

# FOR LEASE

FOUR CONTIGUOUS  $\pm$ 2,007 SF UNITS

6405-6447 NW 82<sup>ND</sup> AVE | MIAMI FL 33166



OWNED & OPERATED BY:

WREV

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SPACE	SIZE	AVAILABLE
# 6423	2,007 SF	NOW
# 6427	2,007 SF	NOW
# 6431	2,007 SF	NOW
# 6435	2,007 SF	NOW

## REACH OUT FOR LEASING INFORMATION

*Looking for a different size space?*

*Reach out—we may have flexible solutions available.*



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## ABOUT THE PROPERTY

This property offers flexible industrial space with excellent visibility and easy access to major transportation routes near Miami International Airport. Featuring drive-in doors and built-in offices, it's designed for efficient operations and quick occupancy. With a prime location in a busy industrial corridor, it's an ideal spot to grow your business.

Four Contiguous Industrial Units:

- Suite 6423: 2,007 SF
- Suite 6427: 2,007 SF
- Suite 6431: 2,007 SF
- Suite 6435: 2,007 SF

## BUILDING HIGHLIGHTS

- 400 SF of dedicated office space
- Flexible layouts
- 11 Drive in bays
- 2 parking spaces per unit
- 82nd Ave exposure
- Expansive clear height
- 14.8 miles from the Port of Miami

LEASE TERM: FLEXIBLE

RATE: \$21.50 PER SF/YEAR NNN  
EACH UNIT



## Each Space Features:



This property offers approximately 2,007 square feet of versatile space with expansive high ceilings and a practical, user-friendly layout. It can be leased individually or combined with unit #6427/6431 and unit #6435, providing up to 8,028 square feet to accommodate a variety of business needs.

## Highlights:

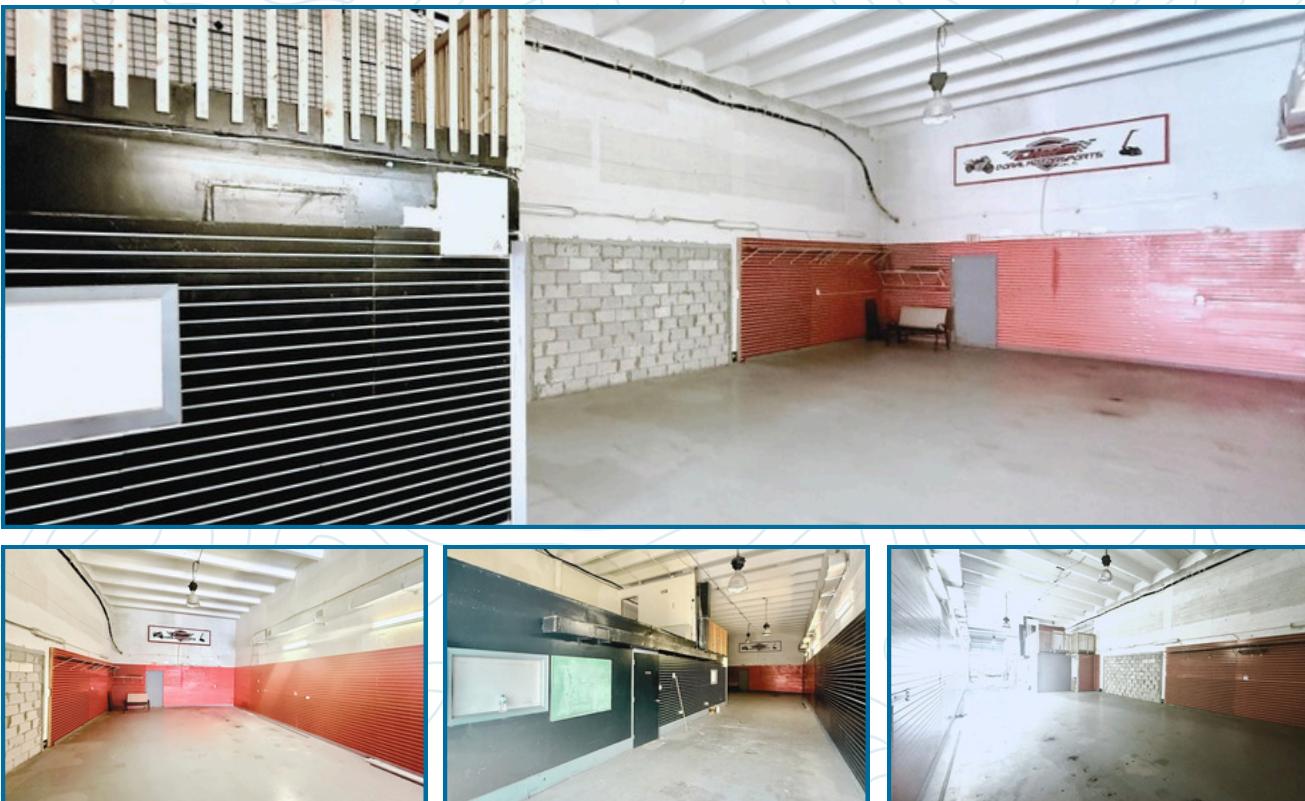


- 2 Parking Spaces
- 82<sup>nd</sup> Avenue Exposure
- Flexible Layout
- Expansive Clear Height
- Dedicated Office Space

## 6423 NW 82<sup>ND</sup> AVE



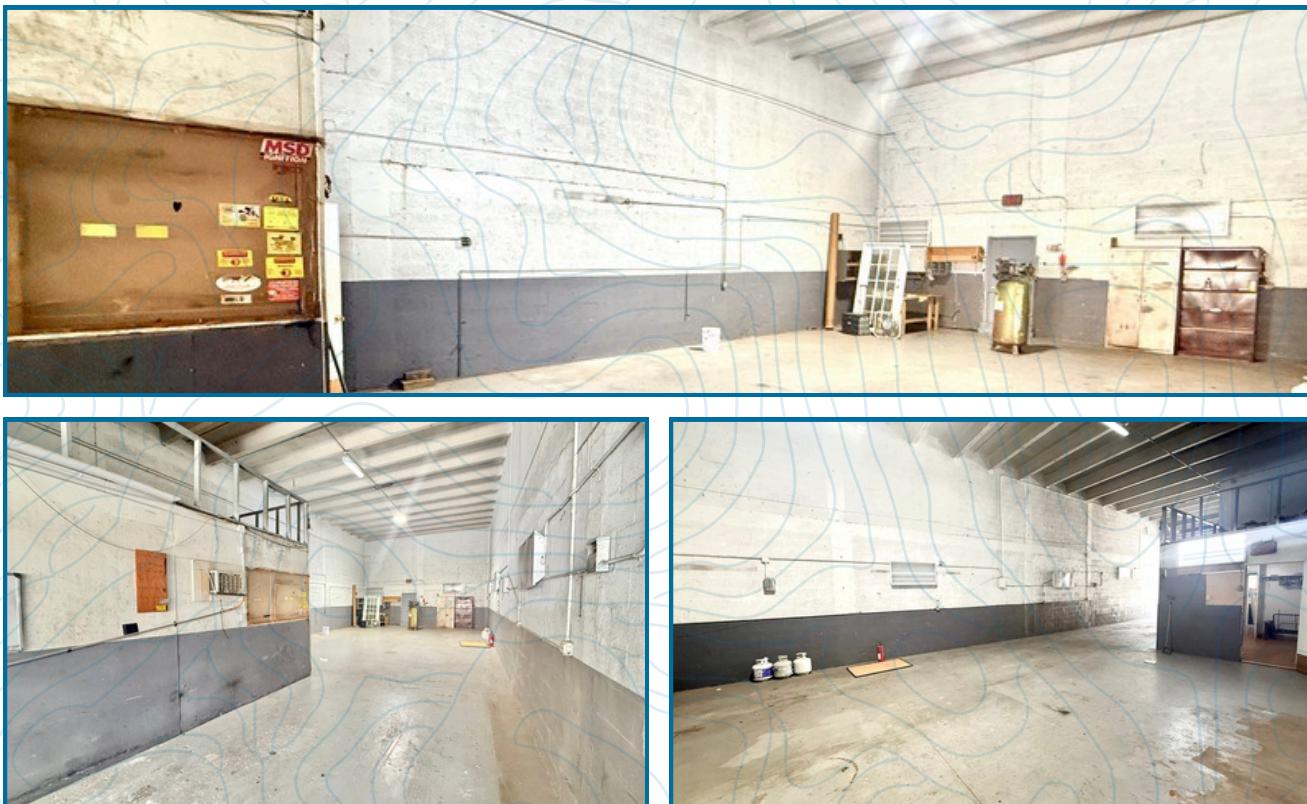
## 6427 NW 82<sup>ND</sup> AVE



## 6431 NW 82<sup>ND</sup> AVE



## 6435 NW 82<sup>ND</sup> AVE





## CENTRAL ADVANTAGE

- ▷ Core Medley/Doral industrial hub with dense vendor base and workforce
- ▷ Quick highway access: SR-826, SR-836, Florida Turnpike, and US-27
- ▷ Logistics ready: minutes to MIA cargo; straight shot to PortMiami via 836
- ▷ Industrial context: surrounded by warehouses; compatible heavy-industrial zoning
- ▷ Truck-friendly network: area prioritized in regional freight plans



## CONTACT US!

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