



7,247 SF AIR CONDITIONED FLEXSPACE FOR SALE

7620 NW 25 Street, #4, Miami FL 33122

FEATURES:

- +/-3,144 SF of dedicated offices
- 100% air conditioned
- 24' ceiling height
- Rear loading double door
- 1 recessed dock / 1 ramp combination
- LED lighting
- Abundant unassigned parking
- Nights and weekend security service
- Maintenance Fee \$2.41/SF
- Ideal for a growing business planning ahead. NNN Lease through April 2028. No renewals.

FOR SALE 3,100,000



MIAMI COMMERCIAL
REAL ESTATE LLC

This information is believed accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior lease, price change or withdrawal without notice.



Lisette Gonzalez
Broker
M. 305.807.5220

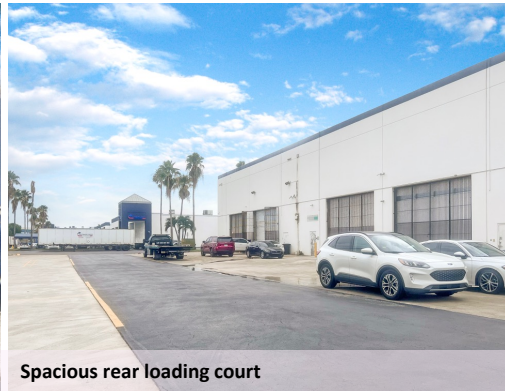
7500 NW 25 Street, # 201
Miami, FL 33122
lisette@miami-cre.com

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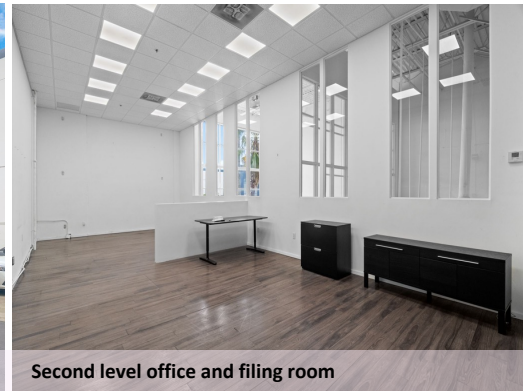
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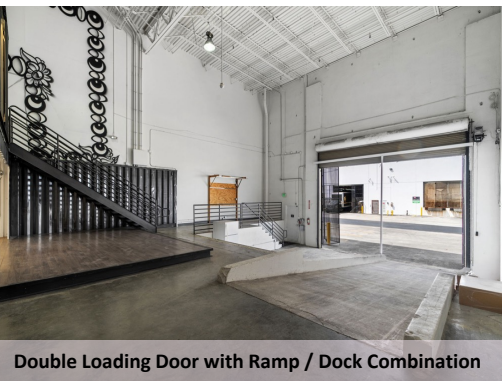
Entrance to unit 4



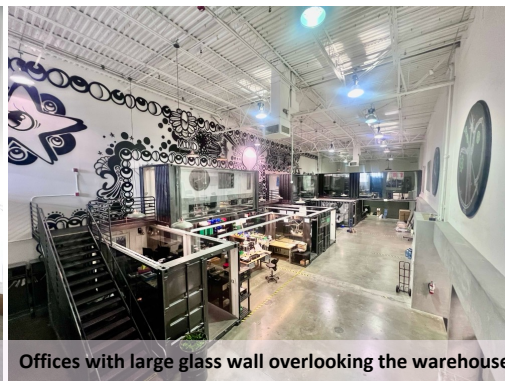
Spacious rear loading court



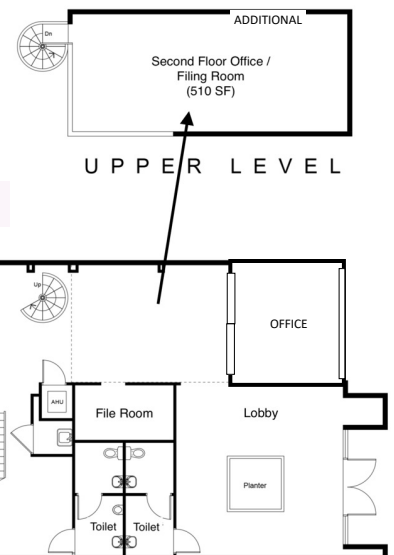
Second level office and filing room



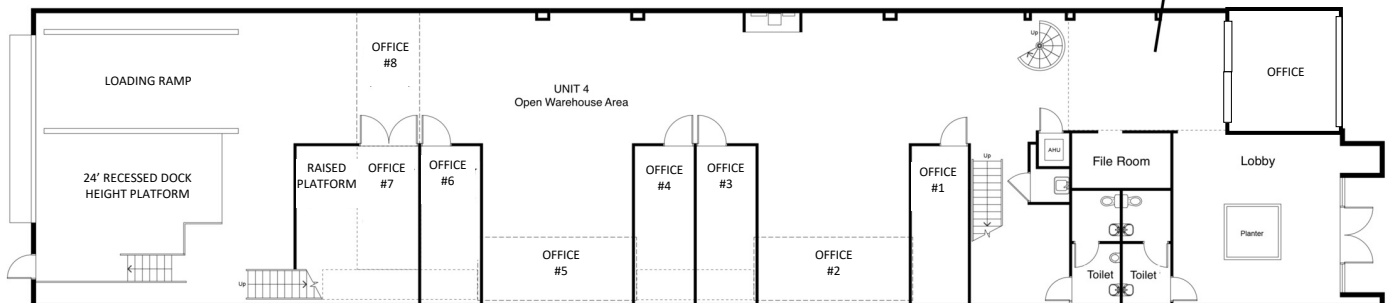
Double Loading Door with Ramp / Dock Combination



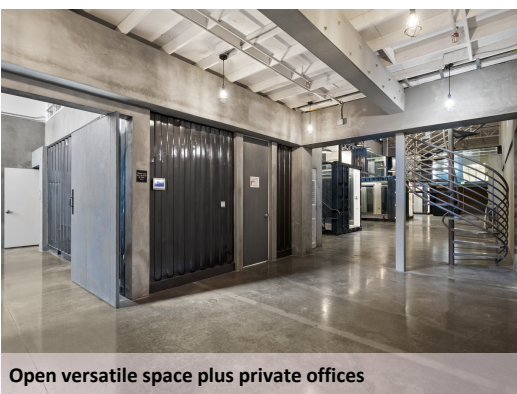
Offices with large glass wall overlooking the warehouse



UPPER LEVEL



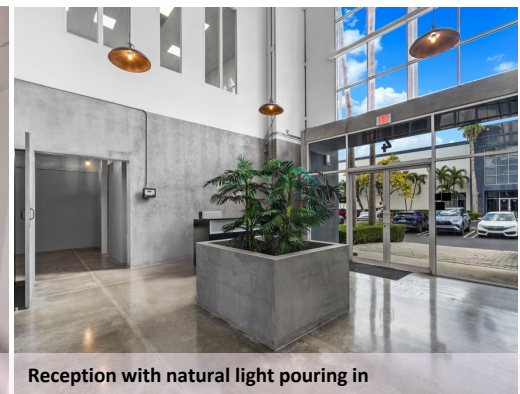
LOWER LEVEL



Open versatile space plus private offices



Office 5 on the second level



Reception with natural light pouring in



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