

FOR LEASE

FIRST MILE DISTRICT WAREHOUSE

GRIDLINE
PROPERTIES

7171 NW 12TH AVE

MIAMI, FL 33150



EXECUTIVE SUMMARY

■ This 43,000 SF warehouse has been thoughtfully renovated and sits at the center of Miami's First Mile District, one of the city's most connected industrial corridors. Tenants gain direct access to I-95 and sit minutes from Midtown, Wynwood, and Downtown Miami, making the location equally suited for distribution operations and businesses that need proximity to Miami's urban core.

The building was recently outfitted with a new roof, giving tenants long term peace of mind on one of the most significant capital items in any industrial building. Inside, 17' ceilings provide generous clearance for racking and equipment, while recessed dock high loading streamlines the flow of trucks and freight. The property is fully sprinklered, and office buildouts are already in place for tenants who need administrative or showroom space alongside warehouse operations. Ample on site parking accommodates staff, visitors, and fleet vehicles alike.

IU-2 zoning gives tenants considerable flexibility, accommodating warehousing, distribution, light manufacturing, and showroom concepts. Combined with the property's condition and its position in one of Miami's fastest evolving submarkets, 7171 NW 12th Avenue offers a rare opportunity for businesses looking to plant roots in a high demand corridor.

Available Q4 2026 at \$17 PSF Mod Gross. Contact us to schedule a private tour.



PROPERTY HIGHLIGHTS



FOR SALE

TYPE	Warehouse/Building
SUBMARKET	First Mile District
BUILDING SIZE	43,000 SF
PARKING	Ample
ZONING	IU-2
ELECTRICAL SERVICE	3-Phase - Up to 480 Vols - 1,000 Amps
AVAILABILITY	Q4 2026
ASKING RATE	\$17 PSF Mod Gross

FEATURES



17' Ceiling Height



Dock High Recessed Loading



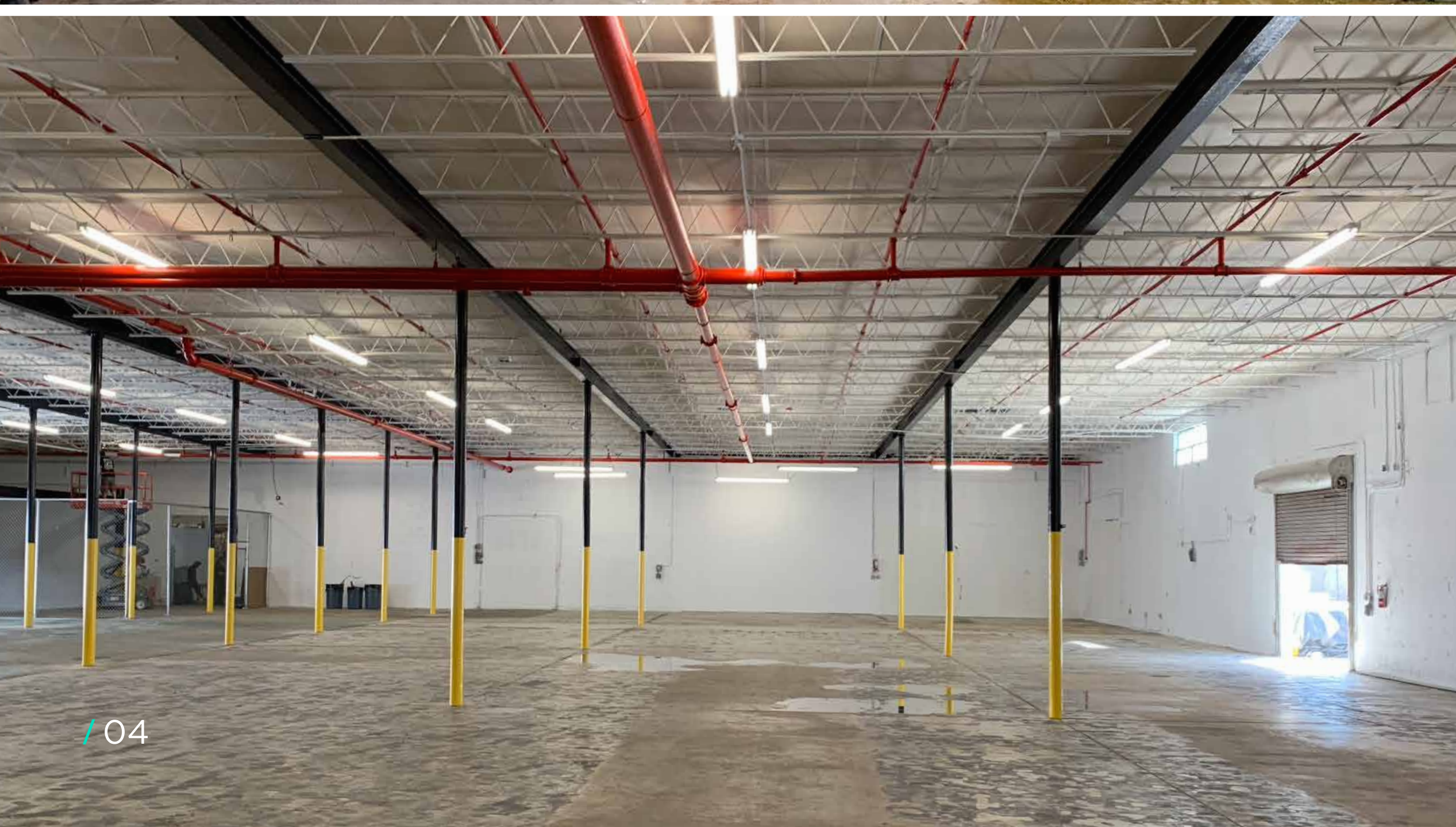
Fire Protection: Fully Sprinkled



New Roof



PROPERTY IMAGES







MIAMI BEACH

AVENTURA



MIMO

MORNINGSIDE

BAYPOINT

EDGEWATER

DOWNTOWN

BRICKELL

DESIGN
DISTRICT

WYNWOOD



CONTEXT MAP



7171 NW 12TH AVE

READY TO SCHEDULE A TOUR?
CONTACT US



ALFREDO RIASCOS

Broker / Principal



786.325.5647

ariascos@gridlineproperties.com



MATEO ROMERO

Partner / Senior Associate



954.805.7078

mromero@gridlineproperties.com

www.gridlineproperties.com
info@gridlineproperties.com
305.507.7098

FOLLOW US



Non-Endorsement & Disclaimer Notice

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.