

FOR SALE

1240 NW 74TH STREET

MIAMI, FL 33147

WEST LITTLE RIVER WAREHOUSE

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OVERVIEW

Opportunity to purchase a nearly 30,000-square-foot warehouse on a 65,000-square-foot lot in West Little River. Little River is one of Miami's hottest sub-markets and is currently experiencing a transformational shift. The western portion of Little River where this property resides is seeing an influx of businesses moving to the area and major redevelopment plans.

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. The main section of the warehouse and the office space are air-conditioned, and the entire building is sprinklered.

Parking is available at the front of the building, and the expansive yard area can be used for more parking or rented to produce income as outdoor storage.

The property is currently occupied by a successful movie, tv, event, and advertisement prop business netting approximately $1.1 million/year which can be aquired with the property.

The property is also located in a Qualified Opportunity Zone, offering tax incentives for buyers looking to reinvest capital gains.

PROPERTY SUMMARY

BUILDING SIZE: 29,475 SF

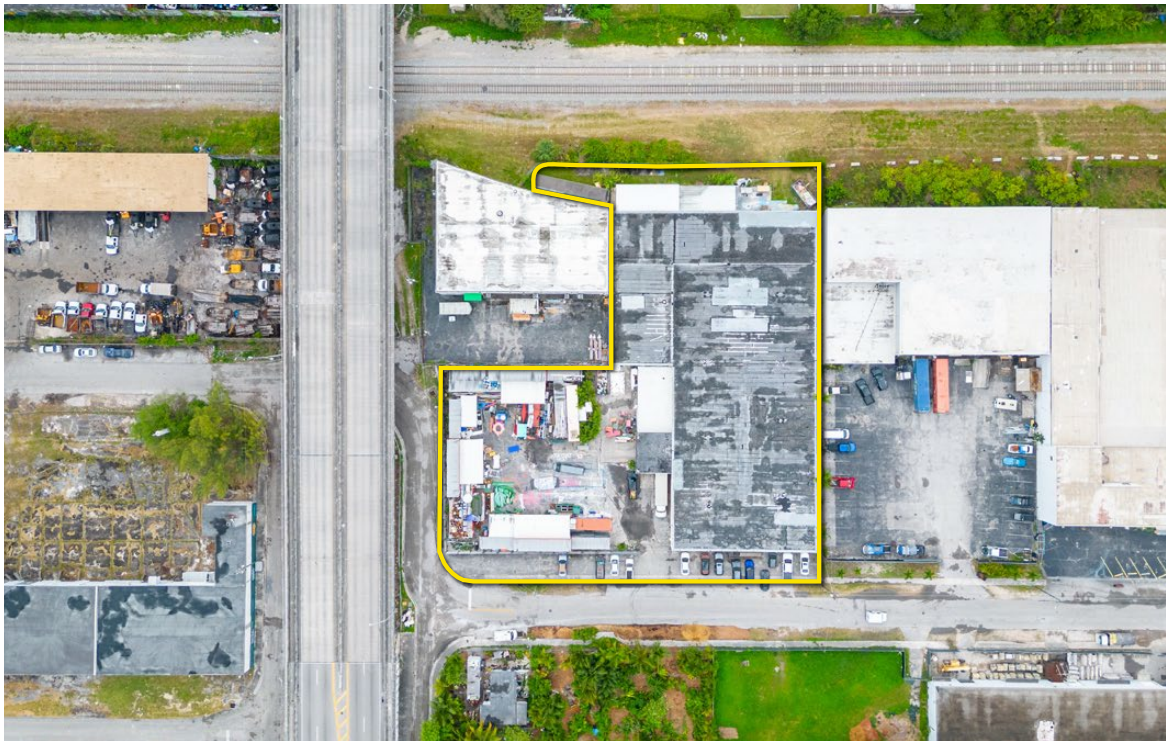
LOT SIZE: 64,538 SF

ZONING: IU-1

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

ASKING PRICE: $10,000,000

SELLER FINANCING AVAILABLE UPON REQUEST



MAX LORIA | MANAGING BROKER | 561.901.1402
ALEX TSOULFAS | PRESIDENT | 305.972.7217

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INTERIOR PHOTOS









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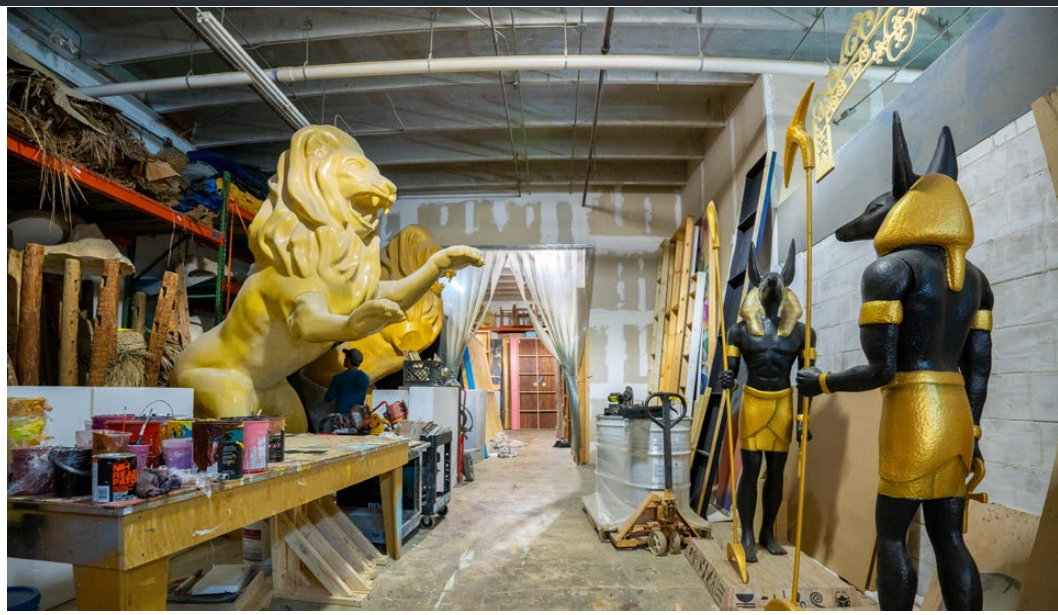
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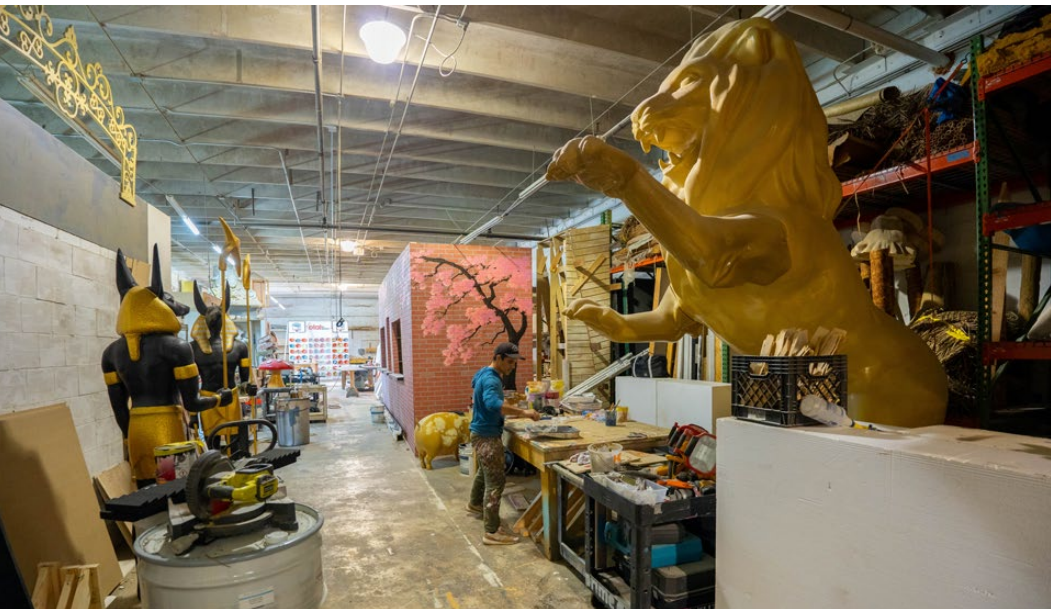
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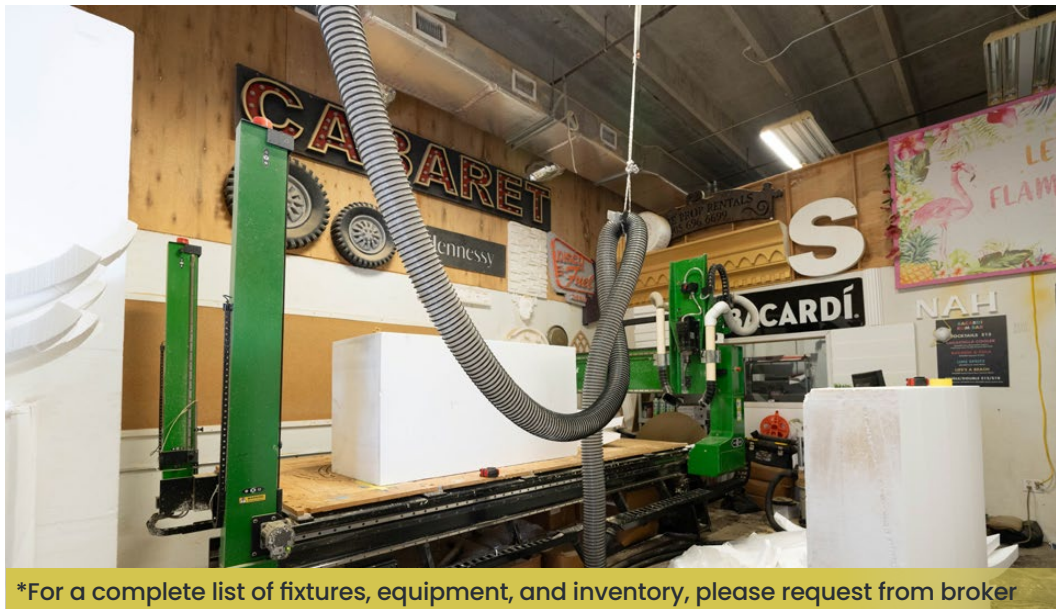
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FIXTURES & EQUIPMENT









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

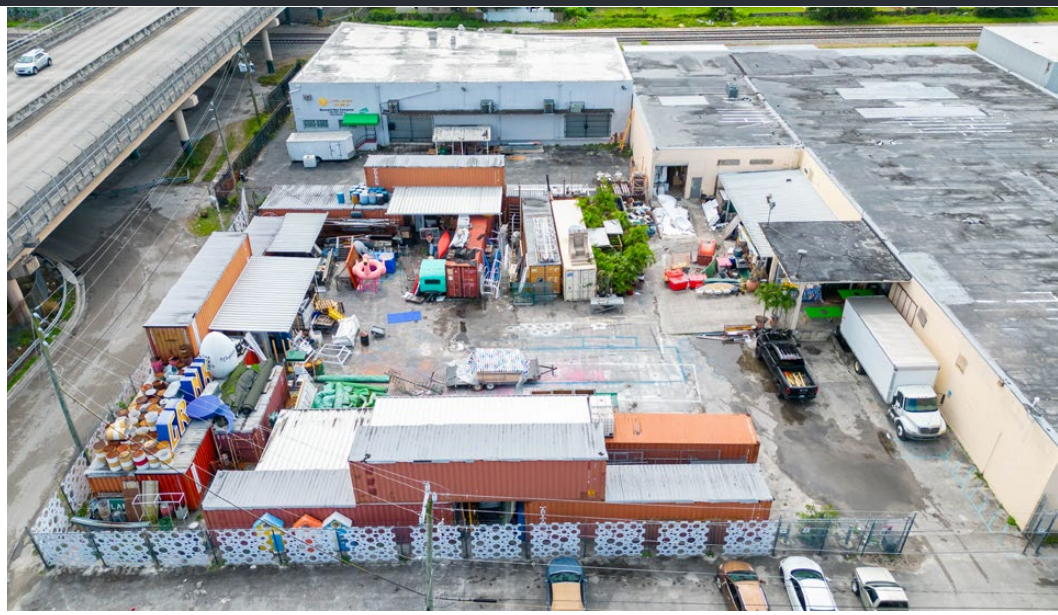
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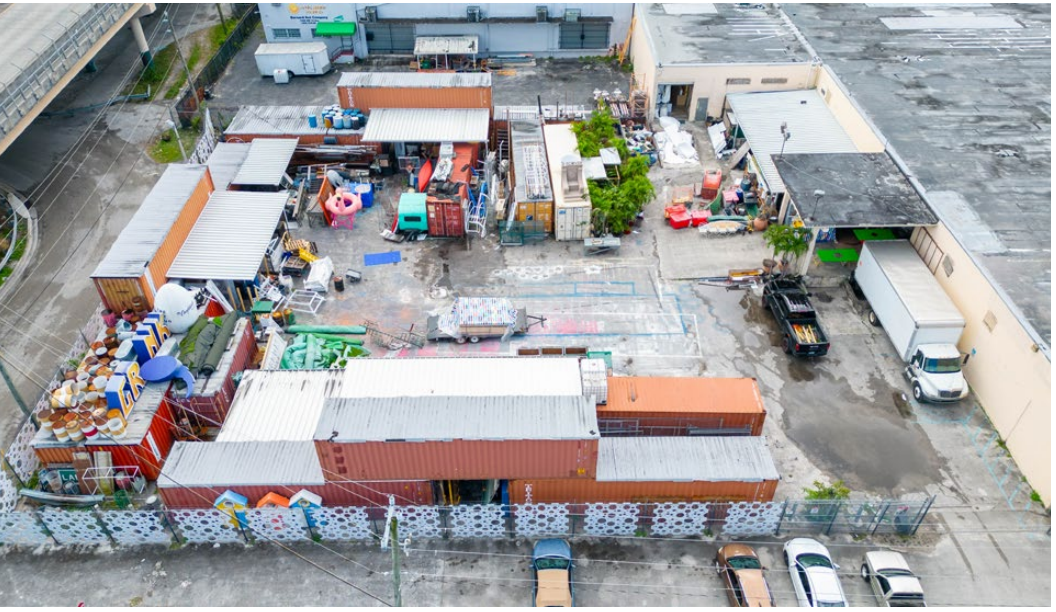
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EXTERIOR PHOTOS









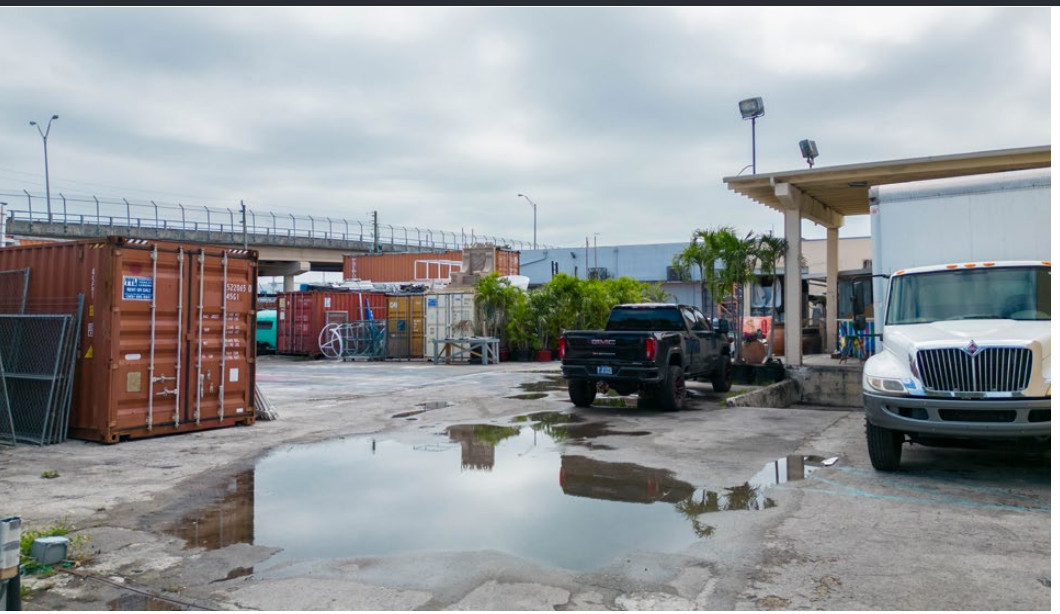
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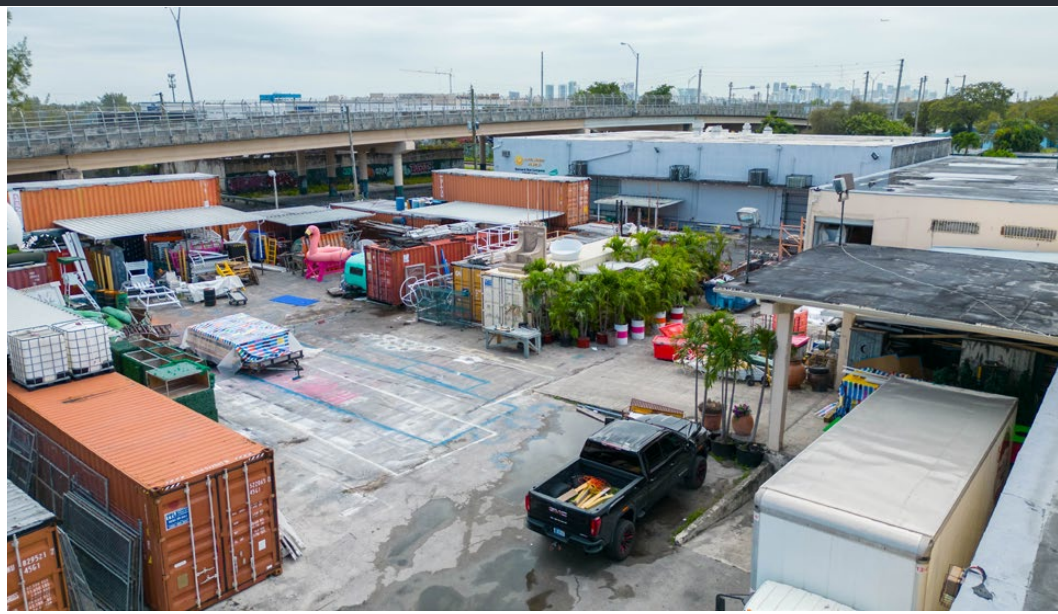
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SOUTHEAST VIEW



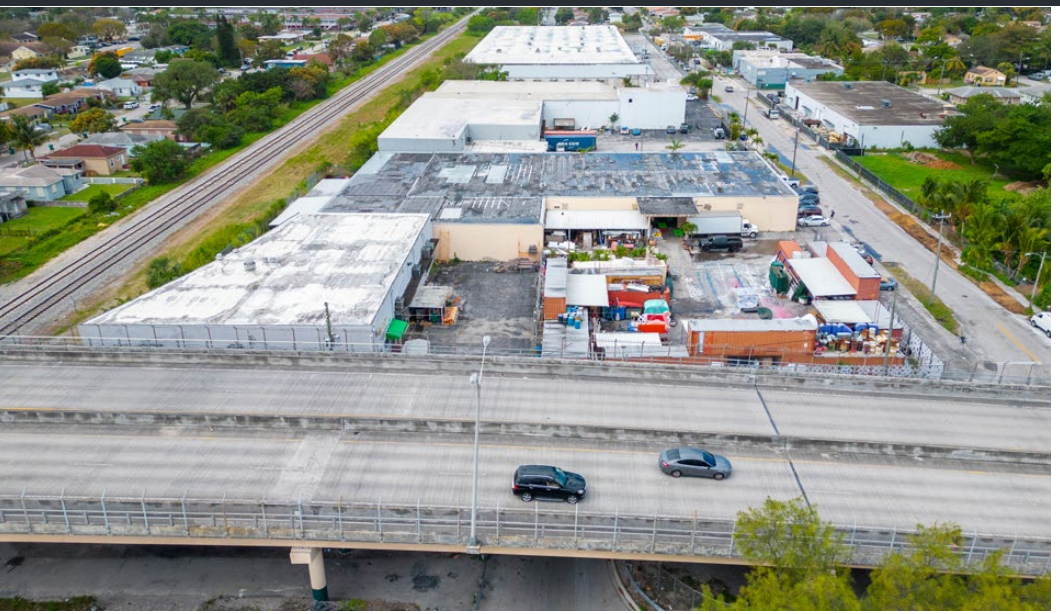
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AERIAL PHOTOS









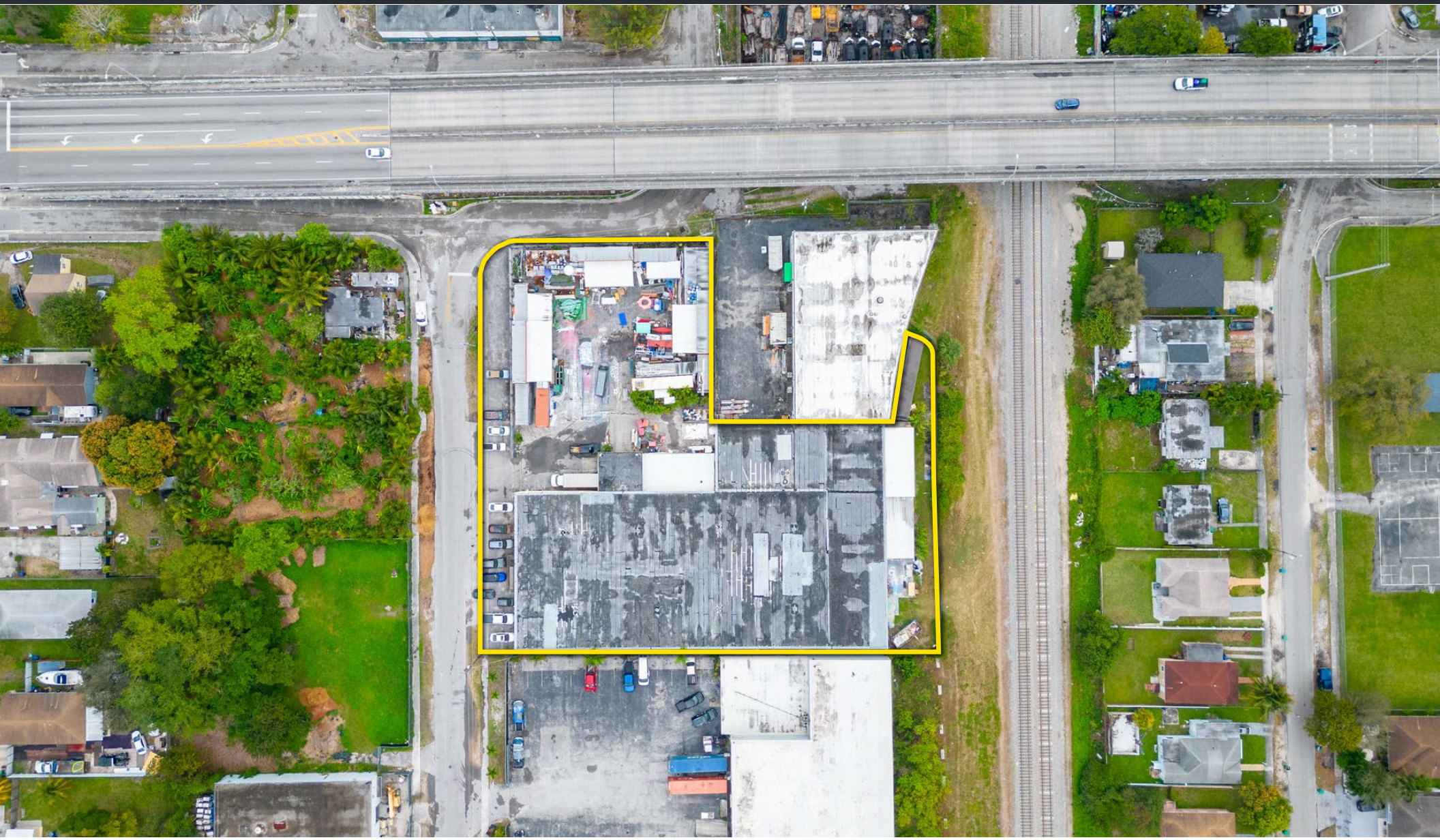
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BIRDSEYE VIEW



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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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