

LITTLE RIVER

6700 NE 2nd Ct, Miami, Florida 33138

FOR LEASE

Exceptional Flex Space. Built for More Than Storage.



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(305) 576-7474

THE OPPORTUNITY

ASKING RATE
\$38/SF NNN

AVAILABLE SF
6,220 SF ±

CEILING HEIGHT
30' Clear



BUILT FOR TODAY. POSITIONED FOR TOMORROW.

LR#6700 - 6700 NE 2nd Ct is a newly built flex building with 30' clear ceilings, full HVAC, and real office/mezzanine space. This submarket has never had a lease option built to this level. Nothing like it exists in Little River right now, and the corridor is filling in fast.

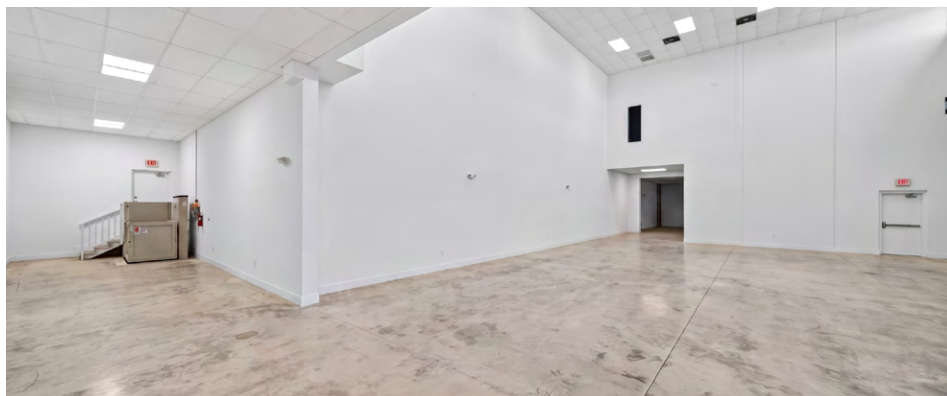
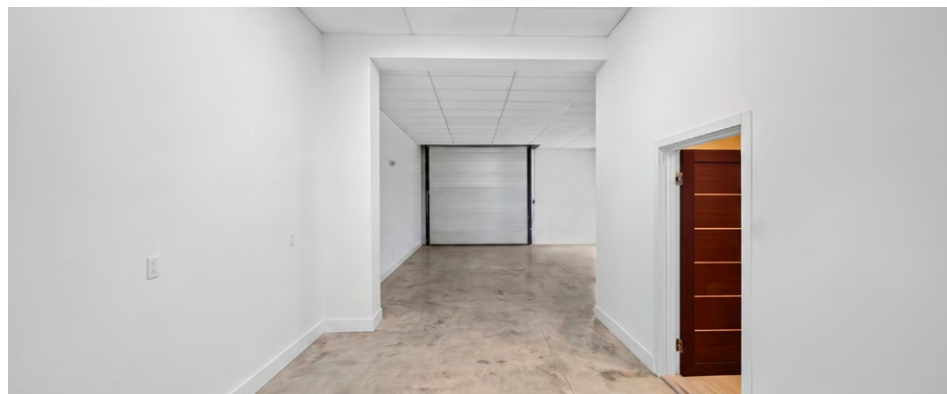
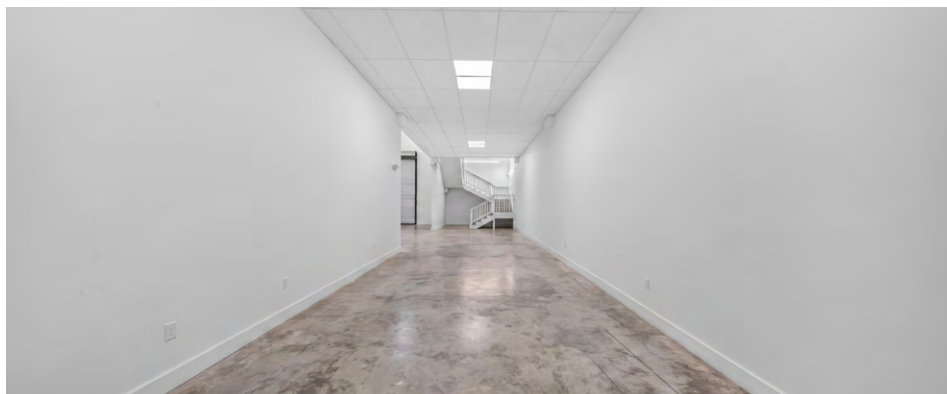


HIGHLIGHTS

- Newly constructed 2023–2024, 30' clear ceilings
- Fully air-conditioned, office/mezzanine build-out
- ±6,220 SF, multiple overhead doors for easy loading
- Elevator access, impact windows
- Move-in ready, flexible lease terms
- Minutes from the Design District, in the path of growth

PHOTOS

LR6700



PHOTOS

LR6700



COVERED PARKING



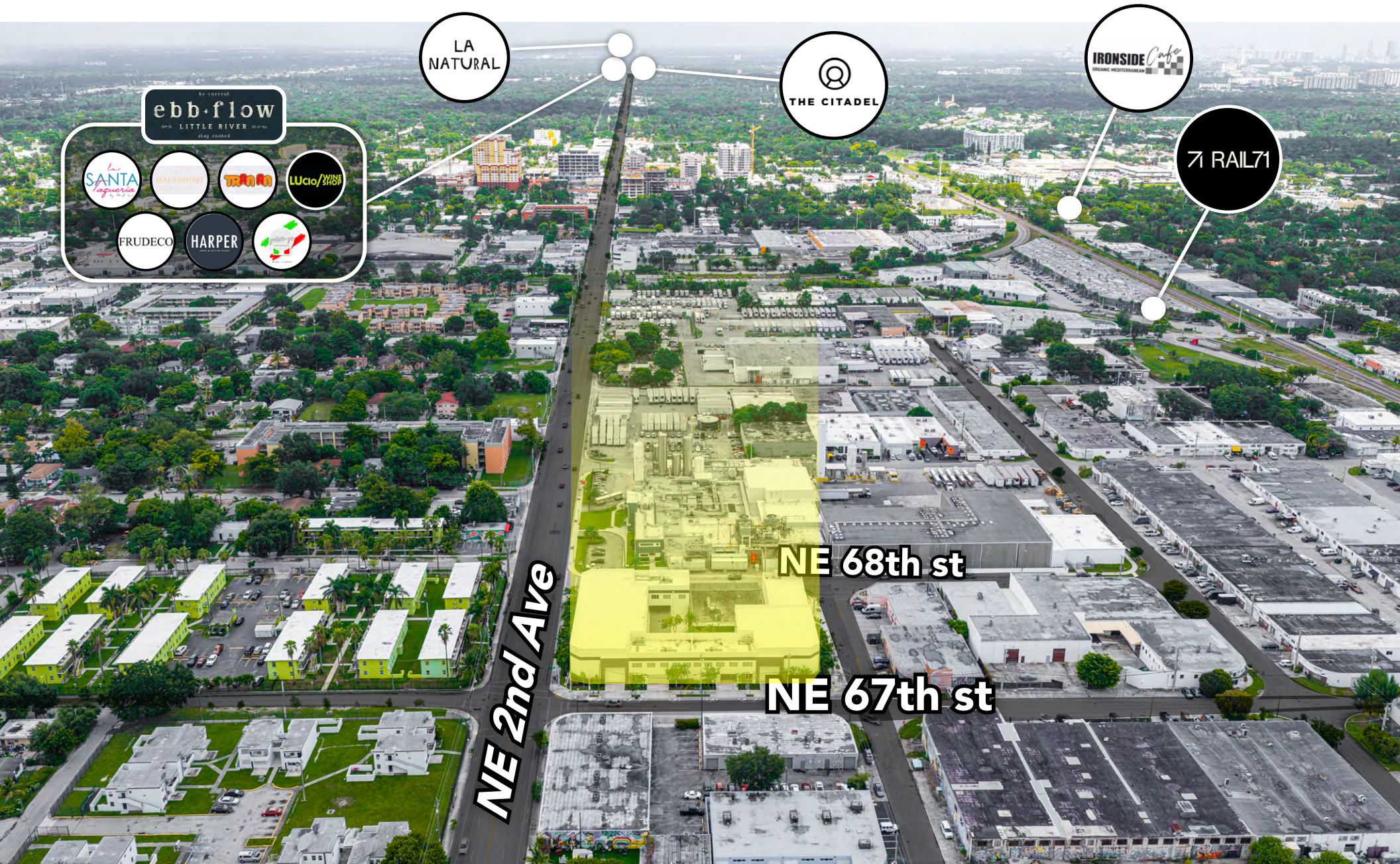
ON-SITE PARKING



NORTH TO SOUTH VIEW



SOUTH TO NORTH VIEW



EAST TO WEST VIEW

WYNWOOD/
ALLAPATTAH

MIAMI
INT'L AIRPORT

HIALEAH

MIAMI
SHORES



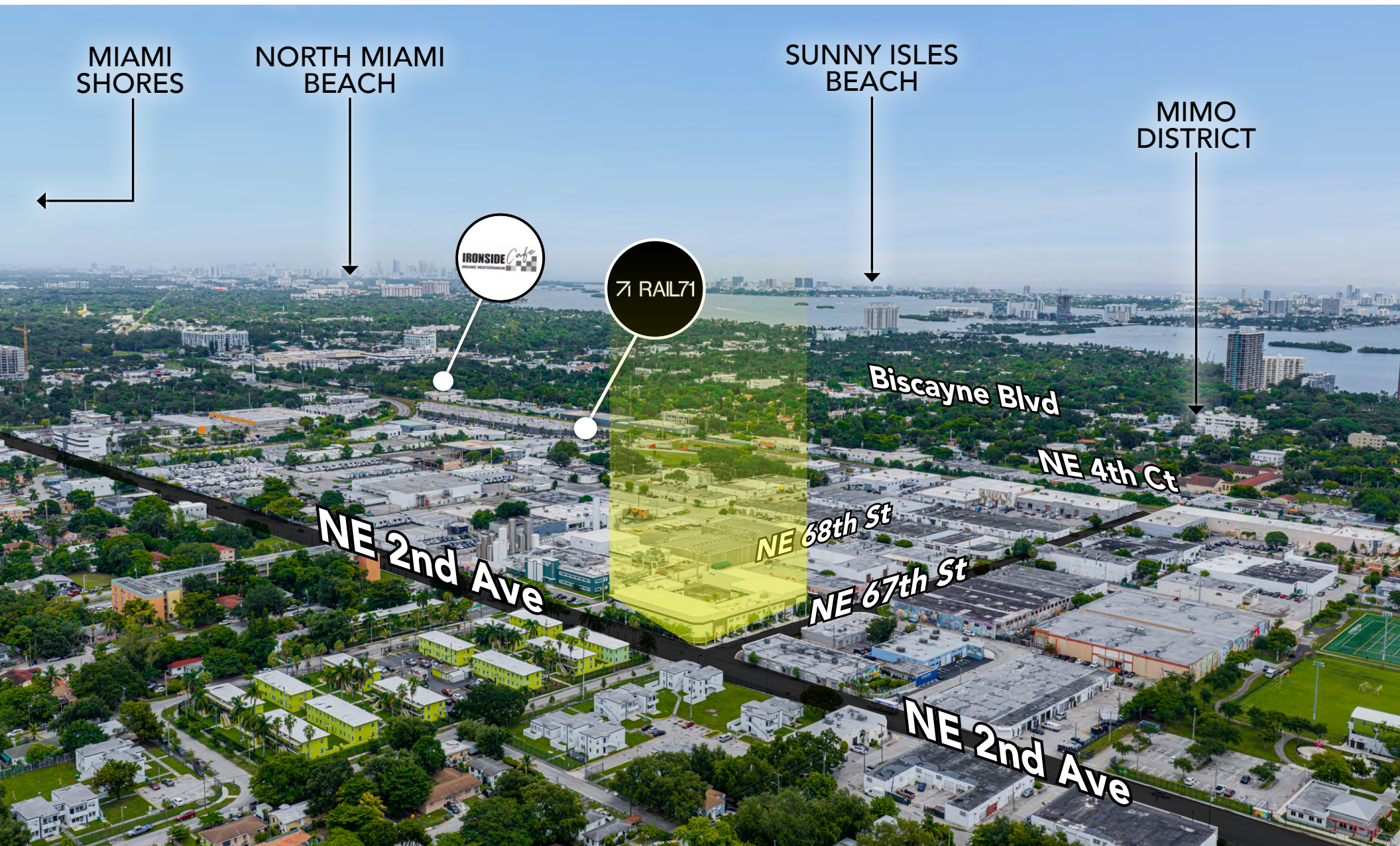
I-95 Expressway
(approx. 144,000+ DTC)

NE 2nd Ave

NE 67th St

NE 68th St

S.W. TO N.E. VIEW



N.E. TO S.W. VIEW





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