

3326 NW SOUTH RIVER DRIVE • MIAMI, FLORIDA

Permit-Backed Industrial Asset on the Miami River

A fully-documented adaptive-reuse opportunity: collision, paint-booth, and marine-fabrication entitlements already on file with Miami-Dade County — built-in speed-to-operation for the next owner.

LOT AREA
32,000 SF

ZONING
BU-1A

BUILDINGS
One & Two-Story

TENANTS
3

A Documented Industrial Platform

3326 NW South River Drive sits on a 32,000 SF industrial parcel directly off the Miami River corridor, improved with a one-story storage building and a two-story operations building. The site carries a rare advantage for an industrial buyer: a full, county-approved permit history for automotive collision, paint-spray, and body-shop use, already on file and ready to transfer.

ADDRESS 3326 NW South River Dr, Miami, FL	FOLIO 30-3128-009-0370	ZONING BU-1A
PRIMARY LAND USE 2719 — Automotive or Marine	LOT AREA 32,000 SF	LEGAL DESCRIPTION Stream Land Gardens, PB 17-27, Lots 5 & 6, less north 10' for road R/W, Block 2B



Aerial view of 3326 NW South River Drive, outlined in blue — two-story operations building, one-story storage building, and paved yard with dedicated collision-shop circulation.

Documented Uses & Municipal Precedent

Rather than starting from zero, a buyer inherits an established operating record with Miami-Dade County — permits, plan approvals, and code compliance already worked through the county process.

- Prior approved auto collision and body shop use
- Historical body shop with painting entitlement
- Electrical floor and site plan documentation
- Hazardous material containment workflow precedent
- County-approved indoor automotive paint spray booth
- Sanitary sewer allocation certification
- Fire, mechanical, environmental, zoning, and WASA approvals
- Adaptive reuse pathway for collision, marine, luxury auto, fabrication, and logistics

BUYER POSITIONING

Built for Faster Speed-to-Operation

IDEAL FOR

Owner-users, automotive groups, industrial flex buyers, marine refinishing operators, logistics users, and value-add investors.

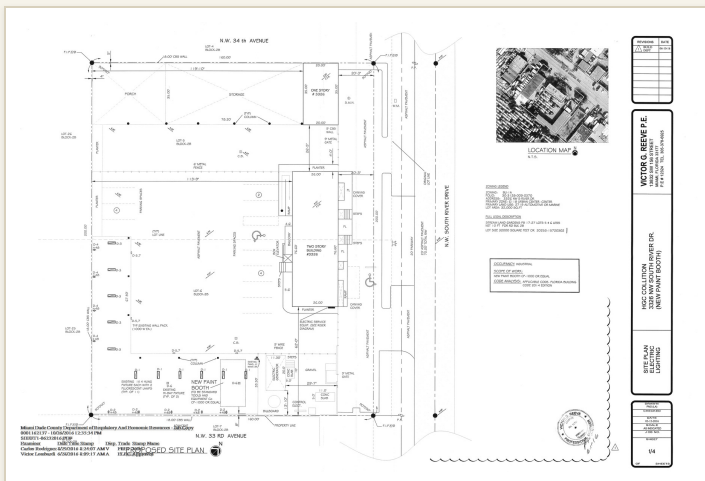
INCLUDED LAYOUTS

Appended county microfilm sheets provide the clearest currently available full-lot and building layout for test fits, circulation studies, and lender preliminary review.

IN-PLACE TENANCY

Leased across automotive, rental, and telecommunications uses — PY Rentals, HGC Auto, and SBA Communications — providing carry while entitlements are put to work. Full rent roll available upon NDA execution.

County Microfilm Layout



What This Sheet Shows

- Full property boundary & dimensions
- Building footprints & setbacks
- Parking & circulation layout
- P.E.-stamped & county-approved

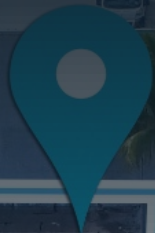
Miami-Dade County Department of Regulatory and Economic Resources — approved site plan, electric & lighting sheet 1/4, stamped by Victor G. Reeve, P.E. Full-size sheet available upon request.

3326 NW SOUTH RIVER DRIVE

Own the entitlements. Own the river.

For financials, permit files, surveys, and NDA access, contact the exclusive listing team below.

3326-nw-river-dr.luxurybymonica.com



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Monica Hurtado, PA

Commercial Broker Associate · Fortune Christie's
International Real Estate

786-380-5318 · ask@luxurybymonica.com · Lic.
FL BK3298858

Michael Ramirez Garcia

Senior Associate

305-542-9470 · Lic. FL 3601415

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