FOR SALE
3550 NW S. River Drive, Miami, Florida 33142

Property Features

• ± 5,500 SF Industrial Building
• ± 5.97 Acres (±260,171 SF acres) portion is submerged
• Folio Number: 30-3128-028-0030
• ±Primary Zone: 618 Urban Center within PLMUC District
• Primary Land Use: 4937 Open Storage: Warehouse or Storage

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Zoning & Access

Zoning Highlights

- Residential uses shall be Permitted up to Two Hundred Fifty (250) units per acre.
- Hotels, motels, and apartment hotels developed for transient residential usage shall be permitted up to three hundred seventy-five (375) units per acre.
- All uses permitted in the IU-1, IU-2 and BU-2 Districts
- Some of the uses allowed in BU-3
- Mobile food sales and services
- Commercial parking garages alone or in conjunction with other permitted uses

Access

- Miami-Dade County Department of Transportation and Public Works is proposing to reconstruct and widen NW South River Drive from NW 38 to NW 32 Avenues. The project encompass a 2-lane roadway with center turn lane, parallel parking, bicycle/pedestrian lane, curb and signage, road way lighting and bridge replacement at Palmer Lake (Project No. 20150007)
- Less than 2 miles from the proposed Miami Freedom Park: 25,000 seat soccer-specific stadium, retail shops, hotels, restaurants and a training center.
- 1 mile from Miami International Airport
- 1 mile from Miami Intermodel Center
- State Road 112 (SR-112) which connects to I-95
- 1.5 miles from Melreese Country Club (Proposed site from Miami Freedom Park & Soccer Village)