

THE **HYPE** GROUP
THE REAL ESTATE COMPANY

FOR LEASE

2,007

SQUARE **FEET**
FLEX-INDUSTRIAL



SUITE 6423

6423 NW 82ND AVE

MIAMI, FL 33166

OWNED & OPERATED BY

WREV

01 / PROPERTY OVERVIEW

A FLEX UNIT WITH 82ND AVE FRONTAGE.

SUITE 6423 delivers 2,007 SF of flex-industrial space in the heart of Miami's Medley/Doral corridor — direct frontage on NW 82nd Avenue, drive-in access, and a built-out office component ready for immediate occupancy.

The unit sits within a multi-tenant industrial complex surrounded by an established vendor base, with quick connections to SR-826, SR-836, the Florida Turnpike, and US-27. MIA cargo is minutes away; PortMiami is a straight shot east on the 836.

Flexible lease terms available. Whether you're scaling distribution, light assembly, or a service-based operation, the space is configured to move fast.

UNIT HIGHLIGHTS

- 2,007 SF total
- ~400 SF dedicated office buildout
- Drive-in bay access
- 2 assigned parking spaces
- NW 82nd Avenue frontage
- Expansive clear height
- Restroom in-unit
- 14.8 miles to PortMiami

ASKING RATE

\$21.50

Per SF / Year · NNN

AVAILABLE SF

2,007

Suite 6423

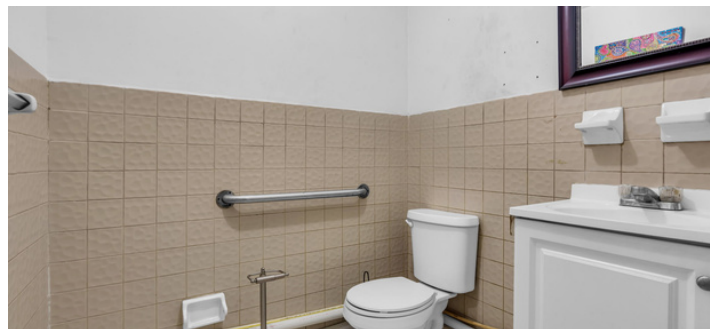
LEASE TERM

Flexible

Negotiable structure

02 / SPACE PHOTOS

A CLEAN SHELL, READY TO MOVE IN.



03 / CENTRAL ADVANTAGE

MEDLEY-DORAL HUB. MINUTES FROM MIA.



2,007 AVAILABLE SF	14.8 mi TO PORTMIAMI	4 MAJOR HIGHWAYS	82nd Ave DIRECT FRONTAGE
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- Core Medley/Doral industrial submarket with dense vendor base
- Straight shot to PortMiami via the 836 corridor
- Heavy-industrial compatible zoning context
- Direct access to SR-826, SR-836, Florida Turnpike, and US-27
- Surrounded by warehouse and distribution users
- Truck-friendly network prioritized in regional freight plans

04 / LEASING CONTACTS

LET'S TALK ABOUT THIS SPACE.

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THE HYPE REAL ESTATE GROUP

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