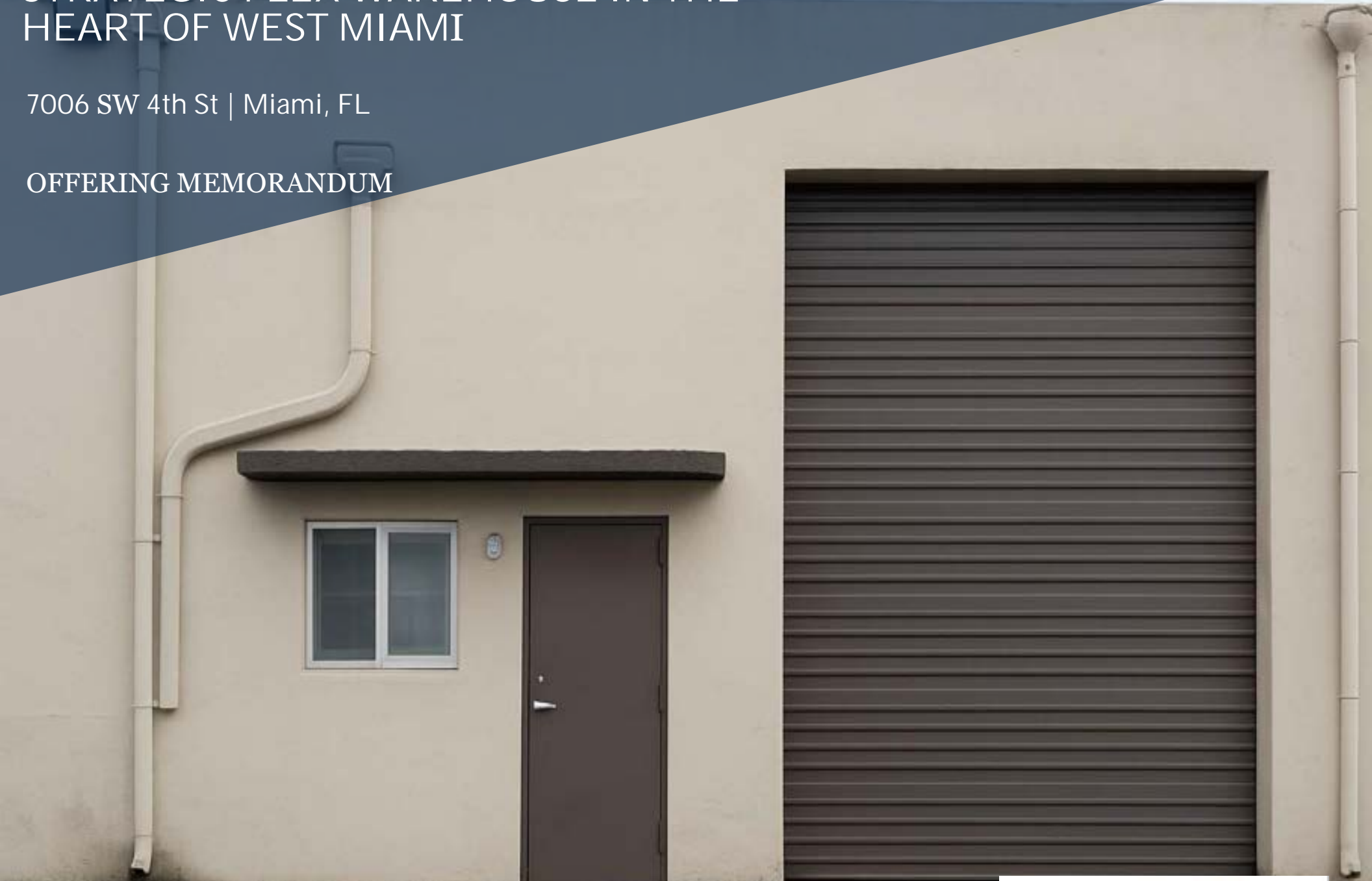


STRATEGIC FLEX WAREHOUSE IN THE HEART OF WEST MIAMI

7006 SW 4th St | Miami, FL

OFFERING MEMORANDUM



ONE | Sotheby's
INTERNATIONAL REALTY

THE SPACE

Location	7006 sw 4th St Miami, FL 33144
County	Miami Dade County
APN	01-4002-054-0030
Square Feet	3,000
Annual Rent PSF	\$28.00
Lease Type	MG

HIGHLIGHTS

- SFT: 3,000.
- PPSFT: \$28.
- 15 minutes from Miami International Airport.
- Over 30 parking spaces.
- Excellent access to major thoroughfares, including Tamiami Trail (8th Street), the Palmetto Expressway (SR-826), Florida Turnpike, and Dolphin Expressway (SR-836).

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
25,515	180,056	497,907

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$89,897	\$108,878	\$115,517

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,040	67,899	187,527



Location Summary

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	3,000
LAND SF	91,586
LAND ACRES	2.1
YEAR BUILT	1972
ZONING TYPE	7000 INDUSTRIAL - GENERAL
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	30+
CEILING HEIGHT	15
FENCED YARD	Yes
OFFICE SF	400

TENANT INFORMATION

LEASE TYPE	MG
MAJOR TENANT/S	Karla Bakery

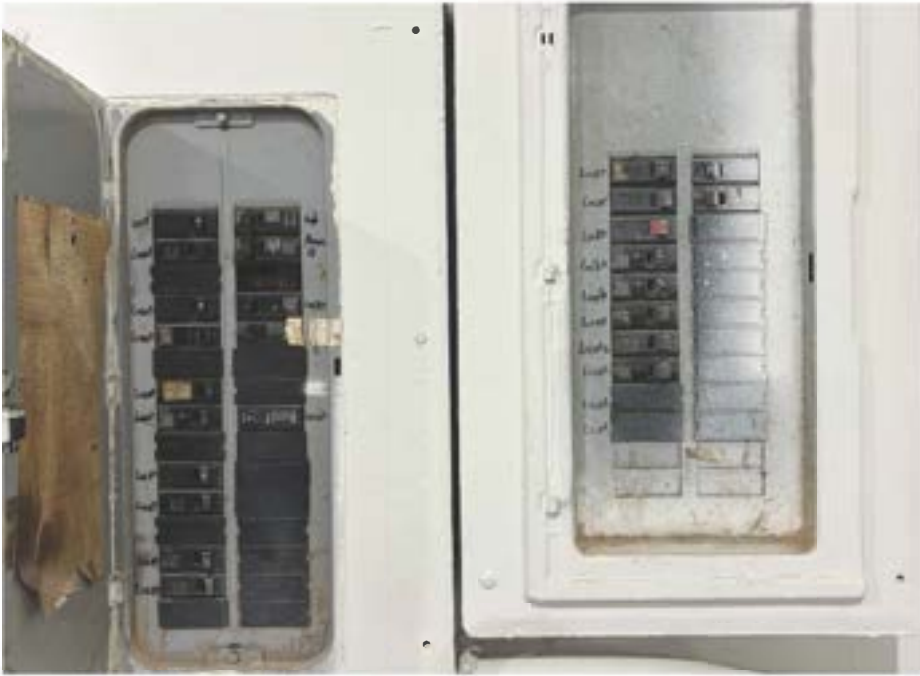
- ONE Sotheby's International Realty is pleased to present a ±3,000 square foot flex warehouse space for lease in the heart of West Miami. This unit offers excellent functionality with a drive-in bay, exterior dock door, and over 30 open parking spaces parking spaces, making it ideal for a wide range of light industrial, distribution, or service uses. The space is part of a well-maintained ±91,586 square foot industrial complex built with durable concrete block construction and zoned 7000 – Industrial General. The unit is available immediately at \$28.00 per square foot per year, offering an outstanding opportunity for businesses seeking a functional and efficient warehouse solution in a prime Miami location.
- The property enjoys a strategic West Miami location, just 15 minutes from Miami International Airport, approximately 6 miles from the Florida East Coast Railyard, and 10 miles from PortMiami, providing unparalleled logistical advantages. Tenants benefit from excellent access to major thoroughfares, including Tamiami Trail (8th Street), the Palmetto Expressway (SR-826), Florida Turnpike, and Dolphin Expressway (SR-836), ensuring seamless connectivity throughout South Florida. The surrounding area is rich in amenities, with numerous hotels, restaurants, and retail options within walking distance—creating an ideal environment for both employees and clients. This prime location combines visibility, accessibility, and operational efficiency, making it a standout leasing opportunity in one of Miami's most desirable industrial submarkets.



Office area, Grade level Dock and
open Warehouse space.

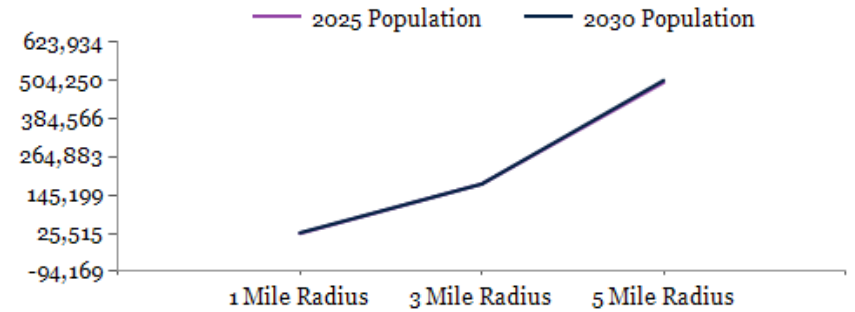


Breaker, Kitchen and Parking lot.

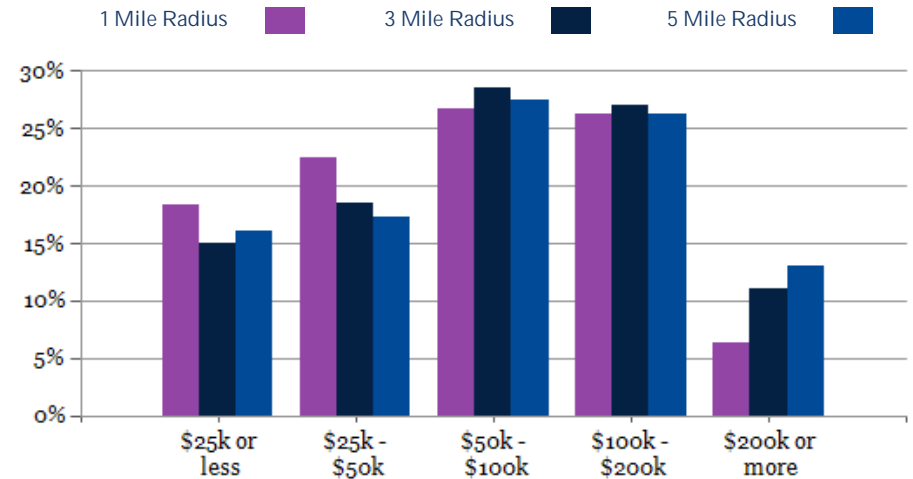


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,780	168,189	451,471
2010 Population	25,325	174,395	469,623
2025 Population	25,515	180,056	497,907
2030 Population	27,146	180,144	504,250
2025 African American	225	1,689	12,458
2025 American Indian	34	360	1,360
2025 Asian	134	2,325	8,454
2025 Hispanic	23,867	159,832	416,856
2025 Other Race	2,817	20,960	61,896
2025 White	7,007	50,546	147,769
2025 Multiracial	15,295	104,150	265,855
2025-2030: Population: Growth Rate	6.25%	0.05%	1.25%

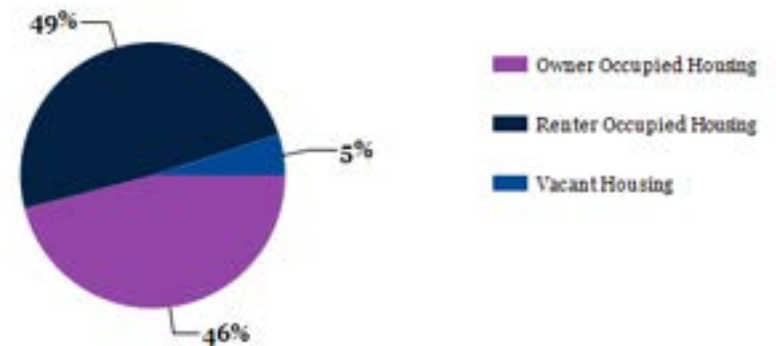
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	916	5,797	18,202
\$15,000-\$24,999	741	4,339	11,917
\$25,000-\$34,999	975	4,882	13,173
\$35,000-\$49,999	1,048	7,683	19,148
\$50,000-\$74,999	1,406	11,142	29,807
\$75,000-\$99,999	1,008	8,222	21,621
\$100,000-\$149,999	1,613	11,863	32,920
\$150,000-\$199,999	757	6,492	16,295
\$200,000 or greater	575	7,479	24,435
Median HH Income	\$61,812	\$75,243	\$76,353
Average HH Income	\$89,897	\$108,878	\$115,517



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

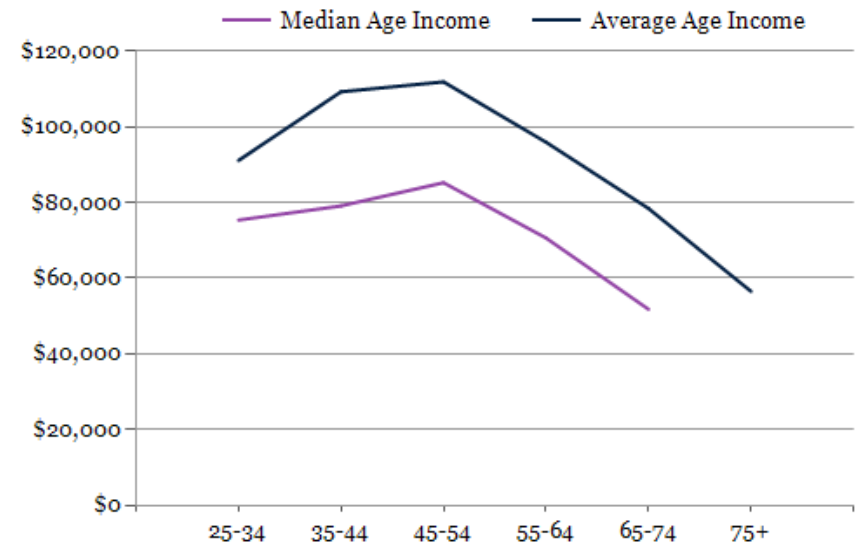
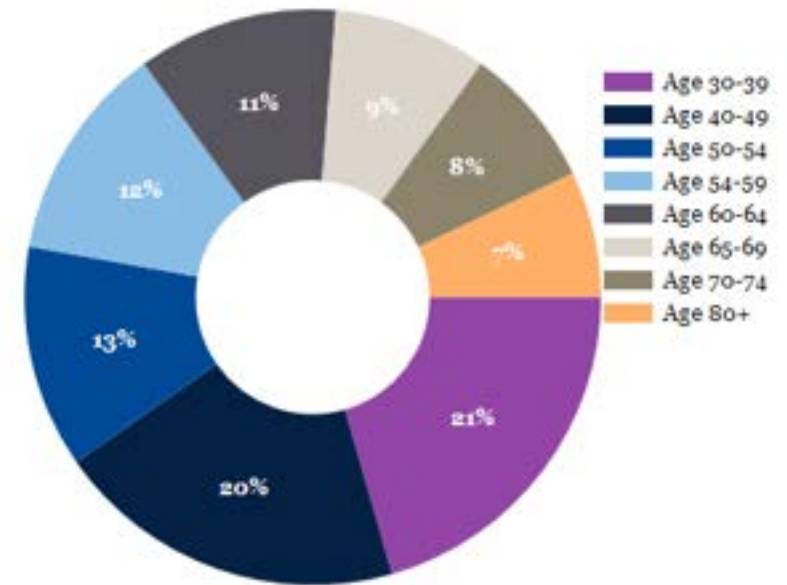


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,709	11,923	32,993
2025 Population Age 35-39	1,656	12,377	34,082
2025 Population Age 40-44	1,598	11,886	32,869
2025 Population Age 45-49	1,631	11,710	32,111
2025 Population Age 50-54	2,050	13,491	35,799
2025 Population Age 55-59	1,999	13,230	35,160
2025 Population Age 60-64	1,839	12,882	34,759
2025 Population Age 65-69	1,420	10,278	27,547
2025 Population Age 70-74	1,305	9,049	23,929
2025 Population Age 75-79	1,158	7,727	19,998
2025 Population Age 80-84	1,011	6,110	15,282
2025 Population Age 85+	1,217	7,009	16,315
2025 Population Age 18+	21,861	151,460	418,200
2025 Median Age	48	46	44
2030 Median Age	48	46	45

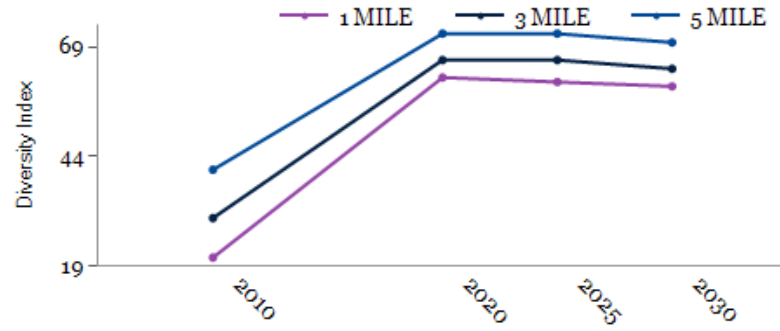
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,360	\$80,945	\$83,249
Average Household Income 25-34	\$91,125	\$107,235	\$114,847
Median Household Income 35-44	\$79,097	\$92,452	\$94,867
Average Household Income 35-44	\$109,264	\$128,001	\$136,219
Median Household Income 45-54	\$85,225	\$98,077	\$100,215
Average Household Income 45-54	\$111,872	\$133,511	\$141,979
Median Household Income 55-64	\$70,611	\$83,474	\$84,986
Average Household Income 55-64	\$95,932	\$118,679	\$126,367
Median Household Income 65-74	\$51,767	\$59,132	\$59,314
Average Household Income 65-74	\$78,417	\$93,829	\$98,560
Average Household Income 75+	\$56,516	\$70,990	\$72,190

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	60	64	71
Diversity Index (current year)	61	66	72
Diversity Index (2020)	62	67	72
Diversity Index (2010)	21	30	41

POPULATION DIVERSITY



POPULATION BY RACE

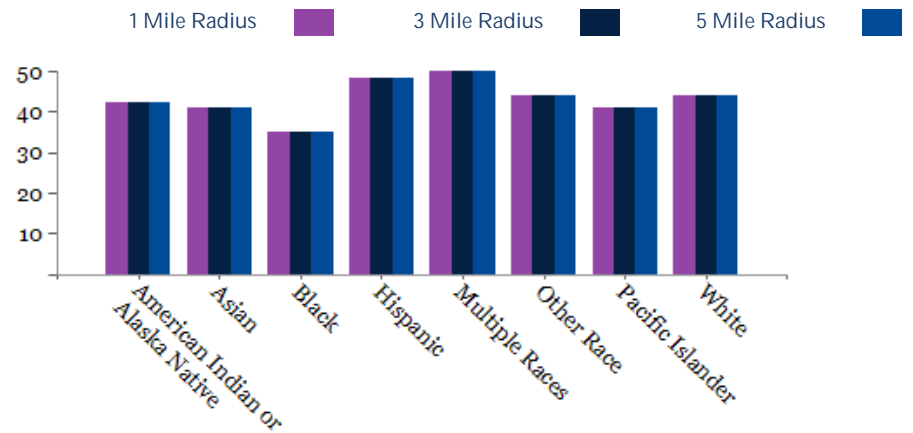


2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	0%	0%	1%
American Indian	0%	0%	0%
Asian	0%	1%	1%
Hispanic	48%	47%	46%
Multiracial	31%	31%	29%
Other Race	6%	6%	7%
White	14%	15%	16%

2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	43	37	38
Median Asian Age	41	35	34
Median Black Age	35	40	31
Median Hispanic Age	49	47	45
Median Multiple Races Age	50	48	47
Median Other Race Age	44	42	39
Median Pacific Islander Age	41	40	29
Median White Age	44	42	41

2025 MEDIAN AGE BY RACE





Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

Strategic Flex Warehouse in the Heart of West Miami



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