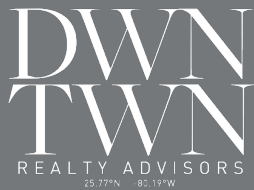




FOR LEASE



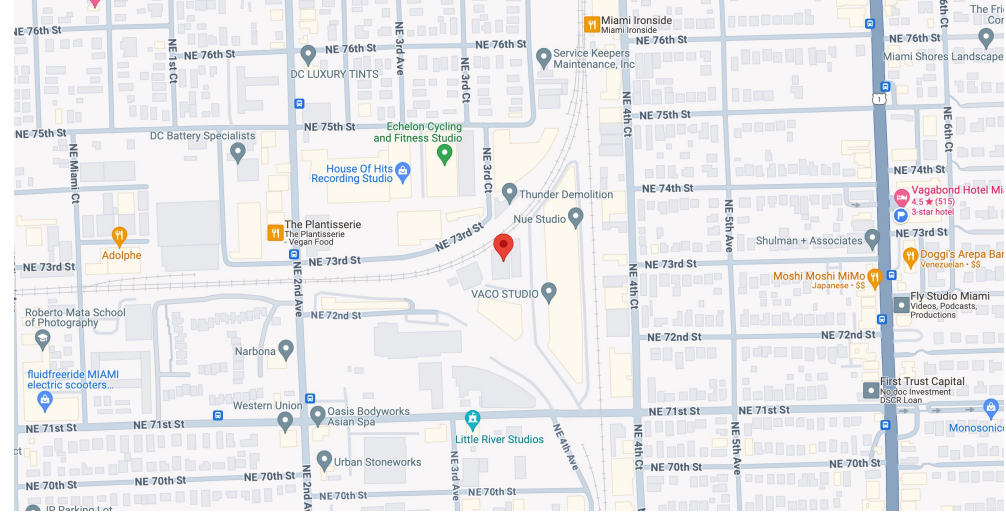
Little River Flex Warehouse

375 NE 72nd Terrace, Miami, FL 33138

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20 NNN
Available SF:	11,680 SF
Use:	Industrial - Flex
Submarket:	Little River
Zoning:	D2

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 375 NE 72nd Terrace in Miami, FL. Located in booming Little River, this property is right next to Rail 71, a large flex industrial campus. The space features a flex warehouse with approximately 680 SF of office and 11,000 SF of open storage area with high ceilings and two roll-up doors. The location would be suitable for both industrial storage and warehousing or could be improved for flex uses such as, printing/design, brewery, gallery, flooring/marble showroom, or fitness.

PROPERTY HIGHLIGHTS

- Flex Warehouse In Little River / MiMo
- Free-Standing 11,680 SF Building
- Low Traffic Street
- 3,250 SF Yard For Parking

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DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Little River Flex Warehouse

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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.



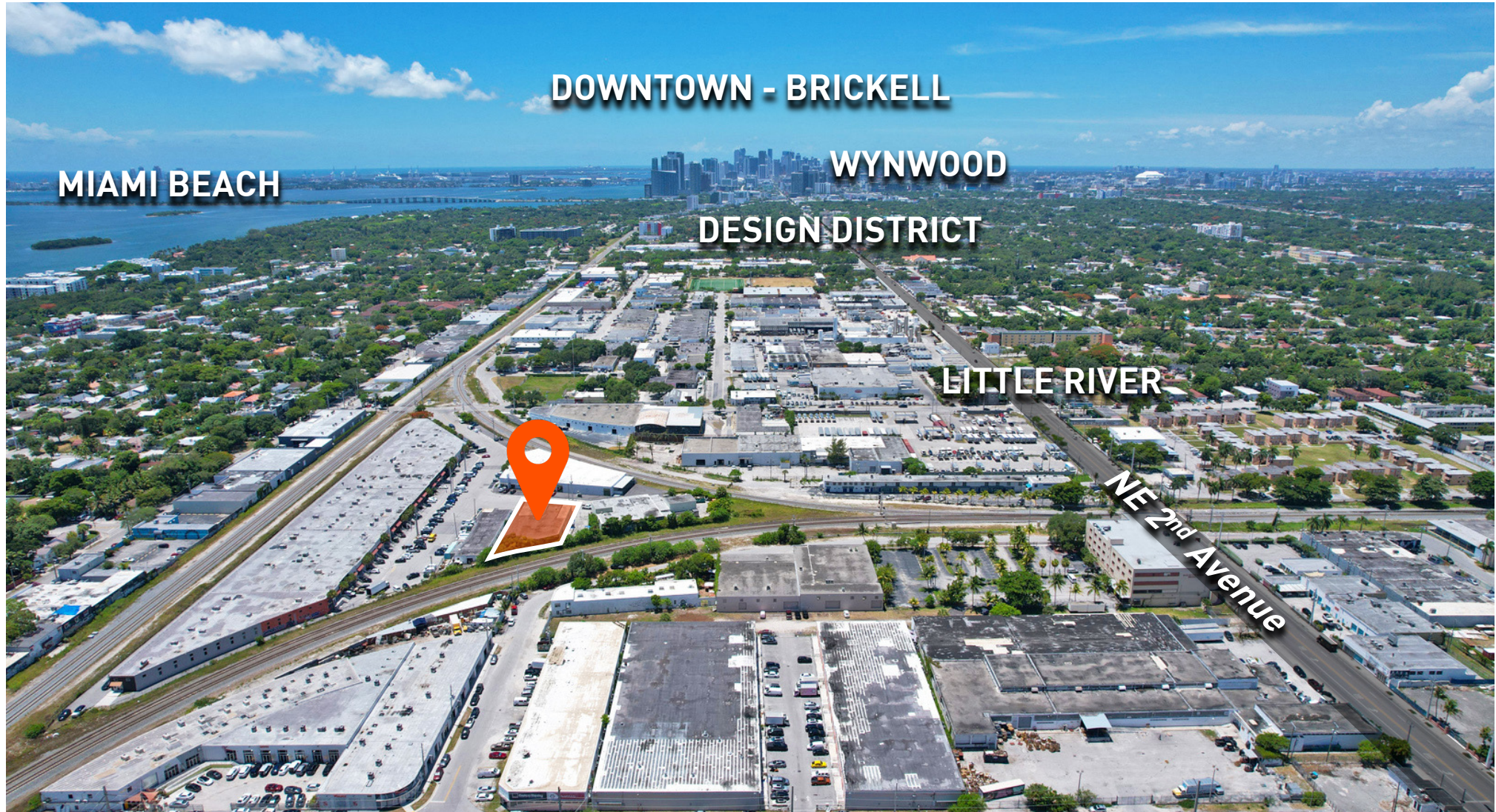
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AERIAL CONTEXT



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INDUSTRIAL SHOWROOM // FACTORY MOODBOARD



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