



FOR LEASE

Freestanding Aventura 10k SF Warehouse with Secured Yard

2655 NE 188TH ST, MIAMI, FL 33180



PRESENTED BY:

JOEL A. KATTAN, SIOR

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ANTHONY PERAGINE

Senior Advisor
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LEASE RATE **\$25,000 PER MONTH GROSS**

OFFERING SUMMARY

BUILDING SIZE:	9,860 SF
AVAILABLE SF:	9,860 SF
LOT SIZE:	16,300 SF
ZONING:	OUAD
MARKET:	Miami-Dade
SUBMARKET:	Aventura North Dade

PROPERTY OVERVIEW

SVN Commercial Realty is pleased to offer for lease this +/- 9,860 SF freestanding warehouse with yard in Aventura. Property is in excellent condition and has been recently renovated and painted. Prime North Dade location adjacent to Biscayne Blvd and minutes to Aventura Mall, Brightline station and I-95.

Property is in turnkey condition and available for immediate occupancy.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	624	2,834	9,850
TOTAL POPULATION	1,586	6,820	22,448
AVERAGE HH INCOME	\$126,962	\$114,766	\$113,920



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PROPERTY HIGHLIGHTS

- +/- 9,860 SF Freestanding Warehouse
- +/- 925 SF of Office Space
- Office Configuration: 2 Private Offices, Conference Room, Bull Pen Open Area, 1 Restroom
- Three (3) Restrooms in Warehouse
- 16' Clear Height
- Twin T Roof (2025) | Column Free
- Two (2) Operational Built-In Exhaust Fans
- 3 Phase 240V/600 Amp Power
- Three (3) Grade Level Doors (10' W x 14' H) w/ Electric Openers
- Sewer Connection In Progress
- Fully Gated, Secured Property w/ ample Parking & Yard Area
- +/- 1,200 SF Mezzanine (not part of overall SF)
- Plus Additional +/- 900 SF of Mezzanine Storage Area Above Office (not part of overall SF)
- Available Immediately



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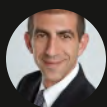
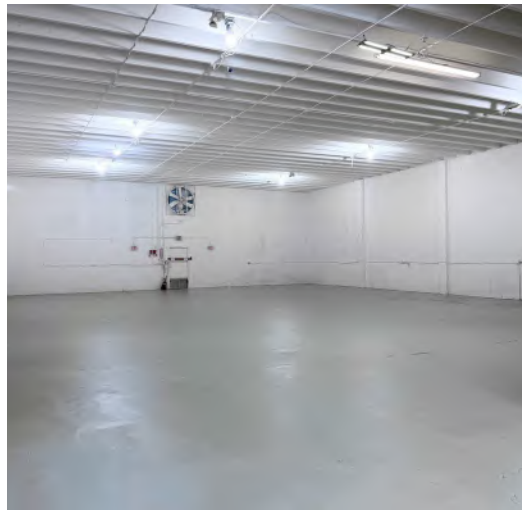
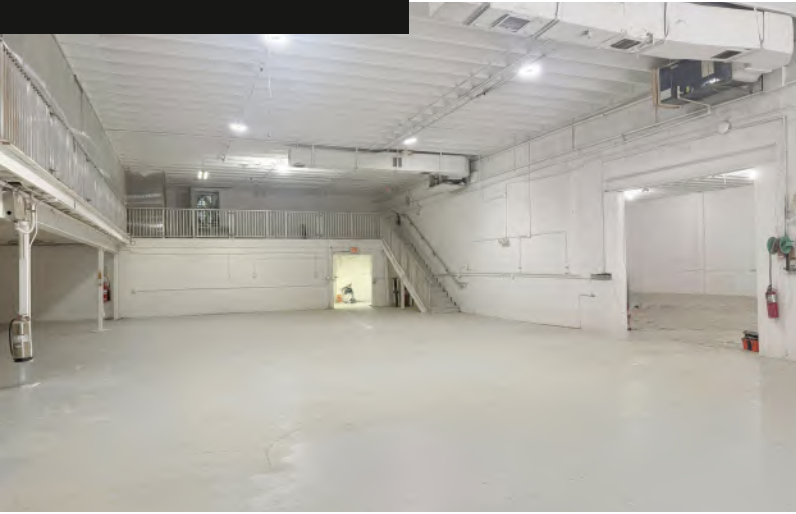




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Warehouse

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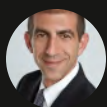
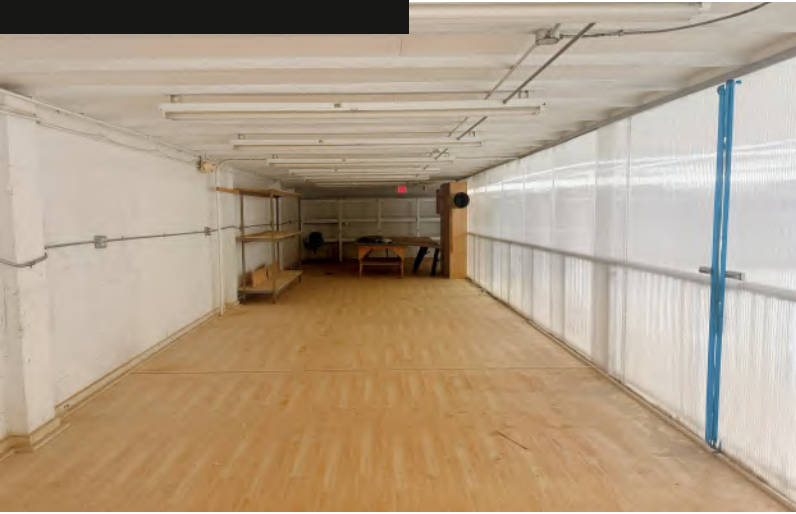
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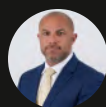


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Mezzanine | Not Part of Overall SF
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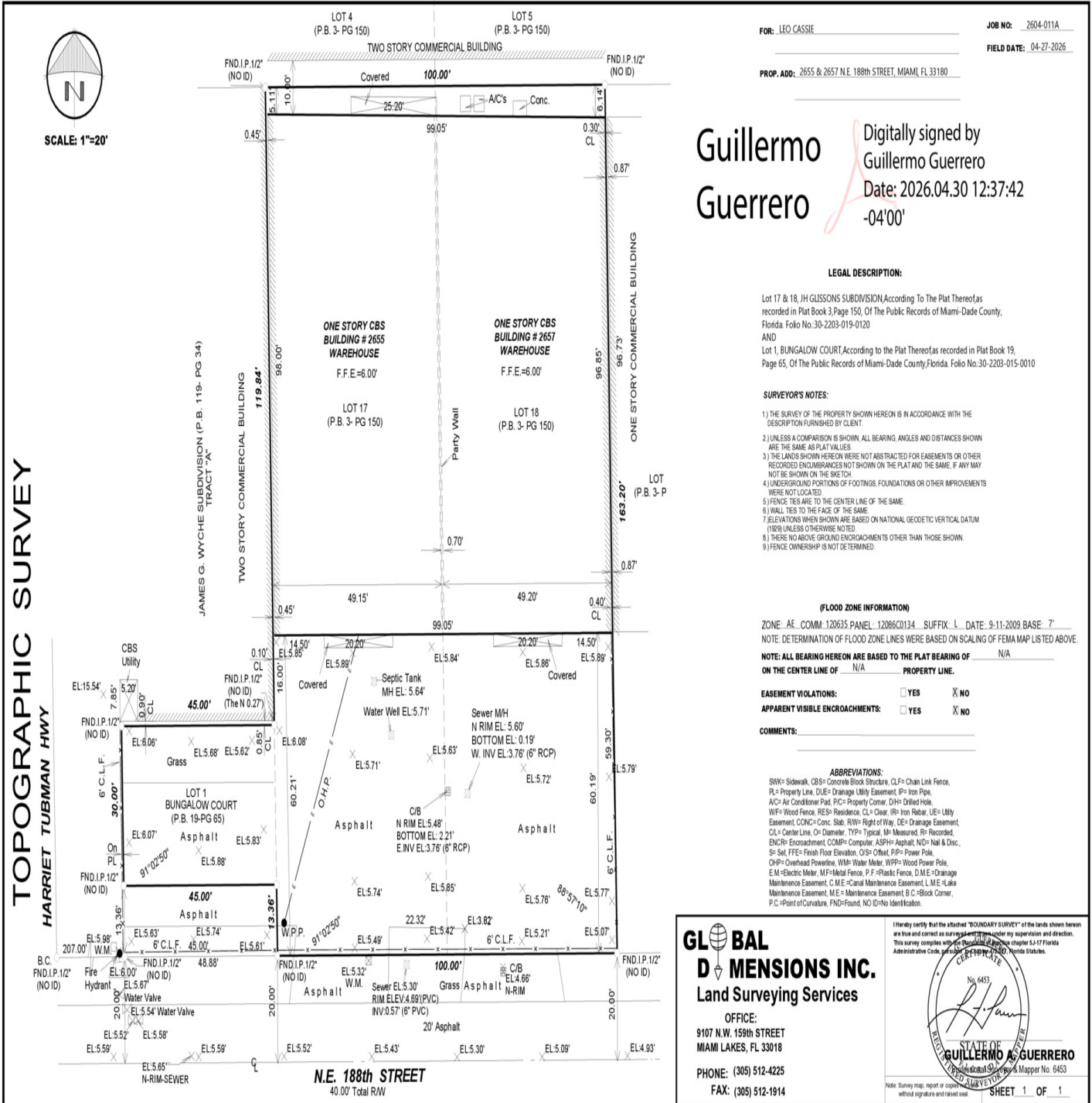
Office & Warehouse Restrooms
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FOR: LEO CASSIE
JOB NO: 2604-011A
FILED DATE: 04-27-2026
PROP. ADD: 2655 & 2657 N.E. 188th STREET, MIAMI, FL 33180

Guillermo Guerrero
Digitally signed by Guillermo Guerrero
Date: 2026.04.30 12:37:42 -04'00'

LEGAL DESCRIPTION:

Lot 17 & 18, JH GLISSONS SUBDIVISION According To The Plat Thereof as recorded in Plat Book 3, Page 150, Of The Public Records of Miami-Dade County, Florida. Folio No.30-2203-019-0120
AND
Lot 1, BUNGALOW COURT, According to the Plat Thereof as recorded in Plat Book 19, Page 65, Of The Public Records of Miami-Dade County, Florida. Folio No.30-2203-015-0010

SURVEYOR'S NOTES:

- 1) THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT.
- 2) UNLESS A COMPARISON IS SHOWN, ALL BEARING, ANGLES AND DISTANCES SHOWN ARE THE SAME AS PLAT VALUES.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THE SHEET.
- 4) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 5) FENCE TIES ARE TO THE CENTER LINE OF THE SAME.
- 6) WALL TIES TO THE FACE OF THE SAME.
- 7) ELEVATIONS WHEN SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (1929) UNLESS OTHERWISE NOTED.
- 8) THERE NO ADJACENT GROUND ENCUMBRANCES OTHER THAN THOSE SHOWN.
- 9) FENCE OWNERSHIP IS NOT DETERMINED.

(FLOOD ZONE INFORMATION)

ZONE: AE, COMM. 120635 PANEL: 12086C0134, SUFFIX: L, DATE: 9-11-2009 BASE: 7'
NOTE: DETERMINATION OF FLOOD ZONE LINES WERE BASED ON SCALING OF FEMA MAP LISTED ABOVE.

NOTE: ALL BEARING HEREON ARE BASED TO THE PLAT BEARING OF N/A ON THE CENTER LINE OF N/A PROPERTY LINE.

EASEMENT VIOLATIONS: YES NO
APPARENT VISIBLE ENCROACHMENTS: YES NO

COMMENTS:

ABBREVIATIONS:

SWK= Sidewalk, CBS= Concrete Block Structure, CLF= Chain Link Fence, PL= Property Line, DUE= Drainage Utility Easement, IP= Iron Pipe, AC= Air Conditioner Pad, PIC= Property Corner, DH= Drilled Hole, WF= Wood Fence, RES= Residence, CL= Clear, IR= Iron Rebar, UE= Utility Easement, CONC= Conc. Slab, RW= Right of Way, CE= Drainage Easement, CL= Center Line, O= Diameter, TYP= Typical, M= Measured, PR= Recorded, ENCR= Encroachment, COMP= Computer, ASPH= Asphalt, N= Nail & Disc, S= Set, FFE= Finish Floor Elevation, OS= Offset, PP= Power Pole, OHP= Overhead Powerline, WM= Water Meter, WPP= Wood Power Pole, EM= Electric Meter, MFW= Metal Fence, P.F.= Plastic Fence, D.M.E.= Drainage Maintenance Easement, C.M.E.= Canal Maintenance Easement, L.M.E.= Lake Maintenance Easement, M.E.= Maintenance Easement, B.C.= Block Corner, P.C.= Point of Curvature, FND= Found, NO ID= No Identification.

GLOBAL D MENSIONS INC.
Land Surveying Services
OFFICE:
9107 N.W. 159th STREET
MIAMI LAKES, FL 33018
PHONE: (305) 512-4225
FAX: (305) 512-1914

I hereby certify that the attached "BOUNDARY SURVEY" of the lands shown hereon are true and correct as surveyed and shown under my supervision and direction. This survey complies with the provisions of the Florida Statutes, Chapter 51-17 Florida Administrative Code, and the Florida Board of Professional Engineers and Surveyors, Florida Statutes.

GUILLERMO A. GUERRERO
No. 6453
STATE OF FLORIDA
Professional Engineer and Surveyor
Mapper No. 6453

Sheet Survey map, report or copies without signature and raised seal. SHEET 1 OF 1



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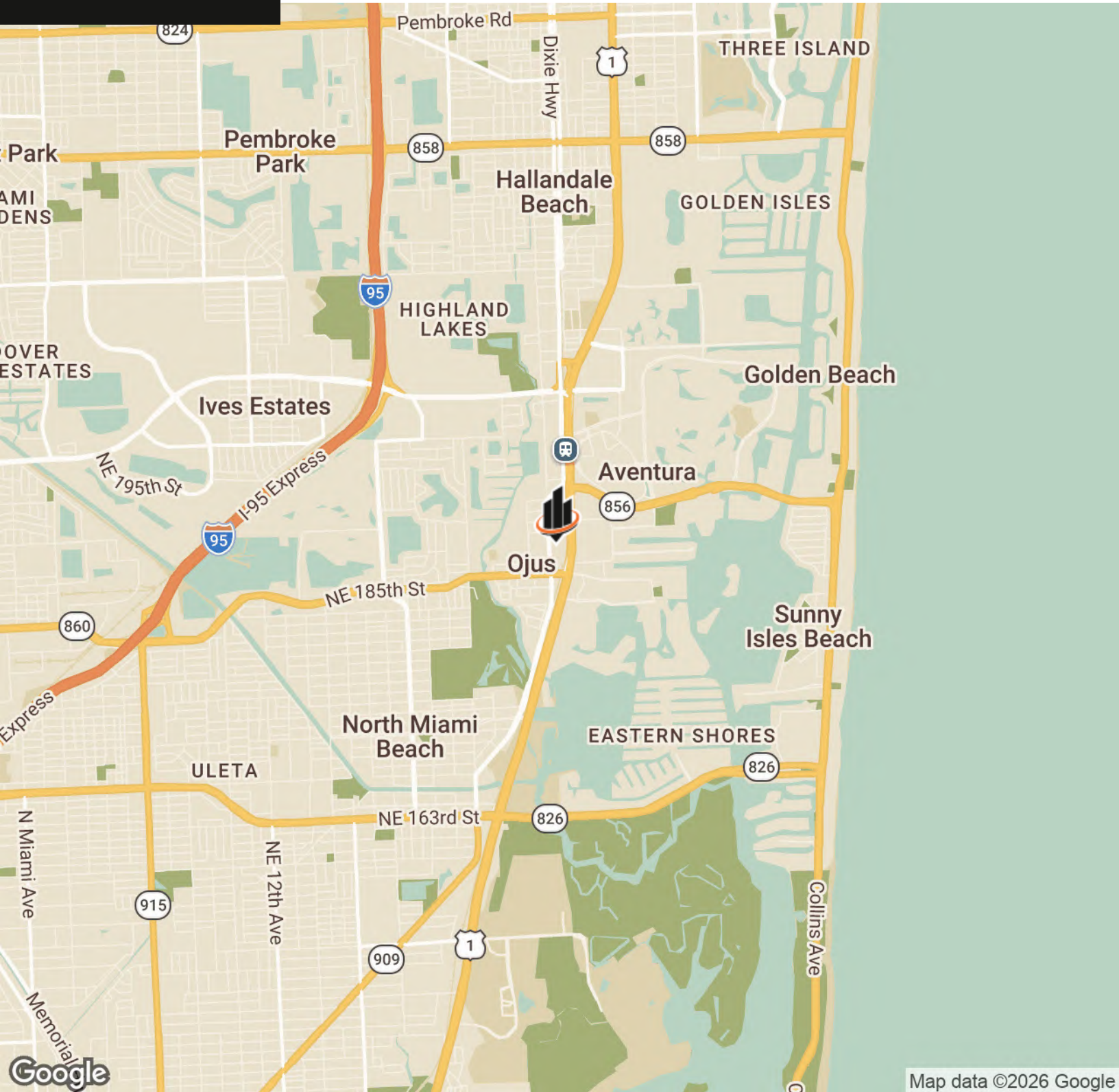


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Map data ©2026 Google



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