

IVES DAIRY COMMERCE CENTER

20161 NE 16th Pl.

Miami, FL



Wolf Co.
REAL ESTATE

PROPERTY OVERVIEW

Now Leasing: Versatile Flex Space with Office & Storage Components.

Available Space: ±4,100 SF.

Lease Rate: \$35.00/SF (Modified Gross).

Availability: Immediate.

Highlights

Power: 225 Amps | 3-Phase Power (208Y/120V, 240V, 240/120V Delta) — ideal for high-demand equipment.

Layout: Open, efficient floor plan with dedicated office and warehouse/storage areas.

Condition: Delivered in clean, functional “as-is” condition – ready for occupancy.

Zoning & Use: Perfect for light manufacturing, creative production, distribution, or office/tech operations.

Tenant Incentives: Flexible term leases available with renewal options; landlord open to customizing terms for the right tenant.



PROPERTY OVERVIEW

Key Advantages

Power-Ready for Production: Sufficient infrastructure for machinery-heavy users including manufacturers, fabricators, and tech labs.

Prime Location: Minutes from I-95 and major thoroughfares, offering quick access to Northeast Dade's commercial and industrial districts.

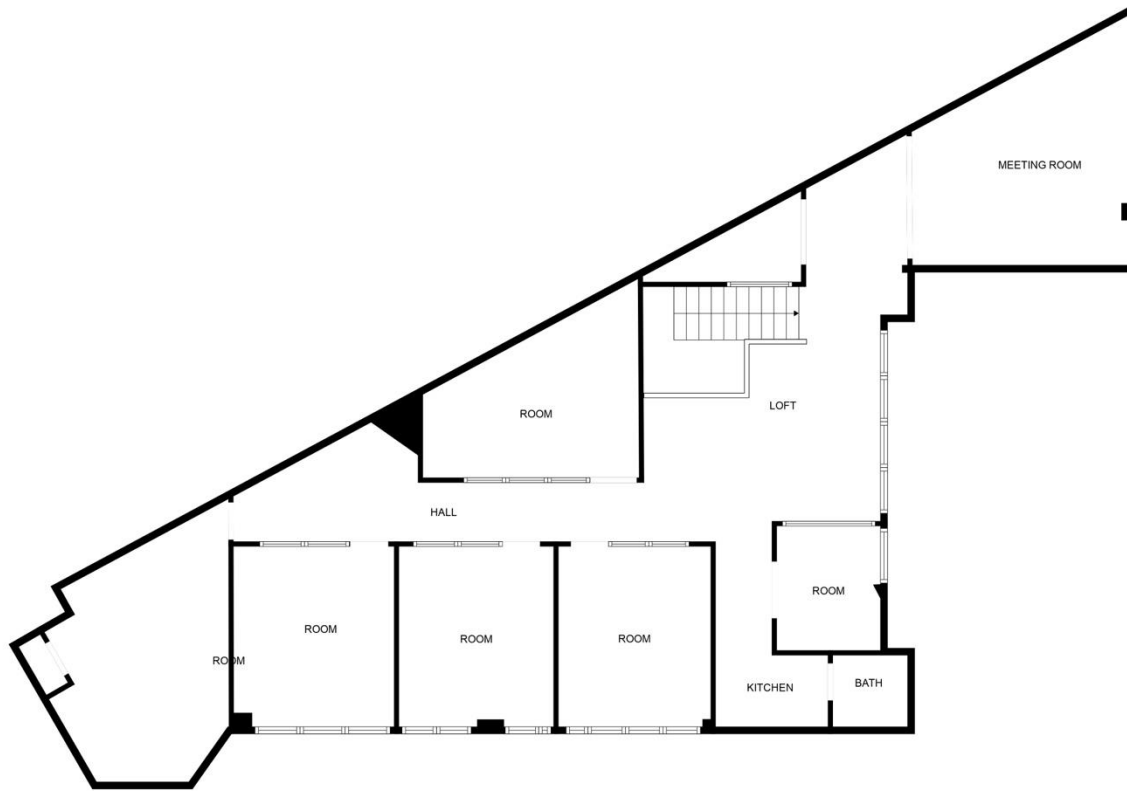
Tenant-Centric Ownership: Local, responsive landlord eager to structure deals that work for stable, creditworthy tenants.



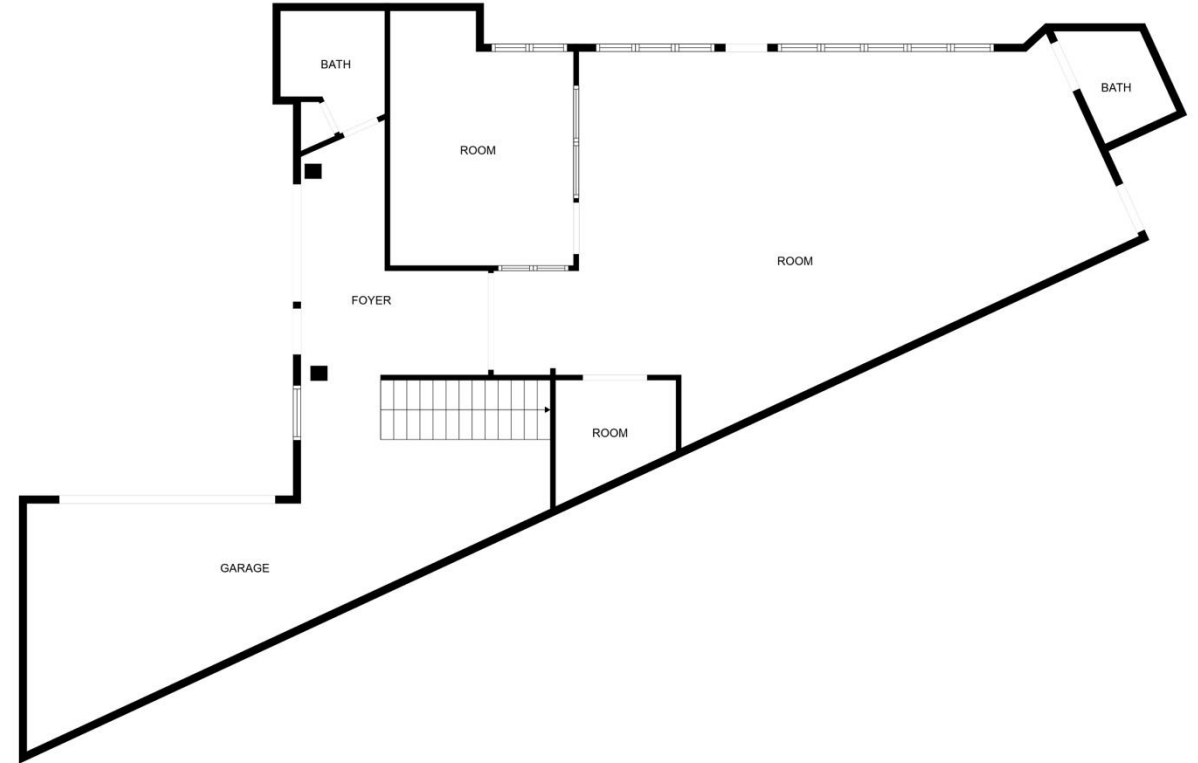
PROPERTY PHOTOS



FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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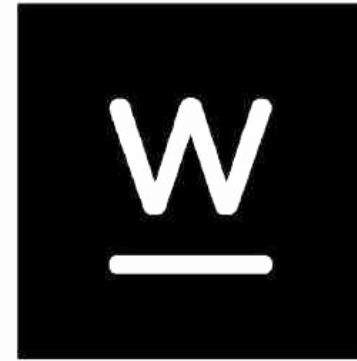
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