

AVAILABLE FOR LEASE  
±53,816 SF - ±107,632 SF



# POINT 27<sup>TH</sup>



STATE-OF-THE-ART COLD STORAGE  
CALL FOR PRICING

2260 NW 27TH AVE, MIAMI, FLORIDA 33142 | AVAILABLE Q1-2025



305-817-8899  
vivogroup.net

# PROPERTY FEATURES



(37) DOCK HIGH DOORS  
(2) RAMPS



STATE-OF-THE-ART  
COLD STORAGE (-10°F)



120' TRUCK COURT



36' BLDG CEILING HEIGHT  
34.7' FREEZER CEILING HEIGHT



115 PARKING  
SPACES



ESFR SPRINKLER  
SYSTEM



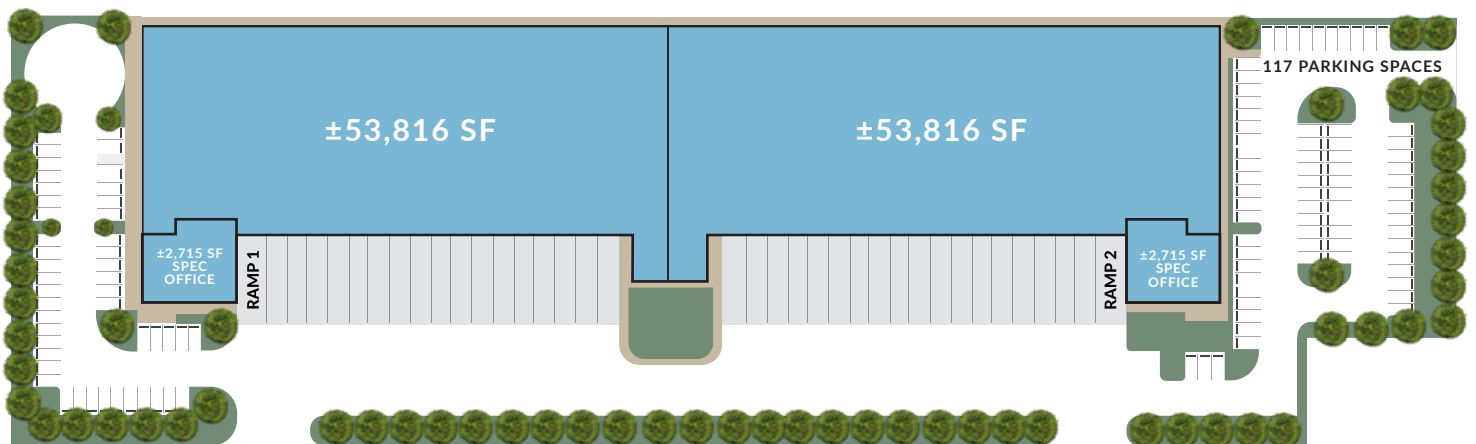
(2) ±2,700 SF  
SPEC OFFICES



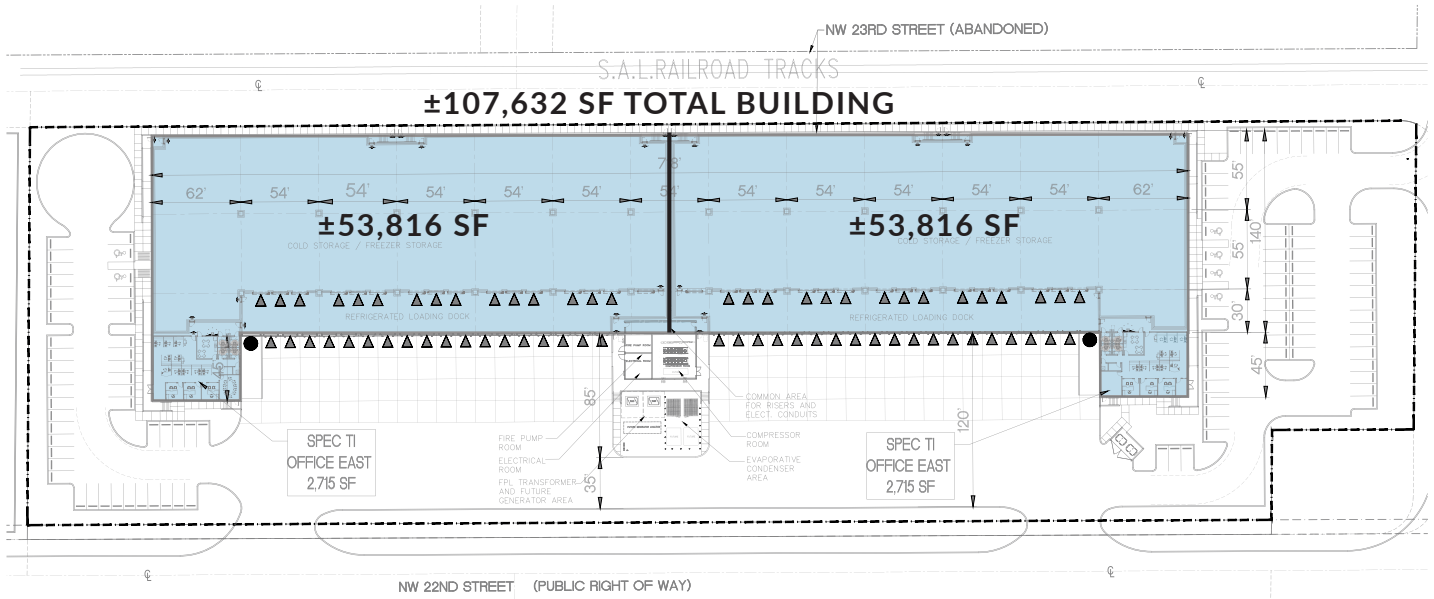
54' X 57.6' COLUMN  
SPACING

## SITE PLAN

±107,632 SF TOTAL BUILDING



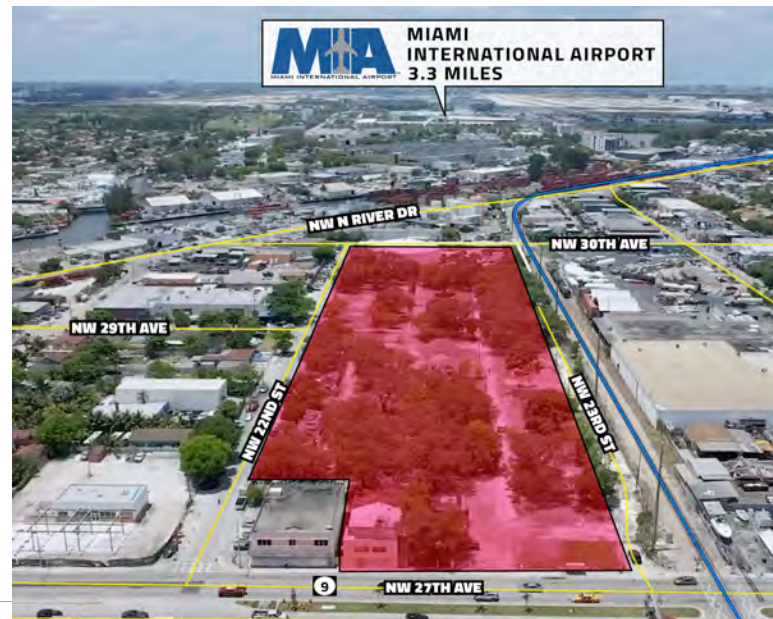
# SITE PLAN DRAWINGS



# LOCATION OVERVIEW

LONGPOINT REALTY PARTNERS IS PROUD TO OFFER A STATE-OF-THE ART COLD STORAGE FACILITY IN THE HEART OF MIAMI'S ALLAPATTAH INDUSTRIAL SUBMARKET.

THE SITE WILL OFFER ±107,632 SF OF TOTAL COLD STORAGE SPACE SITUATED ON ±5.03 ACRES OF LAND LOCATED 3 MILES EAST OF MIAMI INTERNATIONAL AIRPORT AND 5 MILES WEST OF THE PORT OF MIAMI.



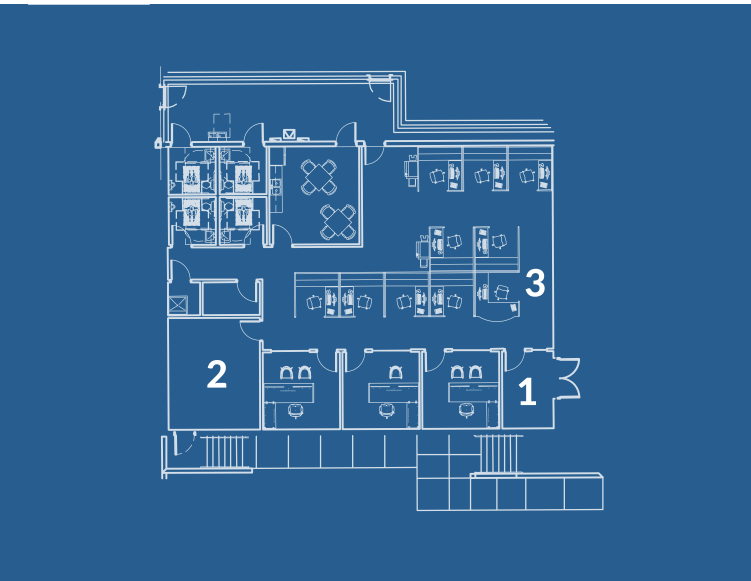
# SPEC OFFICE OVERVIEW



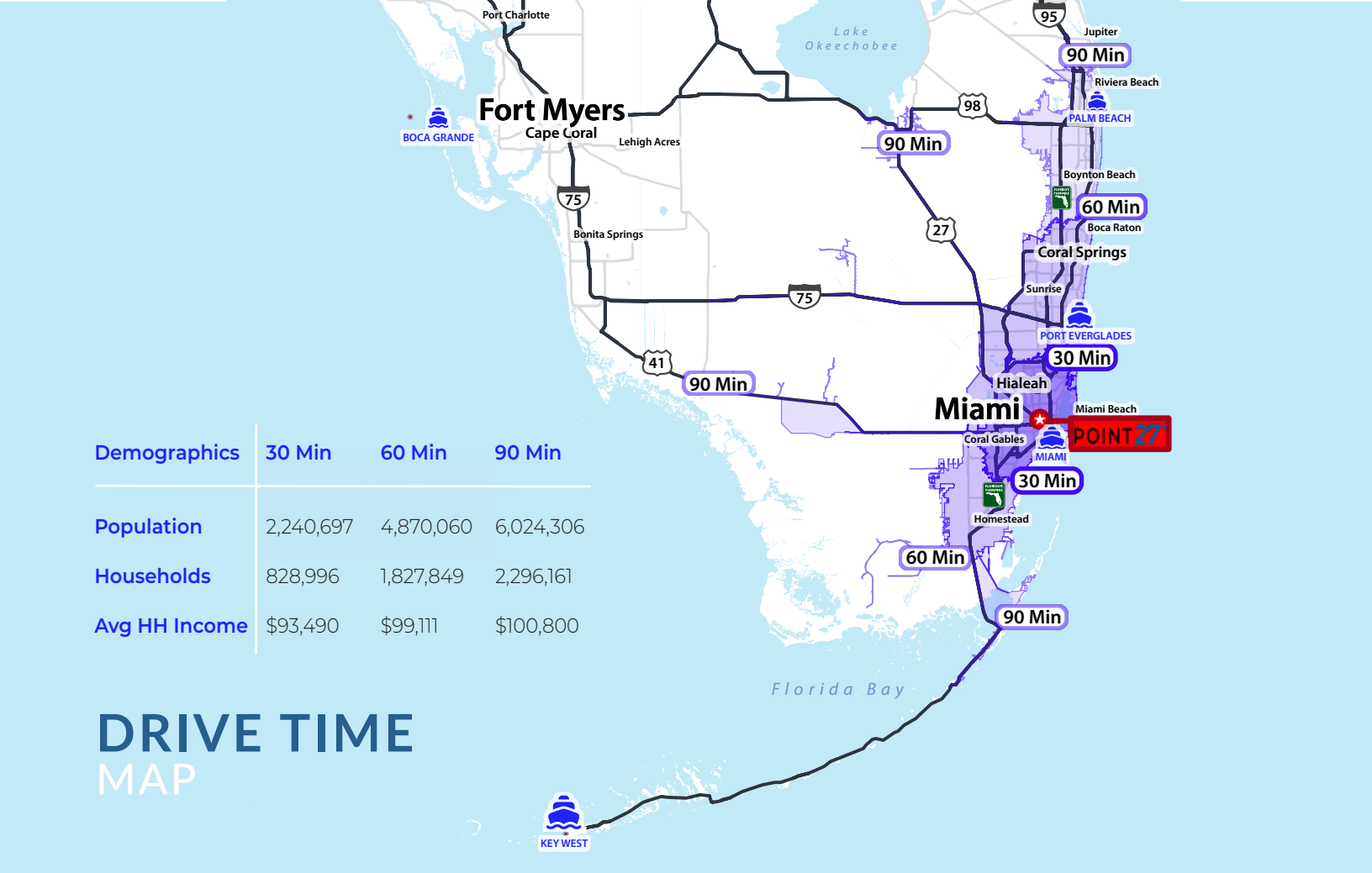
**1** RECEPTION  
AREA



**2** CONFERENCE  
ROOM



**3** HALLWAY  
PERSEPECTIVE



Demographics	30 Min	60 Min	90 Min
Population	2,240,697	4,870,060	6,024,306
Households	828,996	1,827,849	2,296,161
Avg HH Income	\$93,490	\$99,111	\$100,800

# DRIVE TIME MAP



## CONTACT OUR TEAM

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Note: this offering subject to errors, omissions, prior sale or withdrawal without notice