



**APEX**  
CAPITAL REALTY

**FOR LEASE**

INDUSTRIAL FLEX SPACE

**2640 SW 28TH LN**  
**MIAMI, FL 33133**



# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## ADVISORS

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# OFFERING SUMMARY

**2640 SW 28TH LN, MIAMI, FL 33133**

## Highlights

Traffic Count	82,000 AADT
Electrical	3 Phase
Ceiling Height	12 Ft
Roof	New 2020
Combined Unit SF	15,000 SF
Potential Uses	Showroom, Creative Office, Gym, Restaurant / Cafe, Retail

## Unit Break Down

Unit 1	Unit 2
7,500 SF	7,500 SF
2 ADA Compliant Restrooms	1 ADA Compliant Restroom
2 Bay Doors	1 Bay Door

**Price - \$35 NNN**

APEX Capital Realty is delighted to offer a leasing opportunity encompassing up to 15,000 square feet of industrial flex space with prominent frontage on US1, strategically positioned at the entrance to Coconut Grove. The property, located at 2640 SW 28th Lane in Miami, boasts meticulously maintained warehouse flex space, making it ideally suited for a diverse range of purposes. Featuring 12 ft high ceilings, bay doors, and egress access through the property from SW 28th Lane to the Metrorail.

This versatile space opens up possibilities for establishments such as restaurants, showrooms, gyms, cafes, specialty markets, event spaces, offices, and other creative uses. The prime location and adaptable nature of this property make it an attractive prospect for businesses seeking a dynamic and accessible space in a thriving area.

With frontage on US1 and SW 27th Avenue, this property offers a strategic location in close proximity to Downtown/Brickell and I-95. The advantageous frontage on both US1 and SW 27th Avenue enhances visibility and accessibility, making it a prime choice for businesses looking to establish a presence in a dynamic area. With the convenience of being near key areas such as Downtown and Brickell, as well as easy access to the major transportation artery I-95, this location is well-connected and strategically positioned for businesses seeking a central and accessible hub.





# BIRD'S EYE VIEW



**ALLEYWAY FOR  
TENANT USE**



# NORTHEAST VIEW

WYNWOOD

6.5 MILES AWAY

DOWNTOWN MIAMI

4.7 MILES AWAY

BRICKELL

3.1 MILES AWAY

28,000 AADT

ALLEYWAY FOR  
TENANT USE

82,000 AADT

SW 27TH AVE

SW 27TH AVE

METRO RAIL / UNDERLINE PHASE 3  
SOUTH DIXIE HWY

US1

US1

SOUTH DIXIE HWY

Total  
CROSSING  
SPROUTS











# CONCEPTS



# The Underline

## PHASE 3

Phase 3 of The Underline is a 7.36-mile segment that connects SW 19th Ave to its terminus at the Dadeland South Metrorail station Kiss and Ride Facility. Phase 3 is built on three key drivers: safe multi-modal transportation, nature, and community. Native vegetation including trees, plants and grasses that support The Underline master plan restoration of the Pine Rockland, Hardwood Hammock, Pollinator and Wet Prairie ecosystems.







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