

FOR SALE

LITTLE RIVER ASSEMBLAGE

7301 NE MIAMI COURT, MIAMI, FL 33138



CENTRAL
COMMERCIAL
REAL ESTATE

7301 NE Miami CT Assemblage

Miami, FL 33138

DISCLAIMER

By acceptance of this Offering Memorandum (The "Memorandum"), you agree to the following conditions:

This Memorandum is only provided with the understanding that you agree to these conditions. If you do not agree to these conditions, you must promptly return this Memorandum to the address below. Any information concerning the Property which you are provided now or in the past or future, whether in printed, electronic, verbal or any other form (the "Information"), and whether from Central Commercial Real Estate, the Owner(s) or any of their officers, agents, employees or affiliates (collectively the "Seller"), is subject to errors, omissions, changes or withdrawal without notice. Information is not warranted for accuracy or completeness and no legal liability is assumed with respect thereto. The only exception to this will be specific representations or warranties, if any, that are made in a written contract executed by the Seller(s). Any projections should be considered as opinion and are not guaranteed. Information will only be used to evaluate your interest in purchasing the property and for no other purpose.

Unless otherwise specifically agreed in a written contract executed by the Seller(s) of the Property, the Property is being sold "As Is, Where Is and with All Faults" and no warranties or representations, expressed or implied, are made concerning its past, present or future condition, value or use. Before signing a contract to purchase this or any real estate, the Buyer should carefully inspect the Property and consult engineers, attorneys and financial experts. Any inspection of the Property by you or your employees or agents is at your risk and you indemnify the Seller, from any resulting claims. You agree to not use the Information in any way that is detrimental to Seller, and, with the exception of information generally known to the public, you will keep the information confidential.

The Information may be shared with the people involved in evaluating your potential purchase of the Property on the condition that you make them aware of this Agreement. Should you distribute Information to anyone else, you agree to be responsible for having them sign a copy of this Agreement. Except for the purposes related to your purchase evaluation, you will not copy or distribute the Information without prior written authorization from Sellers. You agree to not market the Property and to not contact the Property's tenant or lender unless you have received specific written approval from Sellers. You indemnify Seller from and against any claims which result from your distribution of the Information.

The Seller shall not be bound by any agreement unless it is in writing and properly executed by an officer of the company being bound. The Seller retains the absolute right to reject any offer without giving any reason. Providing you with Information (including Evaluation Material) does not create any liability to the Seller, or obligate them in any way. The Seller shall not be responsible for any real estate commissions or fees, except as expressly agreed to in writing.

Any "Evaluation Material" (including, but not limited to the Memorandum, plans, lease summaries and computer CDs) that you receive from the Seller shall remain the Property of the Seller and shall be promptly returned to Seller upon Seller's request or if you decide to not purchase of the Property.

If you have no interest in the Property at this time, please return this Offering Memorandum to:

Central Commercial Real Estate
390 NW 27th Street
Miami, FL 33127

Ari Dispenza // Broker
786.556.8998
ari@centralcommercialre.com

Central Commercial Real Estate
786.577.4974
info@centralcommercialre.com





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7301 NE Miami CT Assemblage

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EXECUTIVE SUMMARY

Central Commercial Real Estate, as exclusive representative, is pleased to present the opportunity to acquire an industrial assemblage in Miami's Little River Business District. Consisting of seven warehouses across nine contiguous parcels, this value-add opportunity consists of +/- 40,974 SF of combined buildings on +/- 61,000 SF of land. It is inclusive of the unimproved 10,500 SF lot on the SE corner of NE 74th St & NE Miami Ct. Free of encumbering leases, the property is reposition ready. Driveways separate each building maximizing functionality and flexibility for an adaptive re-use campus type project. All buildings have multiple means of egress. The D2 industrial zoning designation provides for an 8 floor building (non-residential) and 90% lot coverage. Located in a qualified Opportunity Zone.

Little River Sub-market

The Little River Business District is strategically located between the I-95 & US-1 corridors. Benefiting from proximity to the MiMo District, the adaptive re-use movement and an influx of creative and design businesses, the area continues to emerge. Though the Little River Business District does have a unique identity, it is part of a larger reimagining of Miami's original industrial neighborhoods that include Little Haiti, the Design District, Wynwood and Allapattah.



This information has been secured by Central Commercial Real Estate, INC. from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction. No representations expressed or implied.



INVESTMENT HIGHLIGHTS

Location:

- Located in the center of emerging Little River Business District. Flanked by the MiMo District to the East, Magic City to the South, and the new Oolite Arts Center to the West.
- One block from N. Miami Avenue. Easy access to I-95, Biscayne Blvd & the JFK Causeway.
- Qualified Opportunity Zone.
- "AREA OF MINIMAL FLOOD HAZARD"

Development Potential:

- The driveways between the buildings provide maximum flexibility to subdivide into smaller spaces thereby creating an adaptive re-use type.
- The 10,500 SF vacant lot located on the NW corner of the assemblage is well-suited for parking, ground-up development, or industrial outside storage as an income generator during the repositioning of the buildings.
- The in-place zoning allows for 8 stories (non-residential) and 90% lot coverage.

The Structures:

- The building configuration provides the flexibility of separate occupancies or as communicating structures for the larger requirement.
- Two of the seven buildings are equipped with fire sprinklers.
- Property is served by multiple electric and water meters.
- +/- 12' ceilings throughout.

Unique Opportunity:

- This offering represents the rare opportunity to purchase an entire city block in one of Miami's rapidly emerging markets.
- Industrial assets in Miami's expansive urban core are highly sought after for low vacancy rates and a increasingly resilient tenant mix.

Property Data

Offered At: 9,000,000.00

Property Address: 95 NE 73 ST / 75 NE 73 ST /
55 NE 73 ST / 7301 NE MIAMI CT /
7371 NE MIAMI CT / 64 NE 74 ST /
74 NE 74 ST / 80 NE 74 ST /
98 NE 74 ST / MIAMI, FL 33138

Folio Numbers: 01-3112-063-0190 / 01-3112-063-0170 /
01-3112-063-0160 / 01-3112-063-0150 /
01-3112-063-0141 / 01-3112-063-0140 /
01-3112-063-0130 / 01-3112-063-0120 /
01-3112-063-0110

Total Land Area: +/- 61,000 SF

Total Building Area : +/- 40,974 SF

Zoning: D2 Industrial

Loading Positions: 7, all at grade

Power: 3 phase

Occupancy: All tenants are month to month



PARCEL DATA

Address	Land SF	Building SF
7301 NE Miami CT	+/- 5,500 SF	+/- 4,362 SF
7371 NE Miami CT	+/- 5,500 SF	-
55 NE 73 ST	+/- 10,000 SF	+/- 7,954 SF
64 NE 74 ST	+/- 5,000 SF	-
74 NE 74 ST	+/- 5,000 SF	+/- 3,988 SF
75 NE 73 ST	+/- 10,000 SF	+/- 8,306 SF
80 NE 74 ST	+/- 10,000 SF	+/- 7,980 SF
95 NE 73 ST	+/- 5,000 SF	+/- 4,412 SF
98 NE 74 ST	+/- 5,000 SF	+/- 3,972 SF
Totals	+/- 61,000 SF	+/- 40,974 SF

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NEIGHBORHOOD MAP

Subject Property

- 1

BILL BRADY MIAMI
- 2

Blue Collar
- 3

Cafe Kush
- 4

The Cathedral of Saint Mary
- 5

Cindy Lou's Cookies, Plantisserie
- 6

The Citadel
- 7

COCONUT STOCK
- 8

Dot Fiftyone Gallery
- 9

Ebb and Flow Miami
- 10

Fabrice Tardieu
- 11

Gaucha Ranch
- 12

The FJ Company
- 13

Focal Brewing Company
- 14

Forestta Boutique Bakery
- 15

Imperial Moto Cafe
- 16

La Natural
- 17

Miami Club Rum
- 18

Miami Iron Side
- 19

Moshi Moshi MiMo
- 20

New Oolite Arts Center
- 21

Panther Coffee
- 22

Primary
- 23

Starbucks
- 24

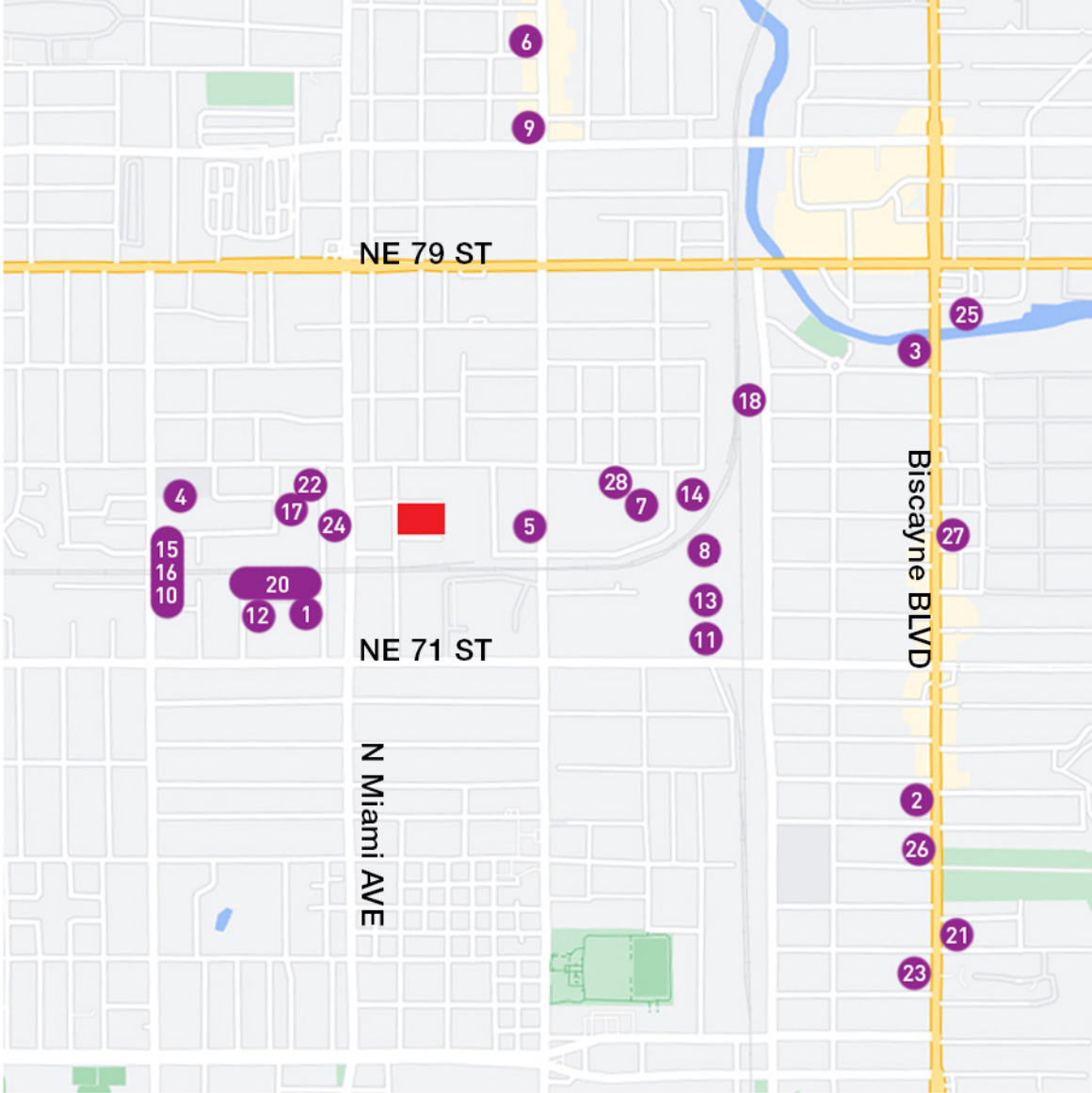
Sunny's Someday Steakhouse / Jaguar Sun Lot 6
- 25

Tigre
- 26

UPTOWN 66
- 27

Vagabond Hotel
- 28

Weiner Dog Brewery



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Conceptual Rendering



Conceptual Rendering

Biscayne Blvd

1 mile
to Ironside

1 mile to
MiMo District

2.2 miles to
Design District

2.3 miles
to Wynwood

5 miles
to Downtown

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Property

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