

270 Northeast 70th Street

Miami, FL 33138

OFFERING MEMORANDUM

Marcus & Millichap



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Marcus & Millichap



270 Northeast 70th Street

Miami | FL

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Marcus and Millichap - The Zylberglait Group is proud to present this offering memorandum for 270 Northeast 70th Street, a premier single-tenant industrial warehouse located in Miami's rapidly transforming Little River neighborhood. This exceptional property offers 10,000 square feet of adaptable space and is currently 100 percent occupied. The building features 18-foot clear ceiling heights, two grade-level drive-in doors, and a fenced lot perimeter, catering to a range of industrial and creative uses.

Strategically located heart of Miami's highly sought-after Little River industrial submarket. The area is positioned near major transportation arteries, including I-95, NE 79th Street, and Miami International Airport, the property provides operational efficiency and connectivity. This offering represents a rare chance for an owner-user to establish a long-term presence in a supply-constrained urban industrial market.

Situated just minutes north of Wynwood and the Miami Design District, 270 Northeast 70th Street offers easy access to major transportation arteries like Interstate 95 and is highly connected to Miami International Airport. This prime location makes it an ideal investment for buyers seeking a presence in one of the most vibrant and supply-constrained commercial nodes in South Florida.



I
Zoning



0.37 Acres
Land Area



10,000 SF
RBA



1955
Year Built

Investment Highlights

- A rare 10,000-square-foot industrial warehouse located in Miami's highly sought-after Little River industrial submarket.
- Features two drive-in doors, 18-foot clear ceilings, and functional warehouse infrastructure, making it ideal for logistics, storage, fabrication, creative industrial, or service-based operations.
- Opportunities to acquire industrial properties of this size and functionality in Little River are limited, with few comparable owner-user facilities trading in recent years.
- Positioned within Miami's expanding industrial core, providing strong operational efficiency and a strategic urban infill location.
- Convenient access to major transportation arteries, including I-95, NE 79th Street, and Miami International Airport, supporting efficient distribution and urban logistics.
- Represents a unique opportunity for an owner-operator to establish a long-term presence in one of Miami's fastest-growing and most supply-constrained industrial corridors.
- Located in a rapidly evolving and developing area, this property presents a strong opportunity to own land with significant potential for long-term appreciation in value.

**2****DRIVE-IN DOORS****10,000 SF****RENTABLE SF****18'****CLEAR CEILING HEIGHT****Market****PRICE**

270 Northeast 70th St

Miami | FL

PROPERTY DESCRIPTION



PROPERTY OVERVIEW

Marcus & Millichap is proud to present for sale 270 Northeast 70th Street, a prominently located single-tenant industrial warehouse situated in the highly sought-after Miami, Florida market. This rare, fee-simple opportunity benefits from its strategic placement within a robust industrial corridor, which allows for a broad range of warehousing, distribution, and light manufacturing uses, positioning the asset at the crossroads of logistical demand and long-term economic expansion.

The property sits on a well-proportioned 0.37-acre parcel, demonstrating strong fundamental utility with a building Floor Area Ratio (FAR) of 0.58. Spanning exactly 10,000 square feet across a highly functional single-story layout, the building features a versatile, open interior highlighted by 18-foot clear ceiling heights and a highly efficient floor plan. These design elements create a highly adaptable environment suitable for specialized industrial operations, last-mile distribution, or creative manufacturing configurations, allowing the current or future operators to maximize both functionality and operational impact.

Currently operating at 100 percent occupancy by a single tenant, the facility provides immediate stability while benefiting from the surrounding area's exceptional industrial fundamentals. Originally constructed in 1955 and meticulously maintained, the property continues to elevate its functional profile while driving demand throughout the Miami industrial sector, where the subject property is strategically located to serve the densely populated South Florida region.

Miami further benefits from its international logistics positioning, absence of state income tax, and steady inflow of domestic and foreign industrial investment. Opportunities to acquire industrial properties of this size and functionality in Little River have become increasingly limited, with very few comparable owner-user facilities trading or becoming available in recent years. As industrial inventory throughout the urban core of Miami continues to tighten, the property presents a unique opportunity for an owner-operator to establish a long-term presence within one of the city's fastest-growing and most supply-constrained industrial corridors.

For investors seeking a well-located, highly functional asset in one of the nation's most desirable industrial markets, 270 Northeast 70th Street represents an outstanding acquisition. With premier Miami positioning, 100 percent occupancy, and placement within a rapidly appreciating logistics corridor, this offering represents not just an investment—but a strategic position within the future of South Florida industrial real estate.



PROPERTY OVERVIEW

| | |
|---------------------------|--------------------------------------|
| Address | 270 Northeast 70th Street, Miami, FL |
| Number of Suites | 1 |
| Rentable Built Area (RBA) | 10,000 SF |
| Lot Size | 0.37 Acres |
| Year Built/Renovated | 1955 |
| Occupancy | 100%* |
| Zoning | I |
| Parcel # | 01-3218-013-0060 |

*Occupancy rate reflects a leaseback option of 6 to 36 months

Building Specifications

I

PRIMARY ZONE

1955

BUILT

0.37 Acres

LOT SIZE

2 / 18'

DRIVE-IN DOORS / CLEAR CEILING HEIGHTS

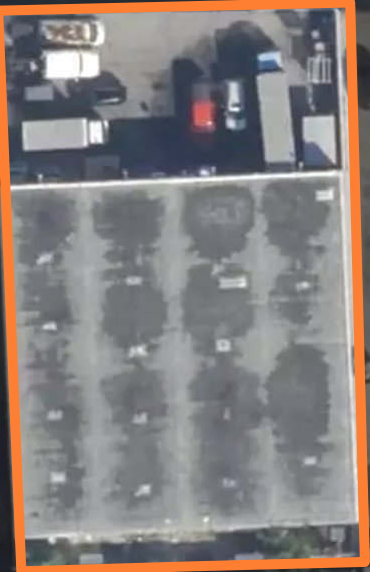
10,000 SF

RENTABLE AREA



NE 70th St

270
NORTHEAST 70TH STREET
MIAMI



EXTERIOR PHOTOS

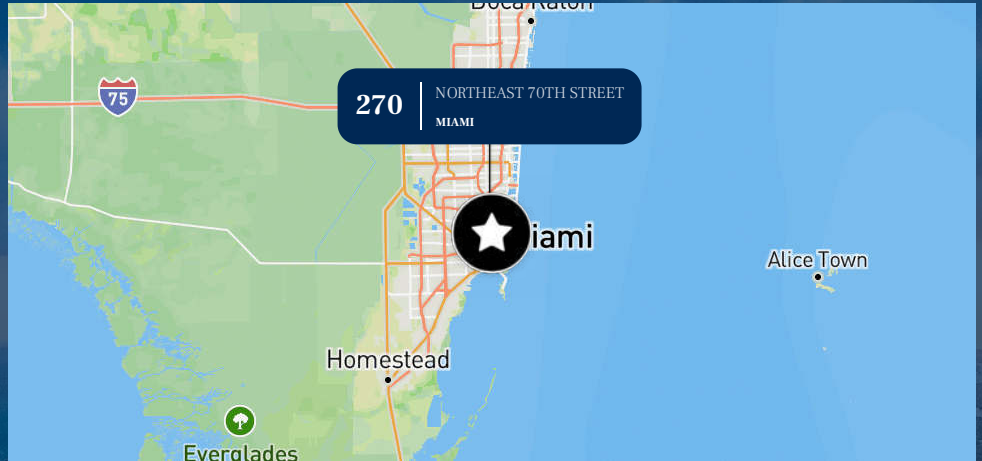


AERIAL PHOTOS



LOCATION OVERVIEW

The Little River neighborhood is a dynamic and rapidly evolving hub for creative, commercial, and industrial activity, offering a compelling mix of urban energy and historic character. The neighborhood's Walk Score of 75 highlights its pedestrian-friendly environment, with easy access to local shops, galleries, restaurants, and cultural destinations, while being just 1.3 miles from I-95 provides seamless regional connectivity across Miami and South Florida. Biscayne Boulevard, a major transportation corridor, experiences daily traffic of approximately 67,000 vehicles, underscoring the area's accessibility and visibility. Coupled with a robust \$5.6 billion local development pipeline, including new residential, commercial, and mixed-use projects, Little River continues to attract investment and foster growth, making it a highly desirable location for businesses, tenants, and investors looking to capitalize on Miami's expanding urban core and vibrant economic landscape.



DEMOGRAPHICS WITHIN A THREE-MILE RADIUS



75
Walk Score



200,000+
3-Mile Population



\$58,000
Median Household Income



1.3 Miles
Distance to I-95

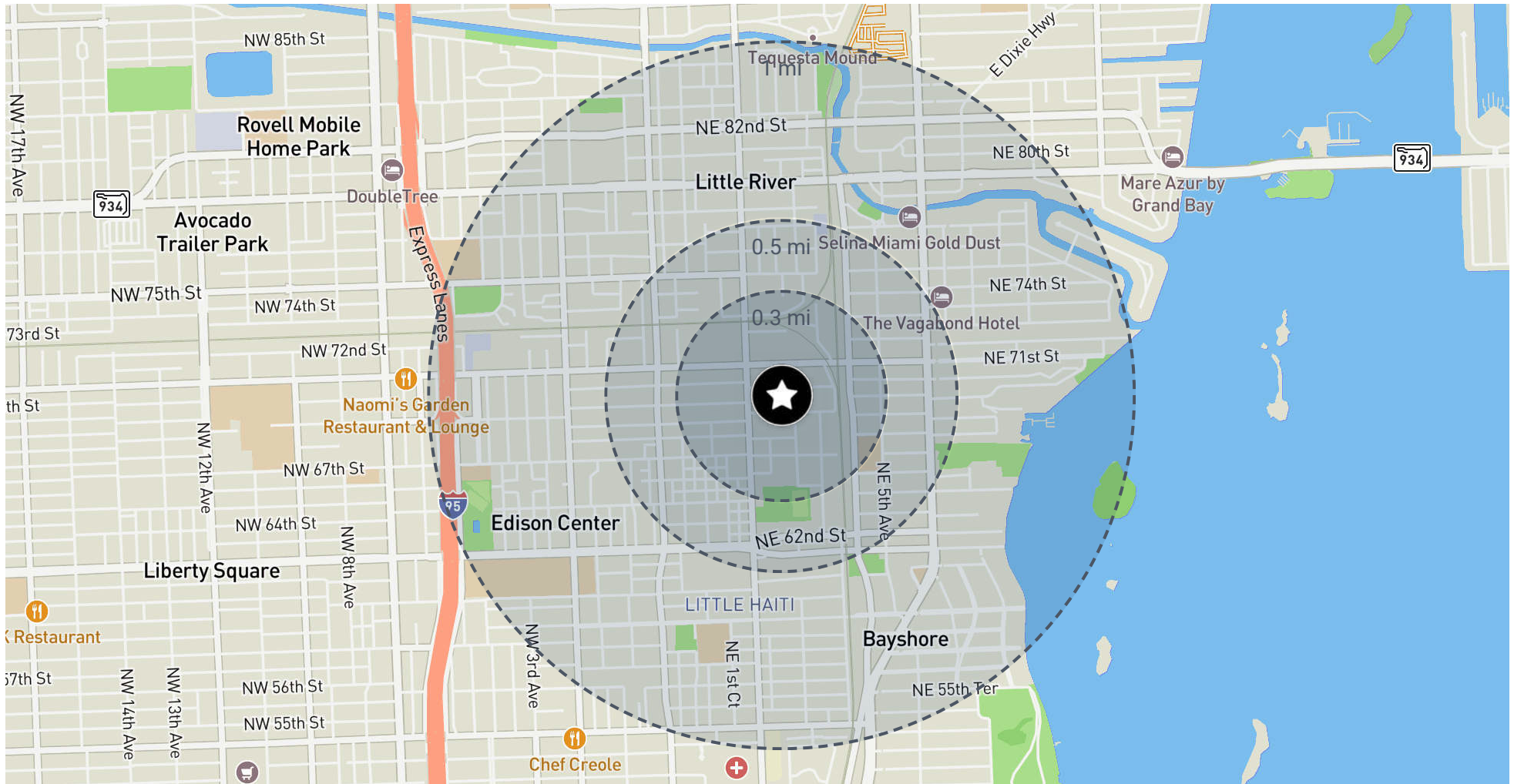


67,000 AADT
Biscayne Blvd Traffic



\$5.6 Billion
Local Development Pipeline

LOCATION OVERVIEW



| Collection Street | Cross Street | Traffic Vol | Distance |
|----------------------|----------------|----------------|------------|
| Biscayne Blvd (US-1) | NE 70th Street | ~67,000 | 0.2 miles |
| NE 2nd Avenue | NE 70th Street | ~10,000-15,000 | 0.1 miles |
| NE 1st Avenue | NE 70th Street | ~8,000 | 0.15 miles |
| NE 4th Avenue | NE 70th Street | ~5,000 | 0.25 miles |
| NE 2nd Avenue | NE 79th Street | ~12,000-18,000 | 0.7 miles |
| Biscayne Blvd (US-1) | NE 79th Street | ~65,000 | 0.8 miles |

AREA MAP



AREA MAP



270 Northeast 70th St

Miami | FL

MARKET OVERVIEW



LITTLE RIVER, MIAMI

Little River, a 3.5-square-mile neighborhood in Miami, is rapidly emerging as one of the city's most dynamic and sought-after commercial frontiers, celebrated for its industrial resilience, adaptive reuse, and robust real estate fundamentals. Despite its utilitarian façades and historic roots as a heavy logistics hub, the area is home to compelling industrial-to-creative conversions such as Little River Studios, an expansive film and photography compound; the Lumber Room, a repurposed maker space; and Miami Ironside, a sprawling, heavily landscaped complex of architectural showrooms and boutique offices built directly into old warehouse bones. Its development scene is equally vibrant, fueled by Opportunity Zone tax incentives and highly versatile zoning designations—such as D1, T4, and T5—that are attracting institutional capital and fostering a strong identity as a sanctuary for fabrication, last-mile logistics, and flexible mixed-use concepts for businesses priced out of nearby Wynwood and the Design District.

The neighborhood's pipeline of industrial and commercial projects is massive and transformative, ranging from the tactical rehabilitation of mid-century warehouses featuring high ceilings, durable CMU block construction, and versatile roll-up doors, to the groundbreaking \$3 billion Little River District master plan, a sprawling 63-acre mega-development slated to bring over 7,500 housing units, nearly 600,000 square feet of commercial space, and a brand-new transit station. Visionary developers, forward-thinking investors, and incoming creative manufacturing firms all contribute to a forward-looking, investment-driven atmosphere that balances rapid urban expansion and high-density modernization with the neighborhood's authentic, heavy-duty industrial charm.



MARKET OVERVIEW

The subject property is positioned within Little River, one of Miami's most active urban infill corridors, where near-term warehouse functionality is increasingly complemented by long-term redevelopment optionality. Recent market activity demonstrates a clear transition from legacy industrial and low-rise commercial uses toward a higher-density, mixed-use environment supported by major residential development, transit investment, infrastructure upgrades, adaptive reuse, and institutional capital.

Large-scale projects planned across Little River and adjacent Little Haiti are expected to introduce thousands of new residential units, significant retail and commercial space, new public infrastructure, and transit connectivity. The scale of the surrounding pipeline materially enhances the long-term land-value thesis for well-located warehouse properties in the corridor. At the same time, Little River's existing industrial building stock continues to attract creative, food-and-beverage, gallery, workplace, and service-oriented users seeking authentic warehouse-style environments.

This creates a compelling dual value proposition for the subject property. In the near term, the asset can continue to serve functional warehouse, flex, or creative-industrial demand. Over the longer term, the property benefits from its location within a rapidly institutionalizing infill corridor where major public and private investment is reshaping the surrounding neighborhood and increasing the potential for higher-and-better-use redevelopment.

5,700+

Planned Residential Units
Swerdlow Little River District

1M+ Sq.Ft.

Planned Commercial/Retail
Space in Little Haiti and Little River

\$3B+

Total Redevelopment Value
of the Swerdlow Group's Little River

NEW MAJOR DEVELOPMENTS

Little River District

Developer: Swerdlow Group / AJ Capital Partners

Scale: ~\$3 billion, ~64 acres, ~5,700 mixed-income residential units, 370,000 SF commercial space, parks, and a new Tri-Rail station

Summary: This is the largest redevelopment in the corridor, transforming a broad industrial and public-housing area into a mixed-use, transit-oriented district. It combines affordable and market-rate housing, retail, public amenities, and major infrastructure, creating a long-term catalyst for nearby property values.



Magic City Innovation District

Developer: Dragon Global, Plaza Equity Partners, Lune Rouge

Scale: ~18+ acres, 2,630 apartments, 430 hotel rooms, 340,000 SF retail, office and residential buildings up to 25 stories

Summary: A high-density mixed-use redevelopment immediately adjacent to Little River, introducing residential towers, office space, and retail, and connecting to transit infrastructure. It exemplifies large-scale urban infill and signals institutional interest in the corridor.

NEW MAJOR DEVELOPMENTS

Sabal Palm Village at Flagler Trail

Developer: SPV Realty / Justin Podolsky

Scale: ~22.5 acres, 2,929 residential units, 400 hotel keys, 168,000 SF office, 296,300 SF commercial, civic/open spaces

Summary: A massive mixed-use project replacing an older complex, Sabal Palm Village represents one of the densest planned residential and commercial clusters in the corridor, supporting Little River's evolution into a high-density urban node.



Miami Jewish Health's FiftyTwoNorth

Developer: Miami Jewish Health and Greystone Communities

Scale: \$180M senior-living expansion with 192 independent-living units across two five-story buildings and one 11-story building

Summary: FiftyTwoNorth is a significant institutional-scale senior living redevelopment within the broader Little River / Buena Vista area. The project will add nearly 200 upscale independent living residences, resort-style amenities, health and wellness facilities, and social spaces connected to the Miami Jewish Health campus. As a Life Plan community, it features long-term healthcare continuity and financial predictability for residents, positioning the development as a competitive senior-housing destination in one of Miami's growing urban infill corridors.

MAJOR REDEVELOPMENT PROJECTS

Miami-Dade County commissioners unanimously approved a \$3 billion redevelopment plan for the Little River–Little Haiti area, led by the Swerdlow Group. The project will transform about 65 acres into a mixed-use community with over 5,700 housing units, all categorized as affordable or workforce housing. This includes 2,284 very-low- and low-income rental apartments, 1,398 workforce units, and more than 2,000 workforce condos aimed at middle-income buyers. Existing residents of several aging public-housing sites, totaling 314 households, are promised replacement units at their current subsidized rents, with new buildings constructed first to avoid temporary displacement.

Community and labor groups influenced the plan to include better-than-usual construction wages, local hiring opportunities, and heat-safety protections for workers. However, some residents remain skeptical due to Miami-Dade’s history of public-housing redevelopments where replacement housing did not always prevent permanent displacement.

The project also features a new Tri-Rail commuter station, big-box retailers, a Main Street-style shopping area, parks, green space, and about 370,000 square feet of commercial space, with potential tenants like Home Depot, BJ’s Wholesale Club, and a supermarket. The next steps involve obtaining City of Miami zoning changes and approval from the U.S. Department of Housing and Urban Development, with groundbreaking expected next year and construction projected to take about eight years. Overall, the redevelopment represents one of Miami-Dade’s largest efforts to expand affordable housing and transit-oriented development, while balancing community benefits and resident concerns.



THE STRATEGIC ADVANTAGE OF 270 NE 70TH STREET



For an investor or business owner, acquiring the subject property at 270 Northeast 70th Street represents a rare dual-purpose opportunity. In the near term, the site provides immediate utility, serving as a highly functional base for day-to-day business operations in one of Miami's most dynamic emerging corridors.

However, the property's true upside lies in its long-term strategic positioning. By planting a flag directly in the path of this \$3 billion, 65-acre transformation, the owner is essentially securing a foothold in a future transit-oriented hub before the heavy infrastructure is completed. As the Tri-Rail station opens, new commercial anchors move in, and thousands of new residents populate the immediate blocks, the underlying land value in this exact corridor is poised to surge.

Ultimately, this site is not just a place to do business today—it is a strategic land-banking play. As developers inevitably seek to assemble more parcels to expand their footprints, and as the neighborhood reaches peak density, holding this asset positions the owner for a highly lucrative cash-out down the road. Whether realized through a premium developer buyout, substantial organic appreciation, or the ability to eventually upzone and redevelop the parcel, the property offers a built-in exit strategy driven by the massive capital already committed to the surrounding blocks.

MIAMI-DADE HIGHLIGHTS



Thriving corporate ecosystem

Beyond finance, Miami-Dade is capturing massive corporate expansions in tech, law, and life sciences, maintaining a robust local economy with unemployment rates consistently hovering in the low-to-mid 2% range.



Wall Street of the South

Brickell and Downtown Miami have emerged as major global financial hubs, attracting over \$3 trillion in relocated capital and major headquarters from firms like Citadel, Blackstone, and Thoma Bravo.



Strong average asking rents

Average asking rents for core Miami industrial spaces are \$17.56 per square foot (NNN), supported by robust fundamentals.



No state income tax

Florida is one of just seven states in the US with no personal income tax, allowing residents and businesses to retain significantly more of their earnings.



Epicenter of wealth migration

Florida gained a staggering \$137 billion in net income from domestic migration between 2019 and 2023, with Miami-Dade acting as a primary magnet for incoming high-net-worth individuals from high-tax states.



Major local employers

Anchored by Jackson Memorial Hospital and the Miami Health District, employing over 30,000 people nearby.

MIAMI-DADE BY THE NUMBERS

#1

Wealthiest zip code in the United States (Fisher Island, 33109)

\$3T+

Capital relocated to the Miami area by financial and wealth management firms since 2020.

#2

Largest millionaire hub in the U.S. (Florida), in Miami-Dade.

PORT MIAMI

1.12 M

PORT VOLUME

600,000+

REFRIGERATED TEUS (ANNUAL)

52' - 54'

CHANNEL DEPTH

\$61 Billion

ECONOMIC IMPACT

\$1+ Billion

PORT CAPITAL IMPROVEMENTS*

**Reflects ongoing infrastructure investment and modernization initiatives.
Sources: PortMiami Annual Performance Reports (FY2025); Miami-Dade County; Capital Analytics.*



MAJOR EMPLOYERS



The property is strategically positioned to benefit from a robust and diverse employment landscape anchored by recession-resistant sectors. The nearby Miami Health District serves as a primary economic bedrock, featuring globally recognized institutions such as Jackson Memorial Hospital, the University of Miami's Miller School of Medicine, and Mount Sinai Medical Center. This concentration of 'meds and eds' ensures a consistent demand for housing from a stable workforce of high-earning professionals. Further reinforcing the local economy are major public and logistical employers, including Miami-Dade County, headquartered at the Stephen P. Clark Government Center, and the massive employment hub of Miami International Airport. This powerful mix of healthcare, education, government, and transportation provides exceptional economic stability, underpinning the long-term investment appeal and resilience of the submarket.

| Employer | Industry | Employees | Distance |
|---|---------------------------|-----------|----------|
| Miami International Airport | Aviation / Transportation | 35,000 | 8.2 mi |
| Jackson Memorial Hospital | Healthcare | 12,000 | 5.1 mi |
| University of Miami | Education | 10,000 | 12.7 mi |
| Miami-Dade County Government | Government | 10,000 | 5.9 mi |
| University of Miami Miller School of Medicine | Education / Healthcare | 9,000 | 5.5 mi |
| Mount Sinai Medical Center | Healthcare | 3,500 | 6.4 mi |

MIAMI UNEMPLOYMENT FALLS TO NEAR-RECORD LOWS

**~2.5%
UNEMPLOYMENT**

MIAMI-DADE COUNTY'S UNEMPLOYMENT RATE REMAINED LOW AT 2.5% IN JUNE 2025, WELL BELOW THE NATIONAL AVERAGE.

**~20,000 JOBS
ADDED**

MIAMI-DADE ADDED APPROXIMATELY 20,000 JOBS BY DECEMBER 2024, WITH STRONG GROWTH IN TECH, HEALTHCARE, AND HOSPITALITY SECTORS.

~1.4M WORKERS

MIAMI-DADE HAS A WORKFORCE OF 1.4 MILLION, SUPPORTING A DIVERSE, RAPIDLY GROWING ECONOMY.

**~5M
PASSENGERS**

PORTMIAMI HANDLED OVER 5 MILLION PASSENGERS IN 2025, MAINTAINING ITS STATUS AS THE WORLD'S BUSIEST CRUISE PORT.

**~1.2M TEUs OF
CARGO**

MIAMI'S PORT SAW OVER 1.2 MILLION TEUS IN CONTAINERIZED CARGO, CONTINUING TO SHOW GROWTH AS A MAJOR TRADE HUB.

**~\$28.1
BECONOMIC
ACTIVITY**

PORTMIAMI'S OPERATIONS

MIAMI POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH

MIAMI-DADE COUNTY

2.8M

2021 Population

1.04%

Population Growth
(2010 to 2021)

1.12%

Population Growth
(2021 to 2026)

SOUTH FLORIDA

6.1M

2021 Population

0.84%

Population Growth
(2010 to 2021)

0.94%

Population Growth
(2021 to 2026)

FLORIDA

21.7M

2021 Population

1.30%

Population Growth
(2010 to 2021)

1.31%

Population Growth
(2021 to 2026)

UNITED STATES

333.9M

2021 Population

0.70%

Population Growth
(2010 to 2021)

0.71%

Population Growth
(2021 to 2026)

MIAMI POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH



Miami is home to 15 of the Top 500 public high schools

Source: U.S. NEWS 2023 Top Public Schools List



Miami is home to 5 top 100 private high schools

Including schools such as:

- Ransom Everglades School
- Miami Country Day School
- The Cushman School



The Miami-Dade County Public Schools (M-DCPS) district is one of the largest in the U.S., with over 350 schools serving more than 350,000 students.

Source: Miami-Dade County Public Schools

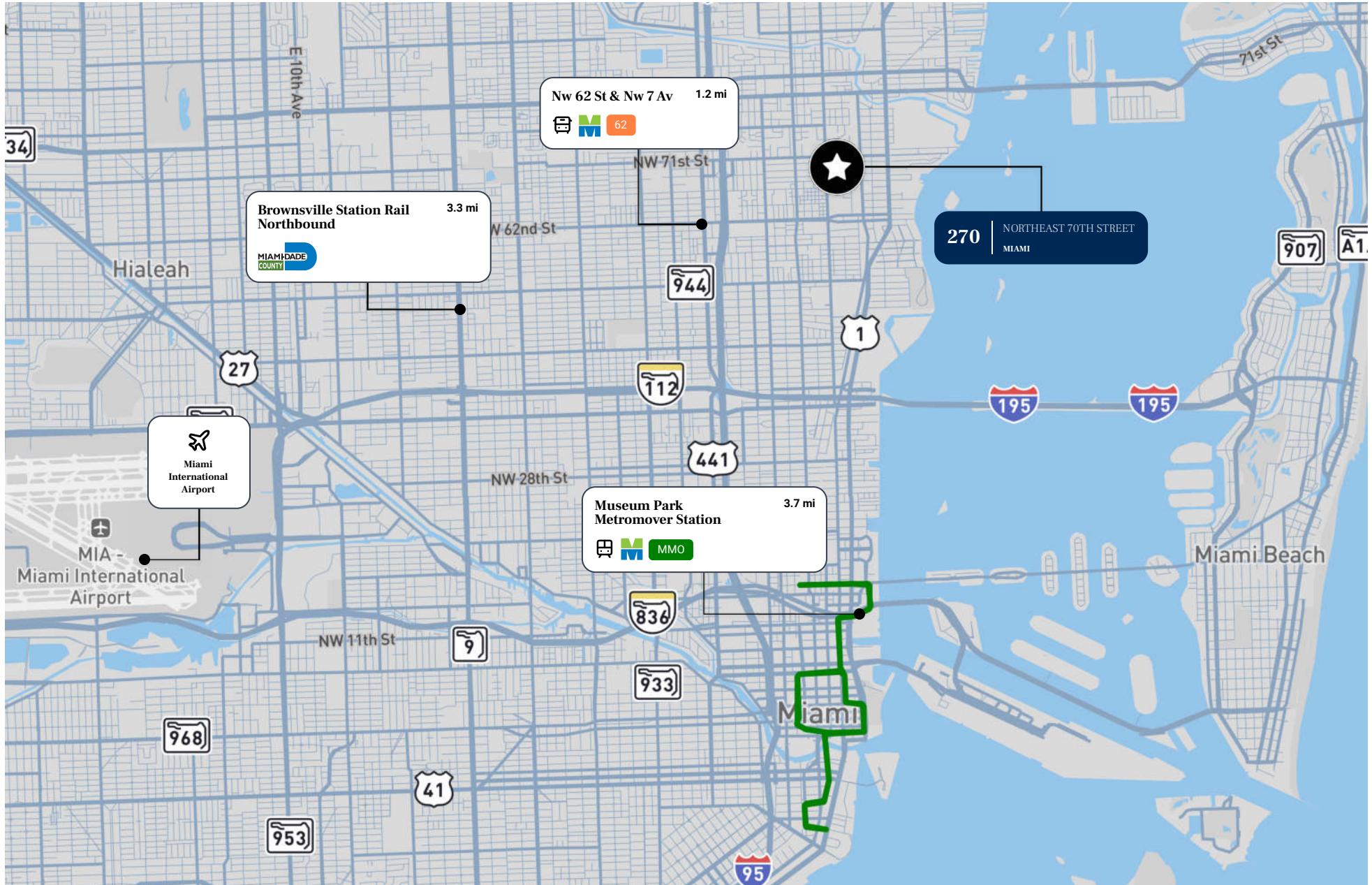


Miami is home to the best private schools in Florida

- Ransom Everglades School (Ranked #3 in Florida)
- Miami Country Day School (Ranked #8 in Florida)



TRANSPORTATION MAP



270 Northeast 70th Street

Miami Beach | FL

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