



# POINT 27<sup>TH</sup>

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



STATE-OF-THE-ART  
COLD STORAGE

CALL FOR PRICING  
2260 NW 27TH AVE, MIAMI, FL 33142  
AVAILABLE IMMEDIATELY



305-817-8899 | [vivogroup.net](http://vivogroup.net)

# PROPERTY FEATURES



(37) DOCK HIGH DOORS  
(2) RAMPS



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



120' TRUCK COURT



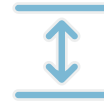
115 PARKING  
SPACES



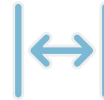
ESFR SPRINKLER  
SYSTEM



(2) ±2,700 SF  
SPEC OFFICES



36' BLDG CEILING  
HEIGHT



54' X 57.6'  
COLUMN SPACING

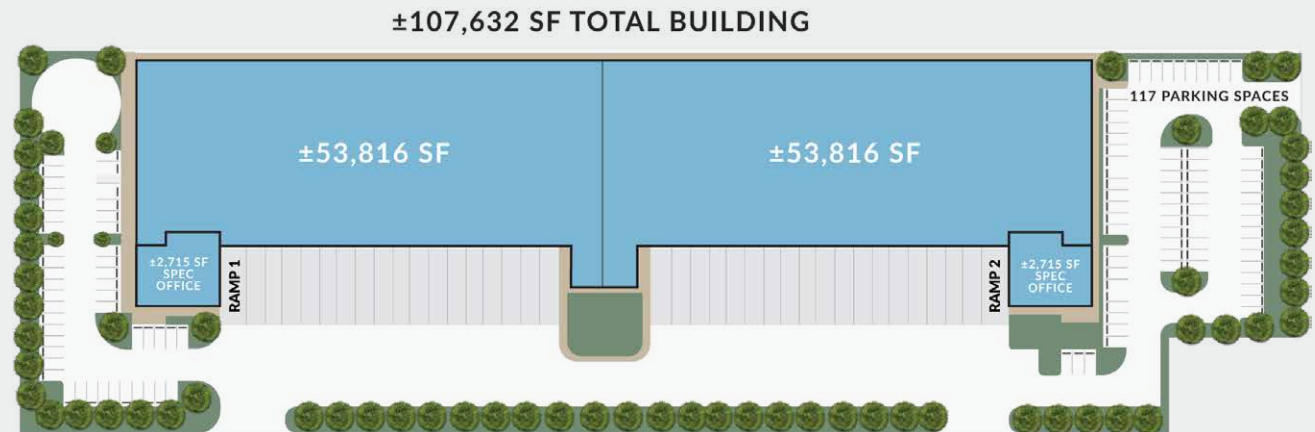
## SITE PLAN

### Lease Option 1

107,632 SF  
COLD STORAGE / FREEZER STORAGE  
5,430 SF  
SPEC OFFICE SPACE

### Lease Option 2

53,816 SF  
COLD STORAGE / FREEZER STORAGE  
2,715 SF  
SPEC OFFICE SPACE





# THE CONCEPT / RENDERINGS





**1** RECEPTION AREA

\*For Illustration purposes only.



**2** CONFERENCE ROOM

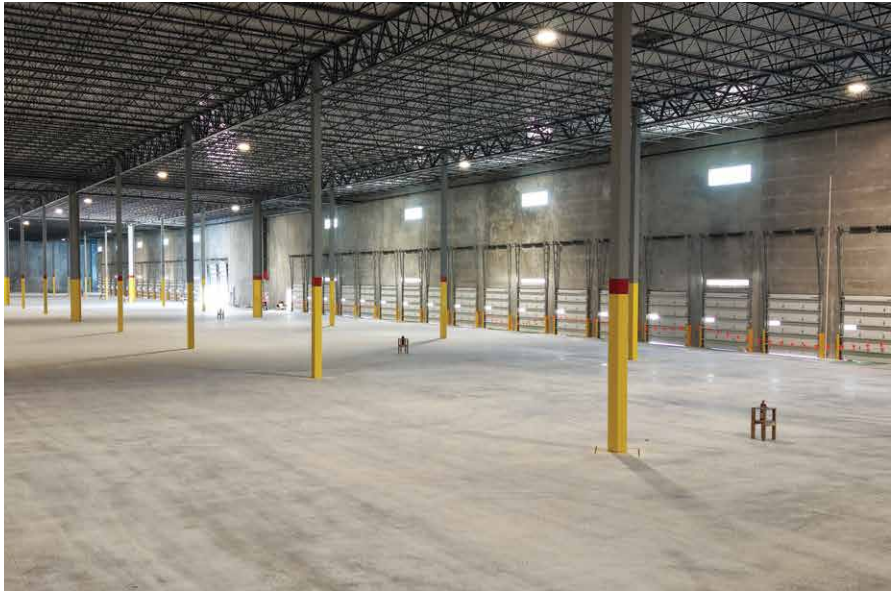


**3** HALLWAY PERSEPECTIVE

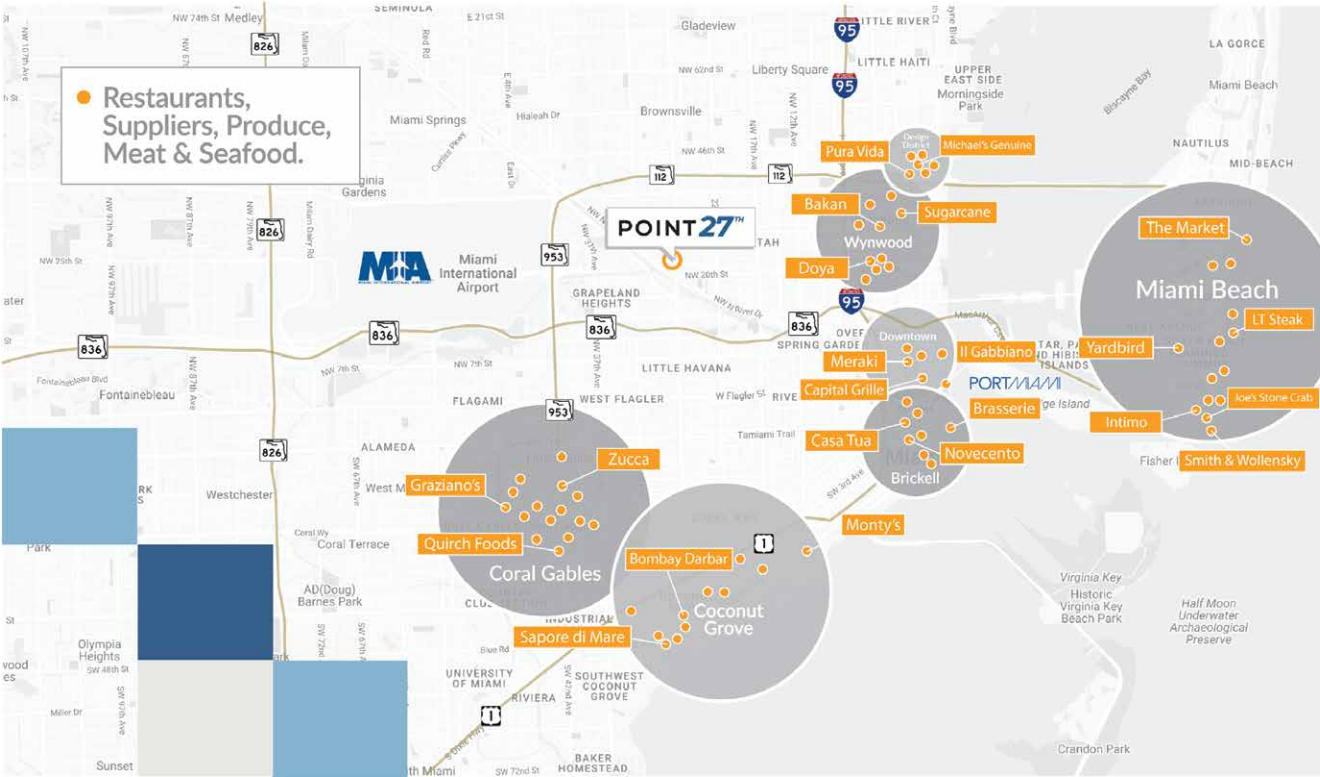
**SPEC OFFICE OVERVIEW**



# PROPERTY PHOTOS



# 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.

# DRIVE TIME MAP

Downtown Miami 3.6 Miles  
Miami Int'l Airport 3.3 Miles  
Port Miami 5.0 Miles

South Beach 6.8 Miles  
Wynwood 2.8 Miles

## STATE-OF-THE-ART COLD STORAGE



POINT 27TH is ideally located just 3.3 miles from Miami International Airport and 5 miles from Port Miami—globally recognized as the Cruise Capital of the World and the Cargo Gateway of the Americas. As one of Miami-Dade County's largest economic engines, PortMiami contributes \$61 billion annually to the local economy and supports over 340,000 jobs.

# COOLER PROPERTY DETAILS

TOTAL SF AVAILABLE	107,632 SF
DIVISIBLE	YES
COOLER STORAGE SF	105,000 (+/-40°F)
OFFICE SF	2,424 SF
CLEAR HEIGHT	BUILDING 36' / COOLER 34'
NO. OF DOCK DOORS	36 (8' X 10')
DOCK EQUIPMENT	(18) 6' X 8' PIT LEVELERS
NO. OF DRIVE-IN DOORS	(2) 12' X 14'
CAR PARKING	114 SPACES
WAREHOUSE LIGHTING	LED ON MOTION SENSORS
SLAB ON GRADE	7"; 4,000 PSI, 4" INSULATION
ROOF	60 MIL, WHITE TPO
ELECTRICAL	2,000 KVA FPL TRANSFORMER
SPRINKLER	ESFR SYSTEM WITH 1,500 GPM PUMP





GET IN TOUCH  
WITH OUR TEAM

RENE VIVO, SIOR  
CEO  
305-785-4905  
[rvivo@vivogroup.net](mailto:rvivo@vivogroup.net)

FRANK TRELLES, SIOR  
Executive Managing Director  
786-302-1223  
[ftrelles@vivogroup.net](mailto:ftrelles@vivogroup.net)

JULIANO LOPEZ  
Associate Director  
786-523-9790  
[jlopez@vivogroup.net](mailto:jlopez@vivogroup.net)



305-817-8899 | [vivogroup.net](http://vivogroup.net)

