynwood
- Located In Little River A Block West From NE 2nd Ave
- Ideal For Outdoor Storage, Sports Facility Or Outdoor Market Concept

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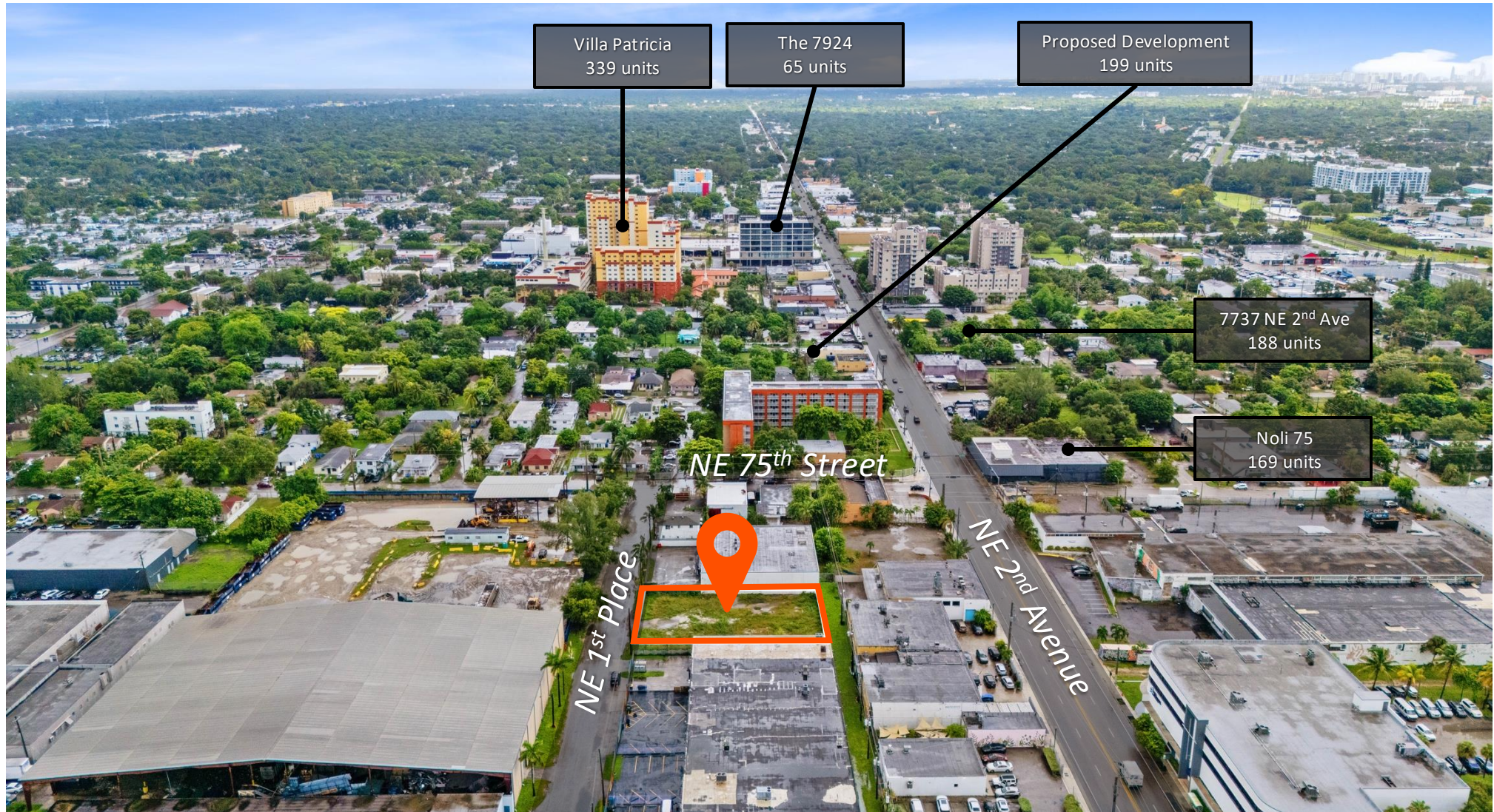
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## NORTH AERIAL CONTEXT



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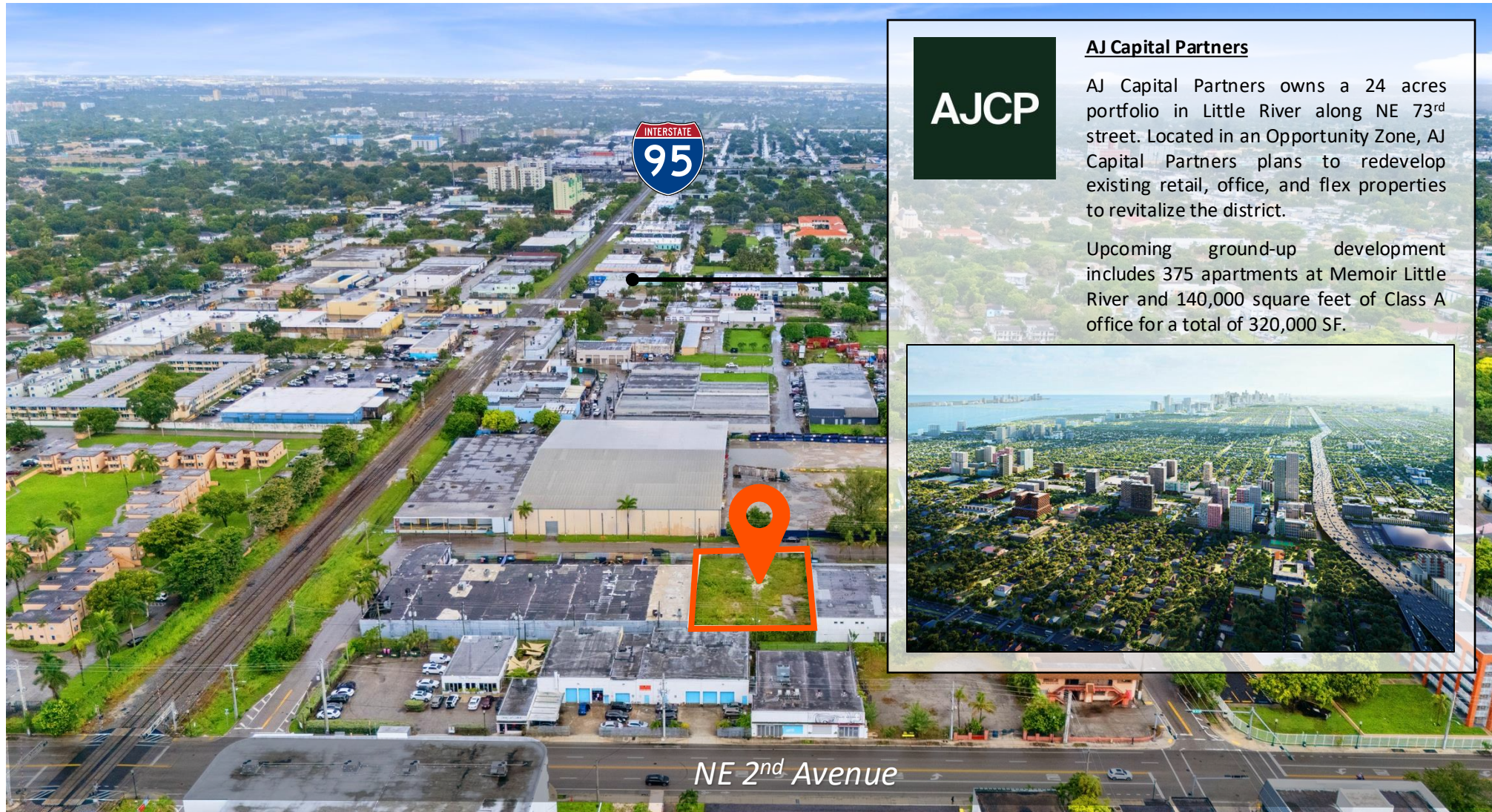
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## WEST AERIAL CONTEXT



**AJCP**

### AJ Capital Partners

AJ Capital Partners owns a 24 acres portfolio in Little River along NE 73<sup>rd</sup> street. Located in an Opportunity Zone, AJ Capital Partners plans to redevelop existing retail, office, and flex properties to revitalize the district.

Upcoming ground-up development includes 375 apartments at Memoir Little River and 140,000 square feet of Class A office for a total of 320,000 SF.



NE 2<sup>nd</sup> Avenue

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## SOUTHEAST AERIAL CONTEXT



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## OVERHEAD VIEW



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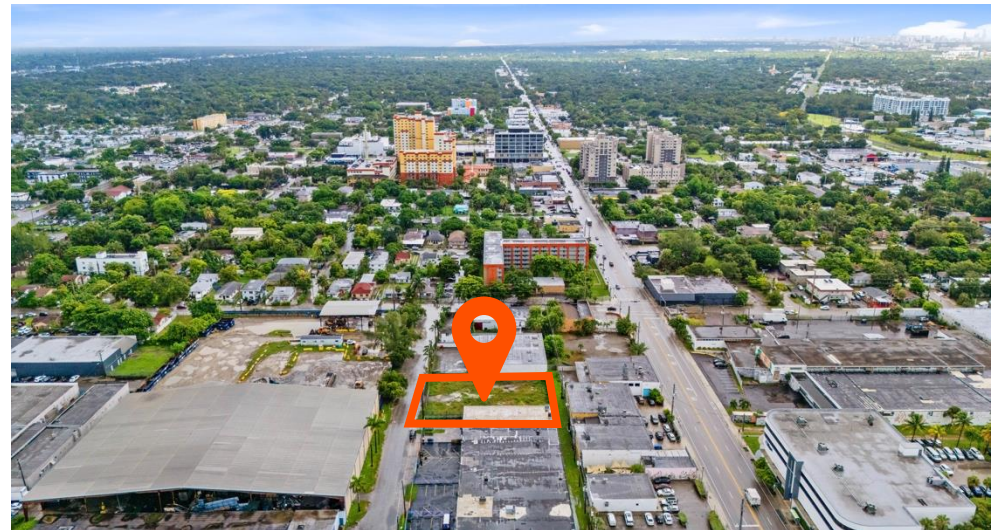
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## PROPERTY PHOTOS



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## CONCEPT IDEAS



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# Little River Industrial Outdoor Storage

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## LOCATION DESCRIPTION



### LOCATION OVERVIEW

Nestled in one of Miami's fastest-growing areas, Little River has experienced a remarkable surge of investment and development in recent years, cementing its status as a prime location for businesses seeking a strategic foothold in Miami.

One of the key factors contributing to Little River's rapid growth is its exceptional proximity to prominent districts and corridors that drive Miami's economic pulse. A few blocks away is the renowned Miami Design District, a hub of luxury fashion, art galleries, and exquisite dining experiences.

Situated along the coveted Biscayne Corridor, Little River enjoys seamless connectivity and accessibility to Miami Beach, a world-renowned destination for tourism, entertainment, and leisure. Major transportation arteries such as Biscayne Boulevard, North Miami Avenue, I-95, the 79th Street Causeway, and the 195 are also conveniently located near the property.

Beyond its strategic location, Little River exudes a unique character and charm. The neighborhood boasts a vibrant arts and culture scene, with an array of eclectic galleries, studios, and venue spaces.



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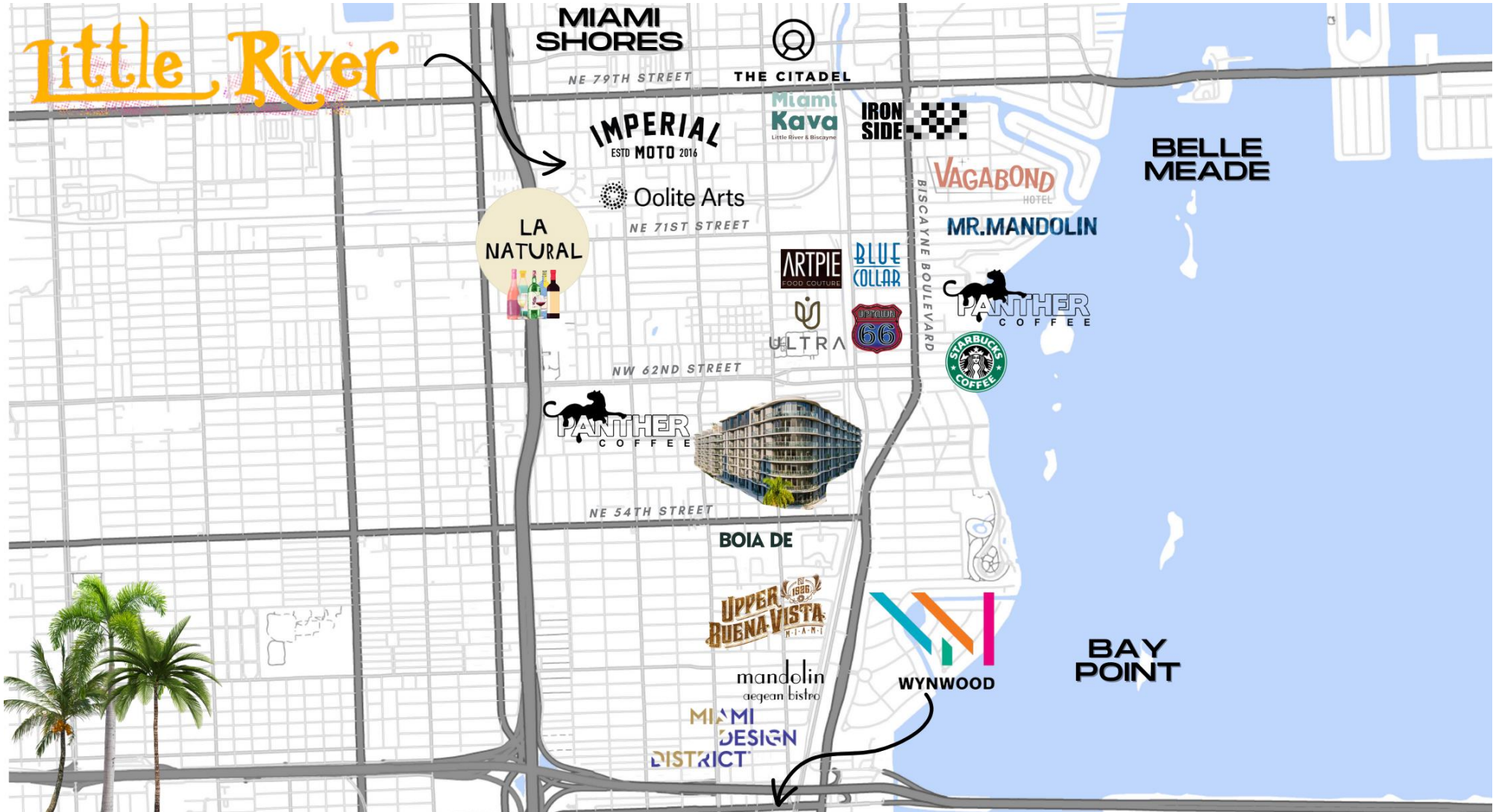
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## LITTLE RIVER NEIGHBORHOOD MAP



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