



**FOR SALE**

**1240 NW 74TH STREET**  
**MIAMI, FL 33147**

**WEST LITTLE RIVER WAREHOUSE**

**STL**  
ADVISORS

# OVERVIEW

Opportunity to purchase a 30,000 square foot warehouse on a 65,000 square foot lot in West Little River. Little River is an up and coming neighborhood that is starting to see a major boom. The western portion of the neighborhood is relatively untapped, giving an investor or user a strong strategic advantage to pick up a large piece before the area heats up.

The warehouse has 18 foot ceilings with 14 foot clear heights and features an expansive open layout with a large outdoor area, featuring two loading ramps, one with dock height accessibility, and a third loading dock in the back of the property. The property has six roll up doors. It also has numerous industrial fans and the main section of the warehouse and office space are under AC. There is parking at the front of the building as well. The building is 100% sprinklered.

The property is also located in a Qualified Opportunity Zone.

The property is currently occupied by a successful movie, tv, event, and advertisement prop business netting approximately \$1.1 million/year. This business is for sale and the real estate can be sold contingent on the business purchaser leasing back the property at a rate favorable to the buyer of the real estate.

Please inquire with the brokers for more detail.

## PROPERTY SUMMARY

**BUILDING SIZE:** 29,475 SF

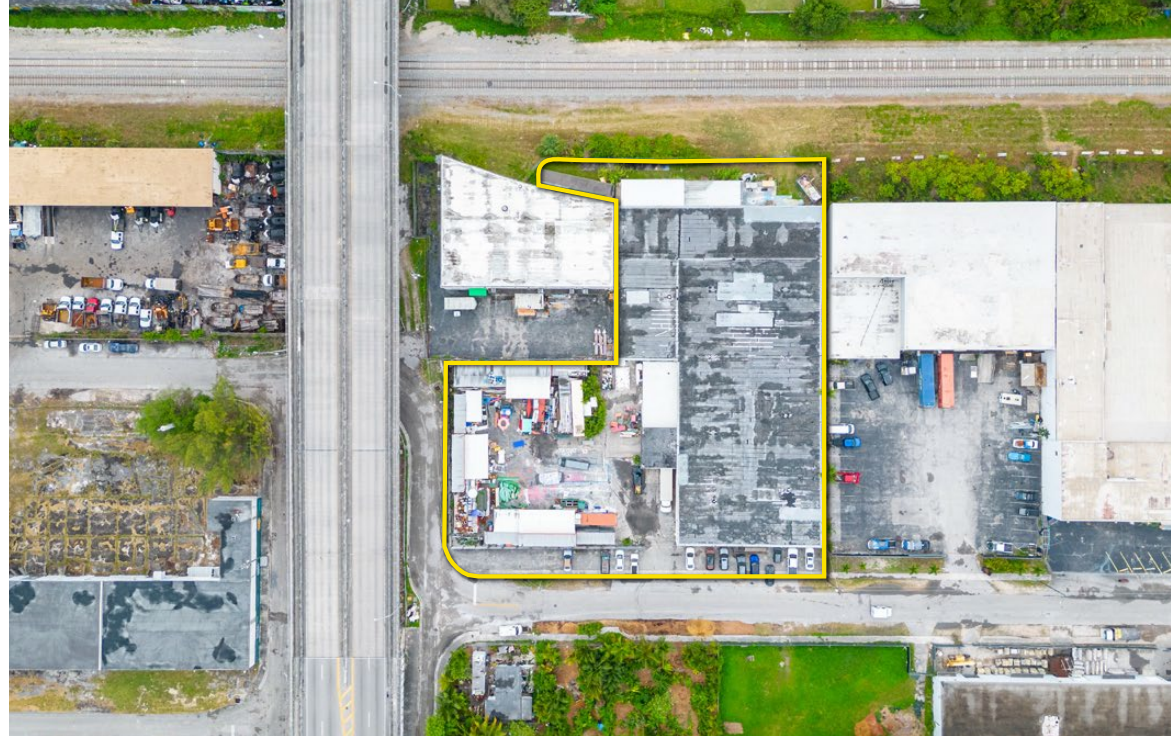
**LOT SIZE:** 64,538 SF

**ZONING:** IU-1

**ALLOWED USES:** Warehousing, Office,  
Light Industrial  
Manufacturing,  
Wholesale Distribution  
Facility, Storage Facility

**ASKING PRICE:** \$7,400,000

**SELLER FINANCING AVAILABLE UPON REQUEST**



1240 NW 74TH STREET - MIAMI, FL 33147

**MAX LORIA** | MANAGING BROKER | 561.901.1402

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# INTERIOR PHOTOS



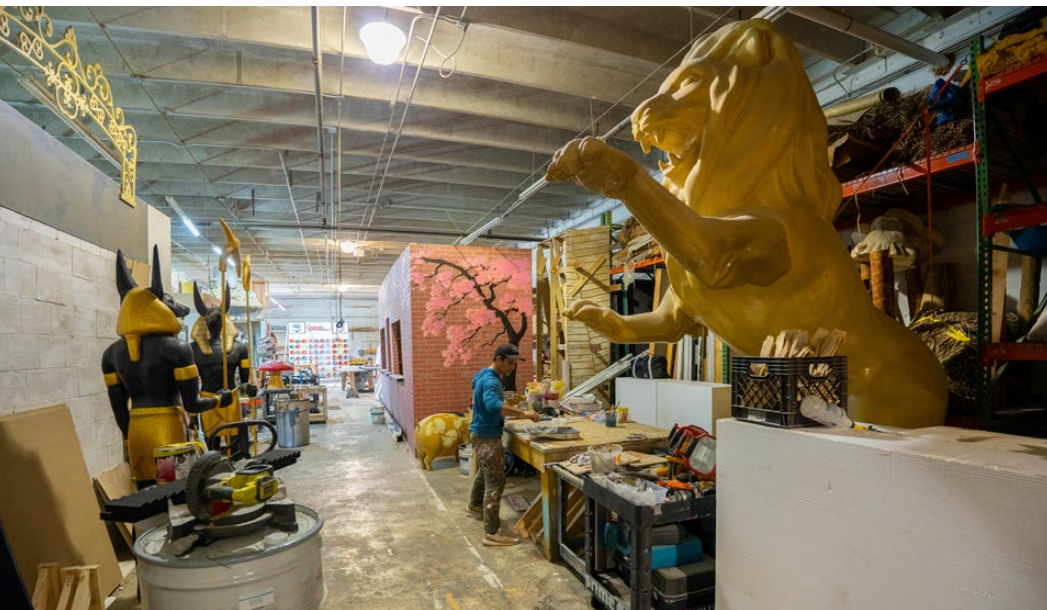
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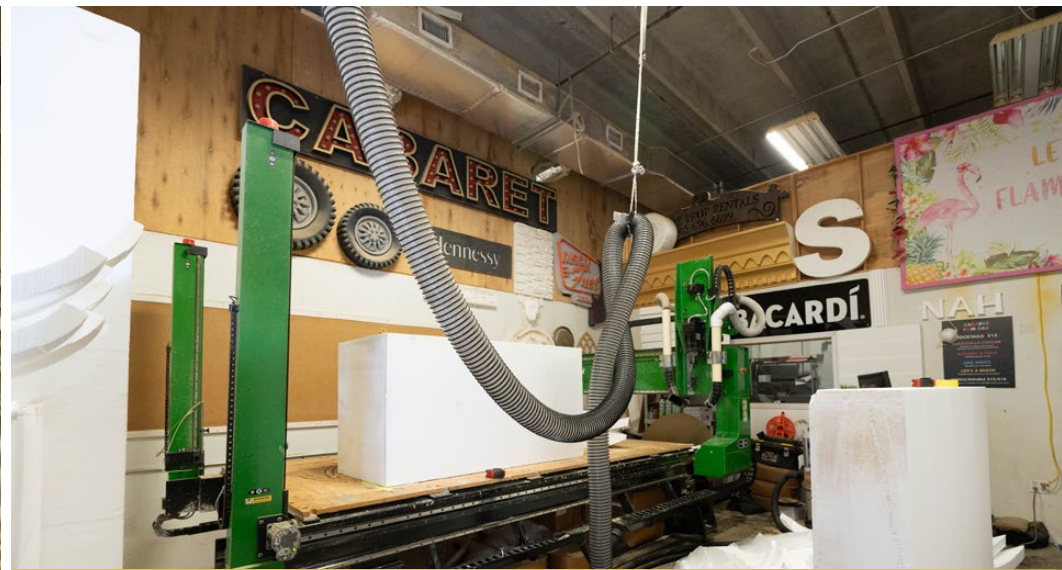
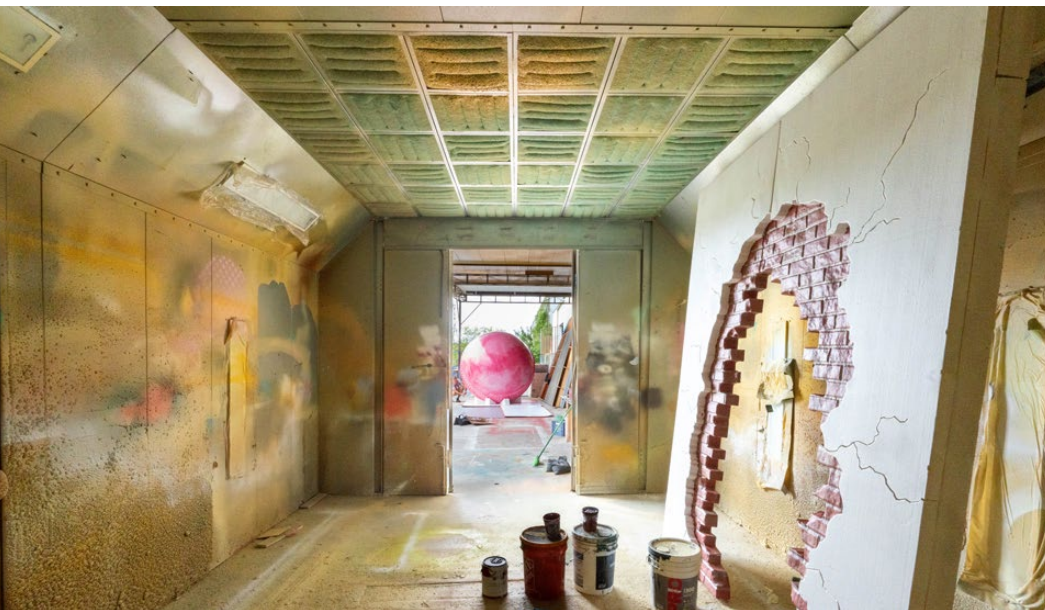
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# FIXTURES & EQUIPMENT



\*For a complete list of fixtures, equipment, and inventory, please request from broker

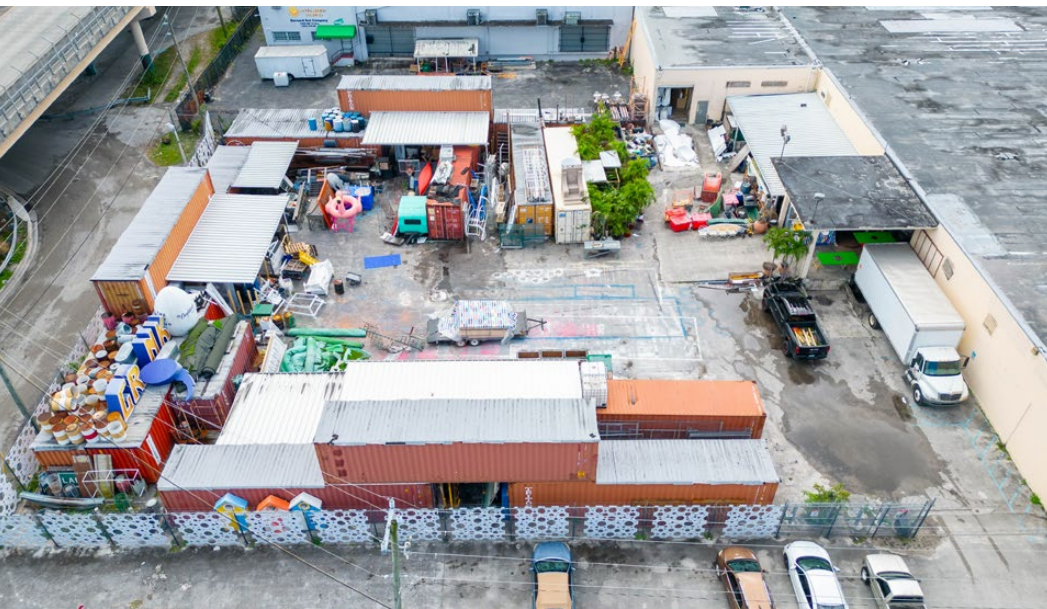
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# EXTERIOR PHOTOS



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# SOUTHEAST VIEW



**AJ CAPITAL  
REDEVELOPMENT  
ASSEMBLAGE**

**MAGIC CITY**  
INNOVATION DISTRICT  
LITTLE HAITI

**EDGEWATER**

**DOWNTOWN**

**DESIGN DISTRICT**

**MIDTOWN**

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# AERIAL PHOTOS



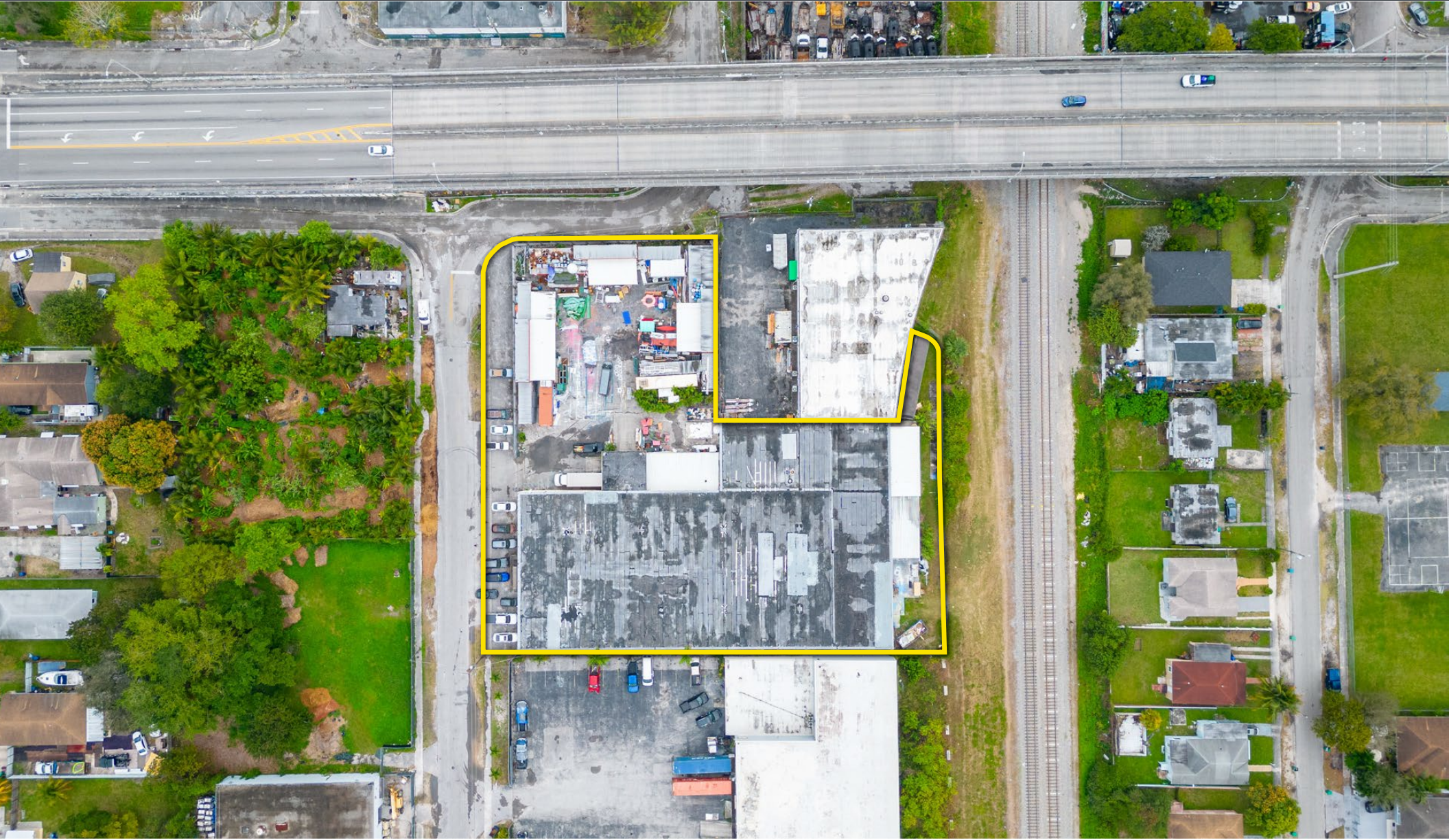
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# BIRDSEYE VIEW



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## LITTLE RIVER: IN THE NEWS



**“Swerdlow proposes over 7,000 apartments in Miami-Dade” Feb 2024**

<https://www.bizjournals.com/southflorida/news/2024/02/14/swerdlow-proposes-over-7k-apartments-in-miami-dade.html>

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