

MIAMI'S PREMIER AUTOMOTIVE SANCTUARY

2500 NW 39th St | Miami, FL

OFFERING MEMORANDUM

FOR SALE



2500 NW 39th St

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MIAMI-DADE
COUNTY

Exclusively Marketed by:

ONE

Sotheby's

INTERNATIONAL REALTY

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	2500 NW 39th St Miami FL 33142
COUNTY	Miami-Dade
MARKET	Miami
SUBMARKET	Central Miami
BUILDING SF	23,700 SF
LAND ACRES	1.12
LAND SF	48,599 SF
YEAR BUILT	1952
YEAR RENOVATED	2023
APN	30-3122-034-0080
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$8,950,000
PRICE PSF	\$377.64

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	30,090	244,698	665,267
2026 Median HH Income	\$40,978	\$48,615	\$64,334
2026 Average HH Income	\$58,092	\$69,638	\$102,196

Executive Summary

- ONE Sotheby's International Realty is pleased to present Miami's Premier Automotive Sanctuary, a rare ±23,700 SF single-tenant industrial asset offered for sale, purpose-built for high-value storage, distribution, and showroom use.

Strategically positioned in Miami's Central Industrial Submarket, the property delivers a unique combination of functionality, security, and sophistication—making it an ideal destination for luxury automotive collections, high-end logistics operators, and specialized users who demand both performance and presentation.

This is not a traditional warehouse—it is a purpose-driven environment designed to support the storage, movement, and display of premium assets at scale.

- Situated on a ±1.12-acre site, the property offers a highly efficient layout supported by robust loading capabilities, heavy power infrastructure, and ample on-site parking—features that are increasingly scarce within Miami's infill industrial market. The configuration allows for a seamless blend of showroom, operational, and storage uses, creating a versatile platform for a wide range of high-value applications.

From an investment perspective, Miami's Premier Automotive Sanctuary represents an opportunity to acquire a differentiated industrial asset in one of the most supply-constrained and rapidly evolving markets in the country. Continued demand driven by international trade, luxury goods, and automotive-related industries positions the property for long-term relevance, strong user demand, and sustained value appreciation.

- Whether for an owner-user seeking a flagship facility or an investor targeting a specialized asset with inherent upside, this offering delivers a rare combination of scale, identity, and functionality—set within the core of Miami's industrial backbone.



03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	35
BUILDING SF	23,700
LAND SF	48,599
LAND ACRES	1.120
YEAR BUILT	1952
YEAR RENOVATED	2023
# OF PARCELS	1
ZONING TYPE	IU (Industrial District)
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	35
CEILING HEIGHT	16 ft
DOCK HIGH DOORS	7
GRADE LEVEL DOORS	2
FENCED LOT	Yes
DRIVE INS	2

MECHANICAL

ELECTRICAL / POWER	600a/600v 3p
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CONSTRUCTION

PARKING SURFACE	Asphalt
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PROPERTY FEATURES

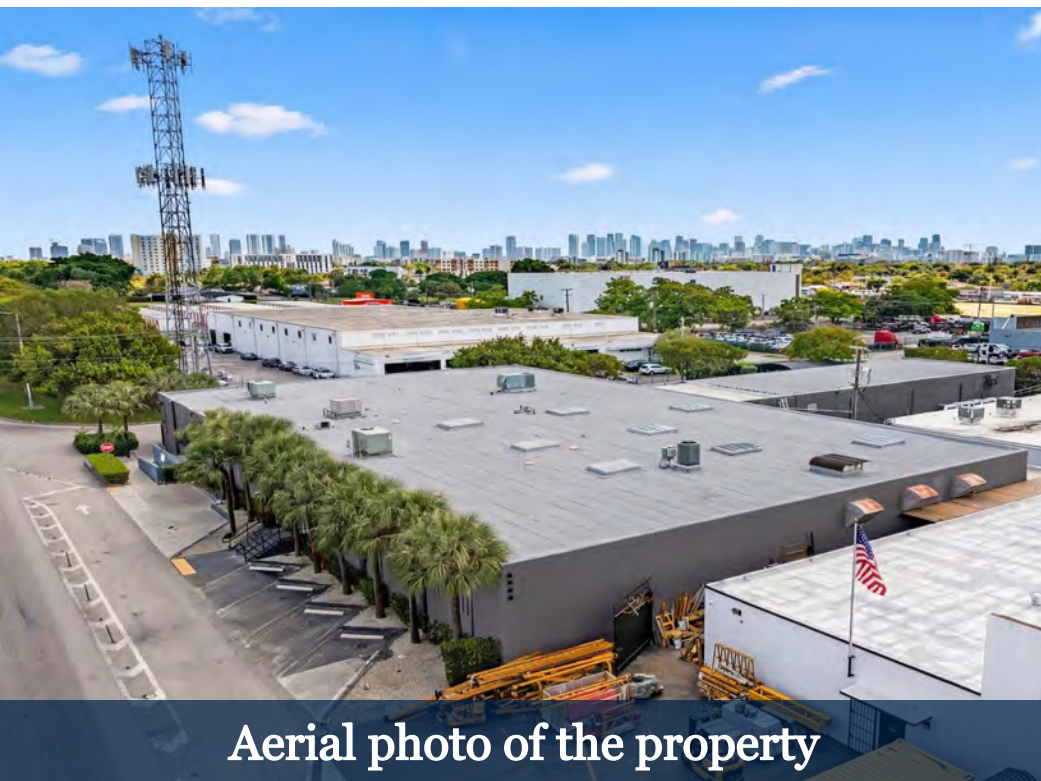
- In the heart of Miami—where global commerce meets lifestyle and prestige—The Auto Sanctuary is positioned at the center of it all.
- Located within Miami’s Central Industrial Submarket, the property offers immediate access to the region’s most critical transportation arteries, allowing for seamless connectivity throughout Miami-Dade County and beyond. Just 17 minutes from Miami International Airport, the asset is ideally situated for international logistics, private collections, and high-value asset movement.
- This central positioning places you within close reach of Miami’s most influential districts, including Wynwood, Midtown, and the urban core—where clientele, capital, and culture converge. Whether servicing local demand or operating on a global scale, this location provides the accessibility and visibility required to perform at the highest level. Surrounded by a dense network of industrial users, distribution hubs, and service providers, the property benefits from a deeply established infrastructure that supports efficient operations and long-term growth. At the same time, its proximity to Miami’s luxury corridors ensures it remains connected to the lifestyle and clientele that define the market.
- This is more than just a central location—it is a strategic position within one of the most dynamic and supply-constrained industrial markets in the country.
- At The Auto Sanctuary, your reach is global, your access is immediate, and your presence is exactly where it needs to be.



Aerial photo of the property



Aerial photo of the property



Aerial photo of the property



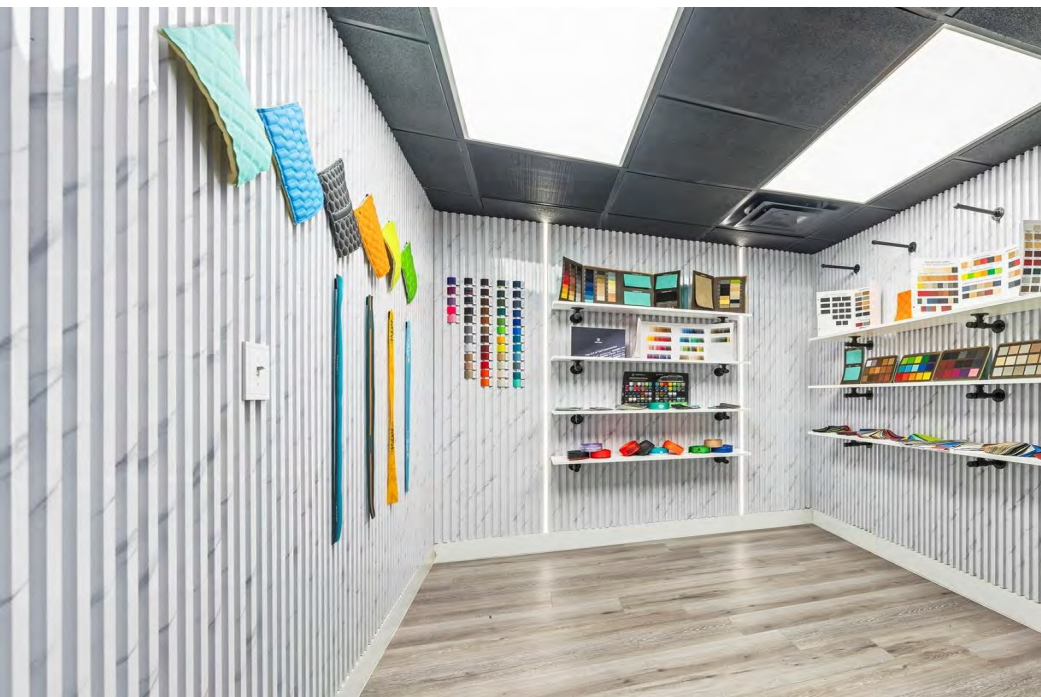
Aerial photo of the property



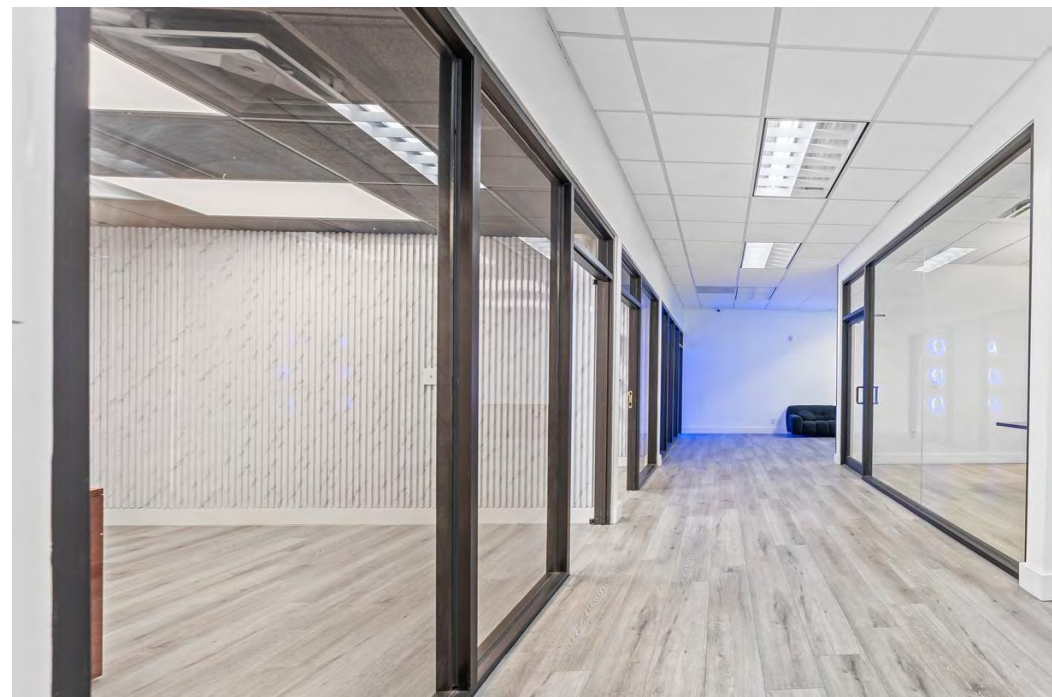
Reception



Rim selection room



Interior color design



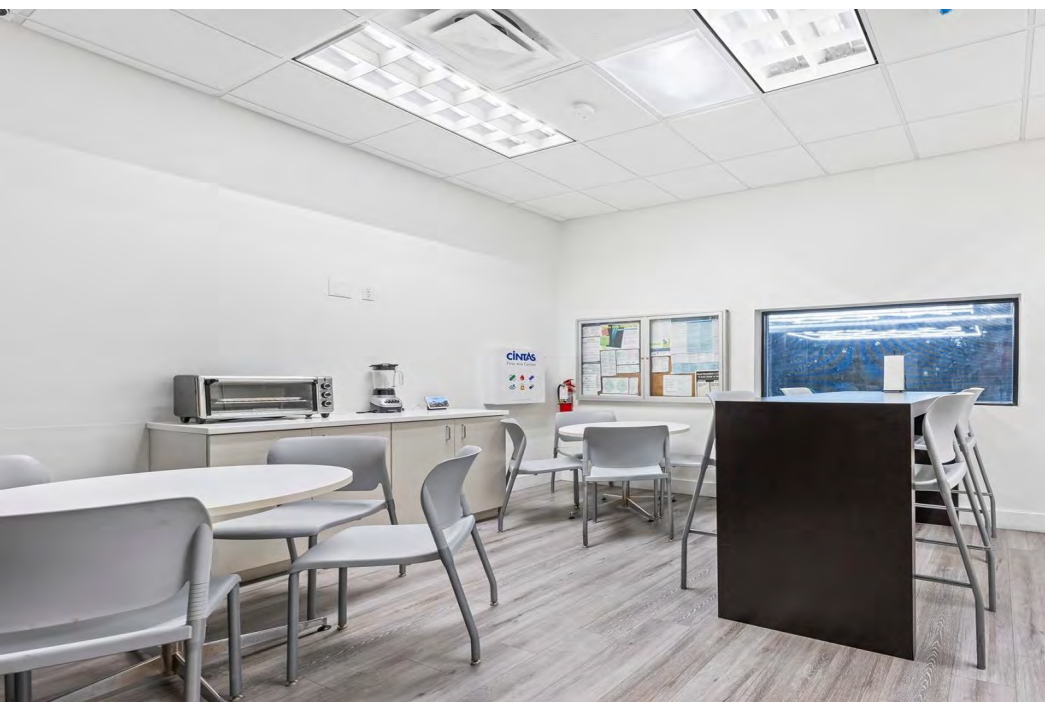
Hallway



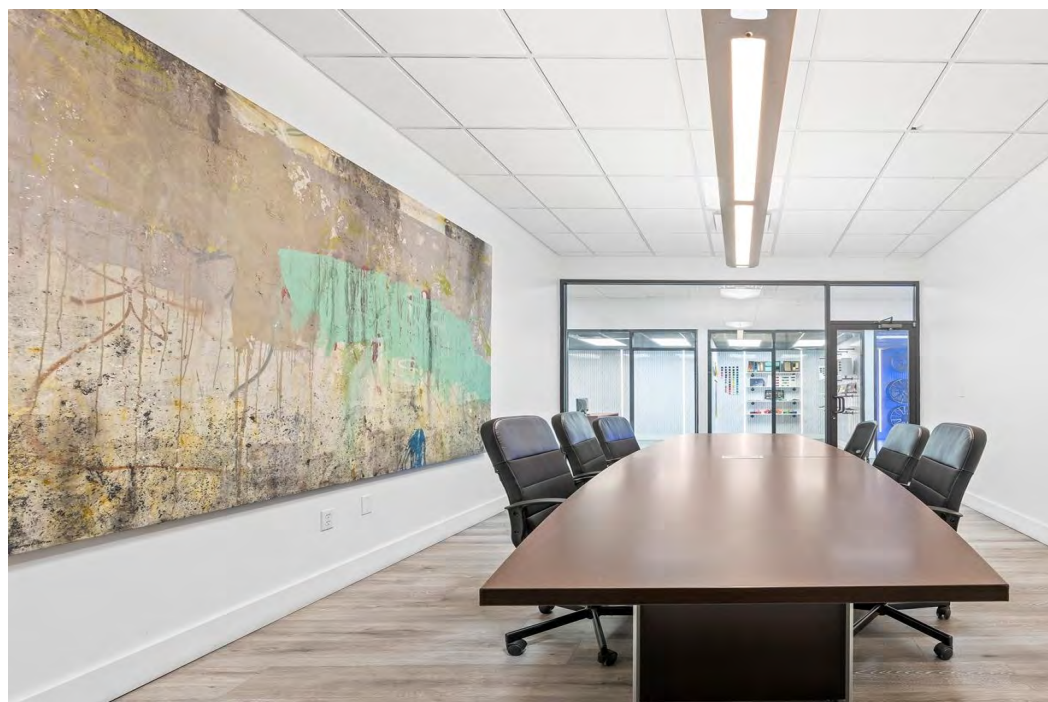
Common area



Kitchenette



Kitchenette



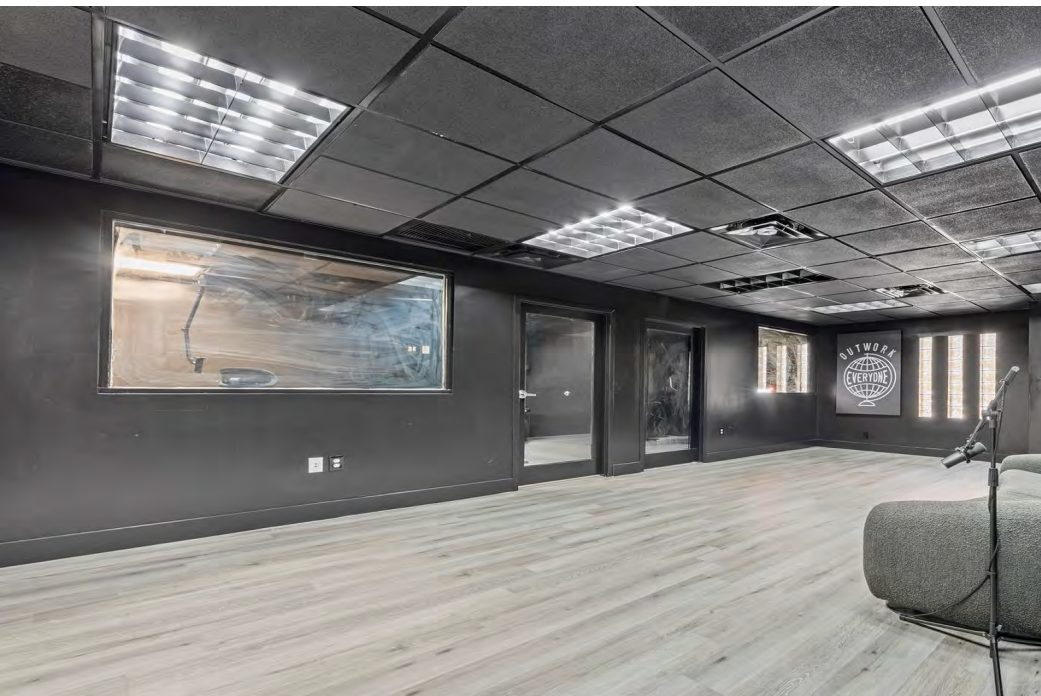
Conference room



Hallway



Office



Content room



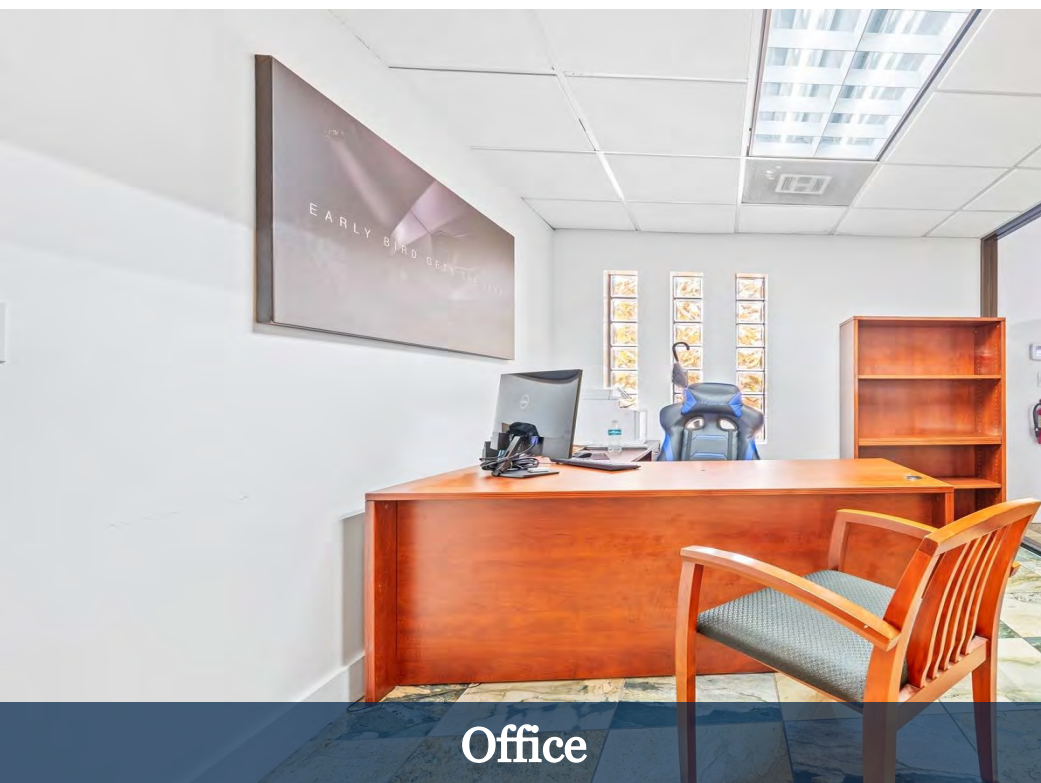
Common area



Reception



Hallway



Office



Kitchenette



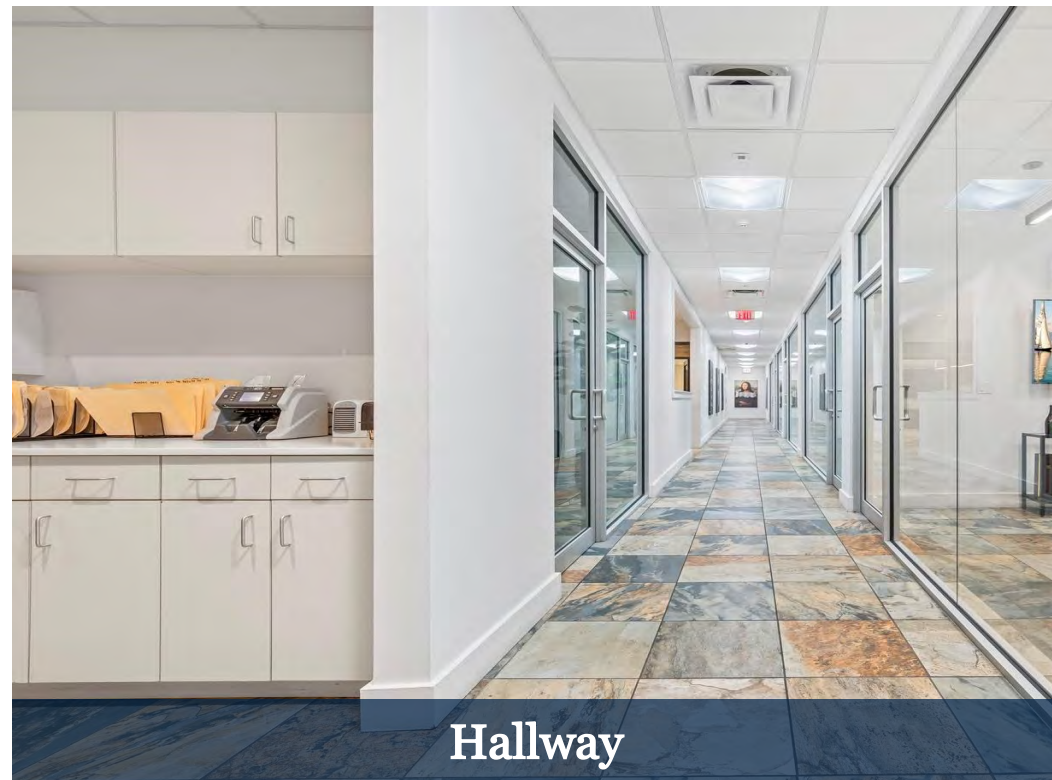
Office



Garage



Office



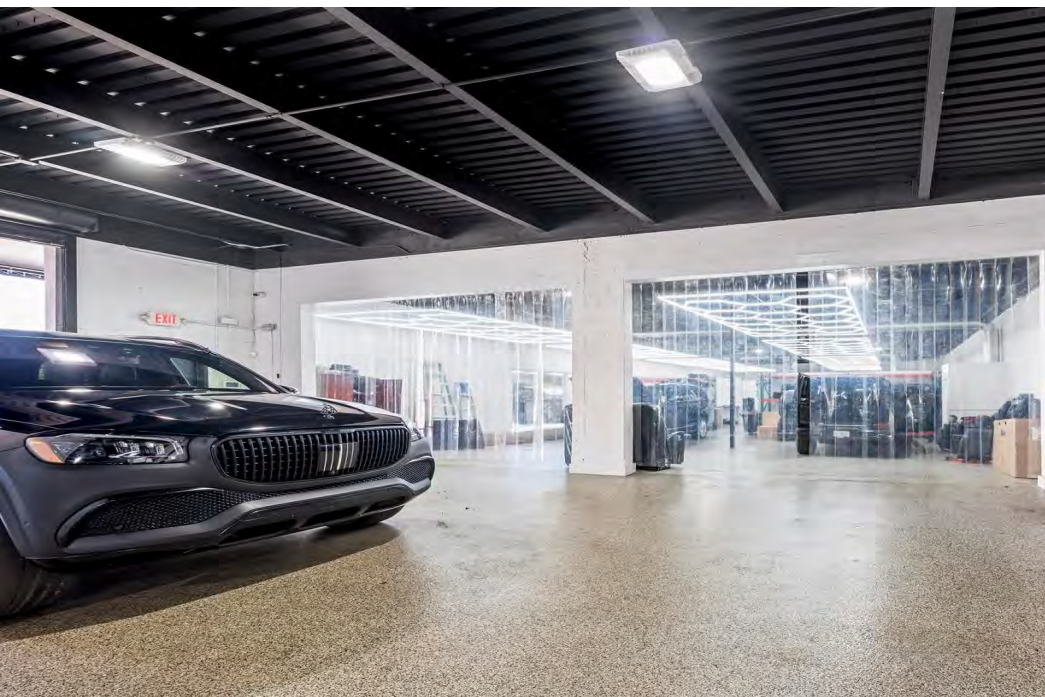
Hallway



Garage



Garage



Garage



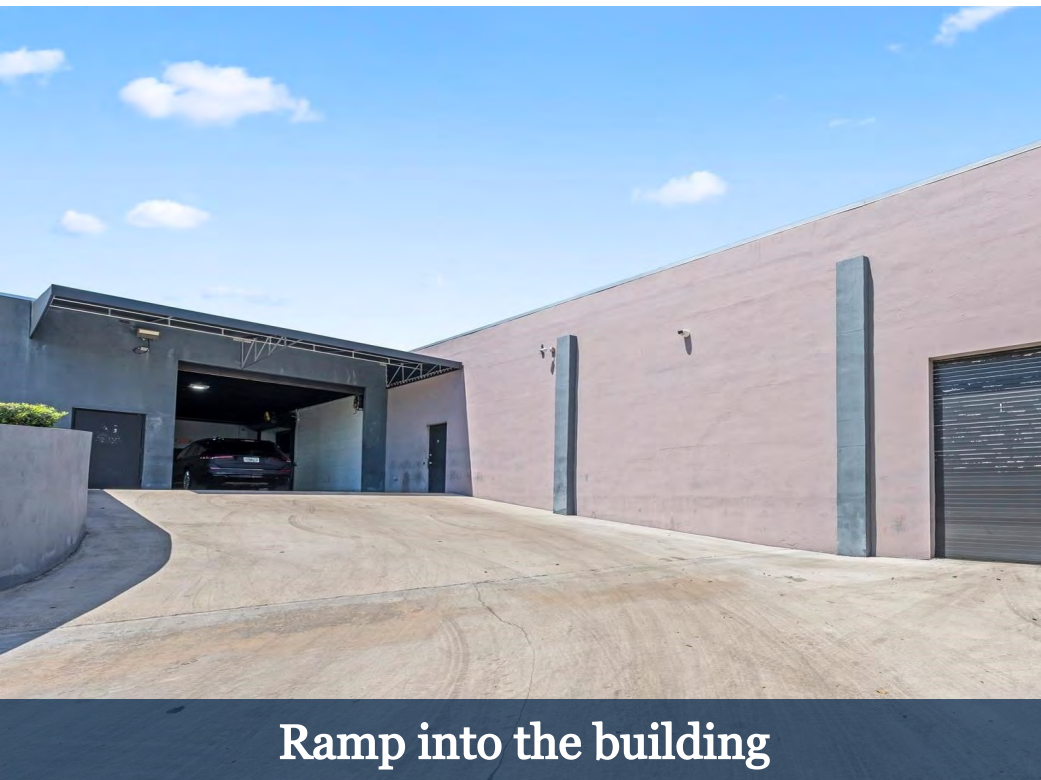
Garage



Exterior of building



Exterior of building



Ramp into the building



Building parking lot



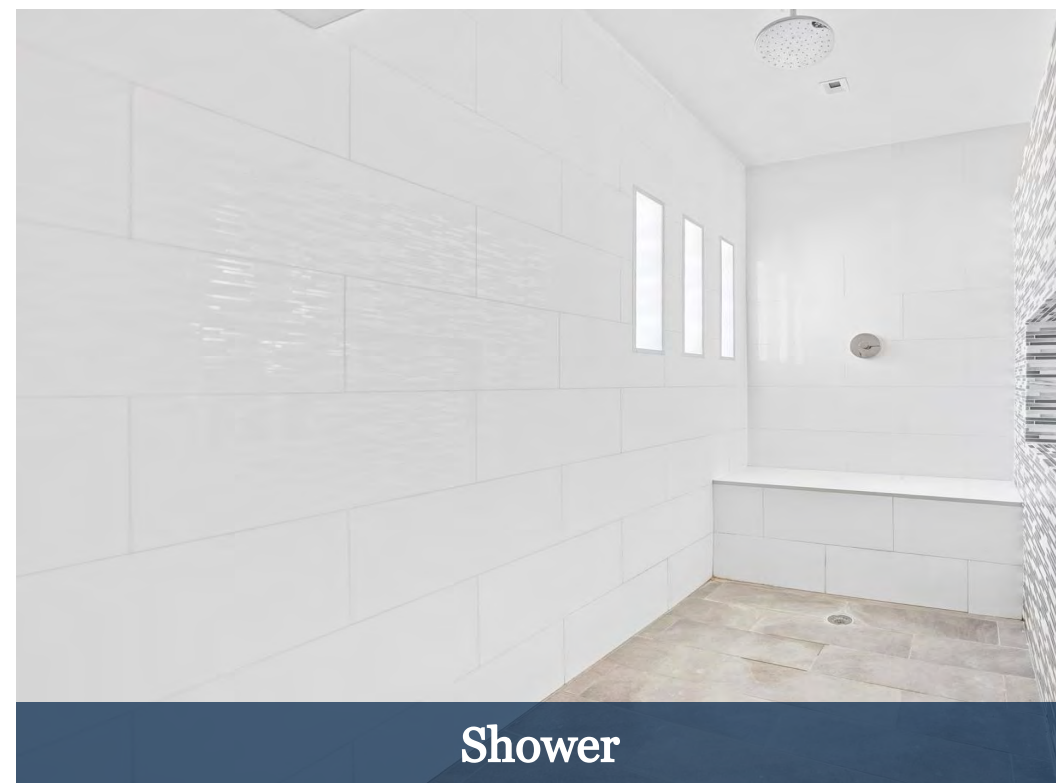
Reception



Hallway



Gym



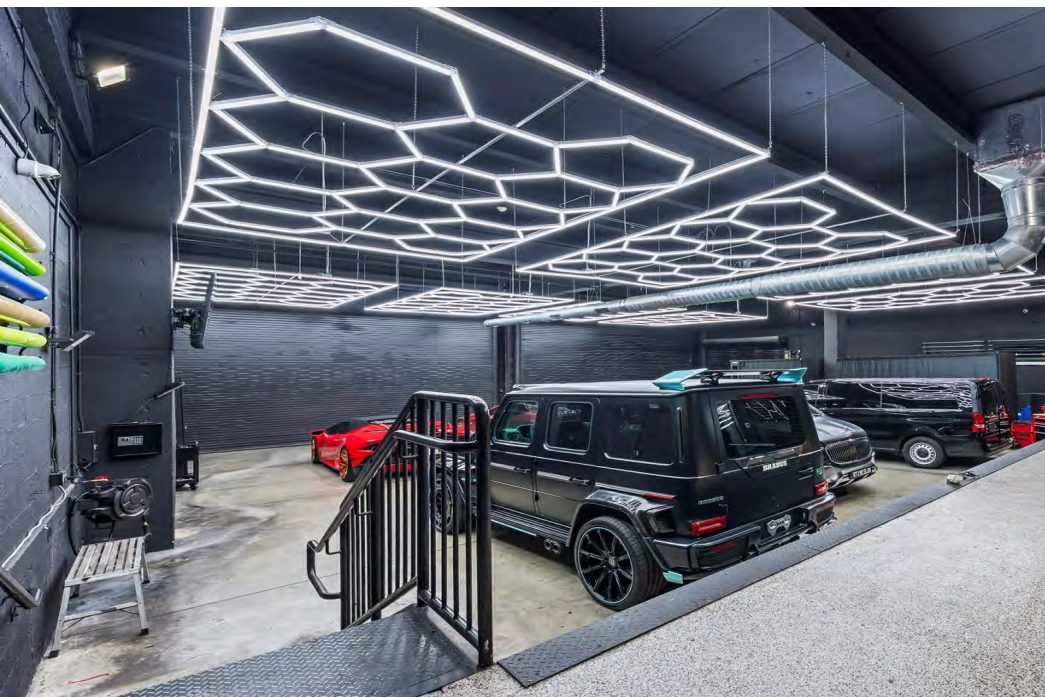
Shower



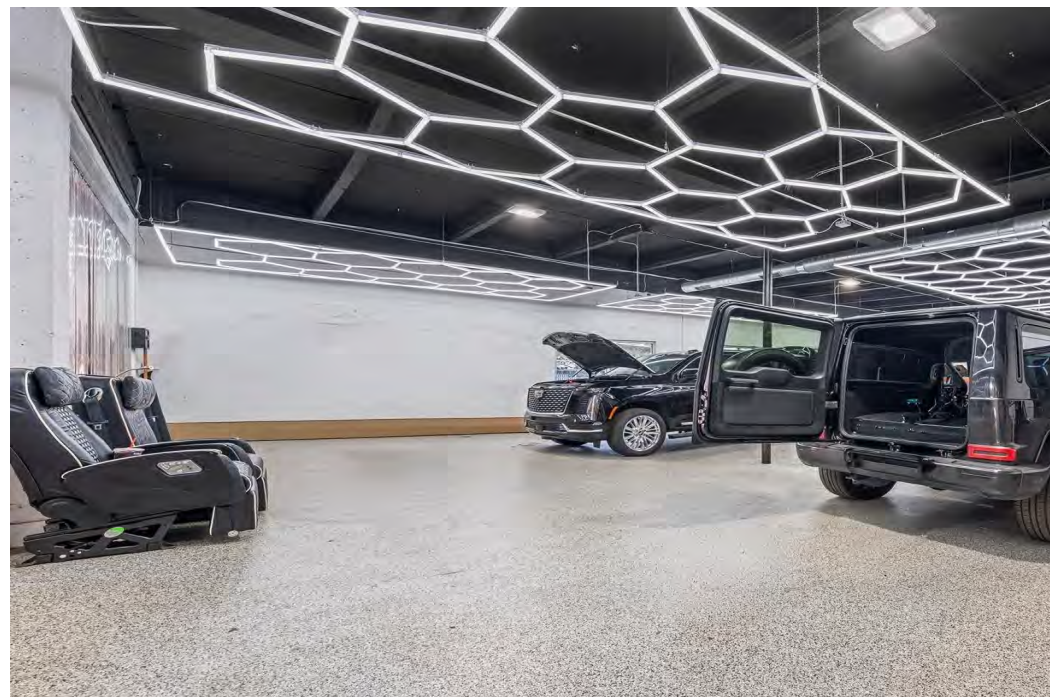
Garage



Garage



Garage



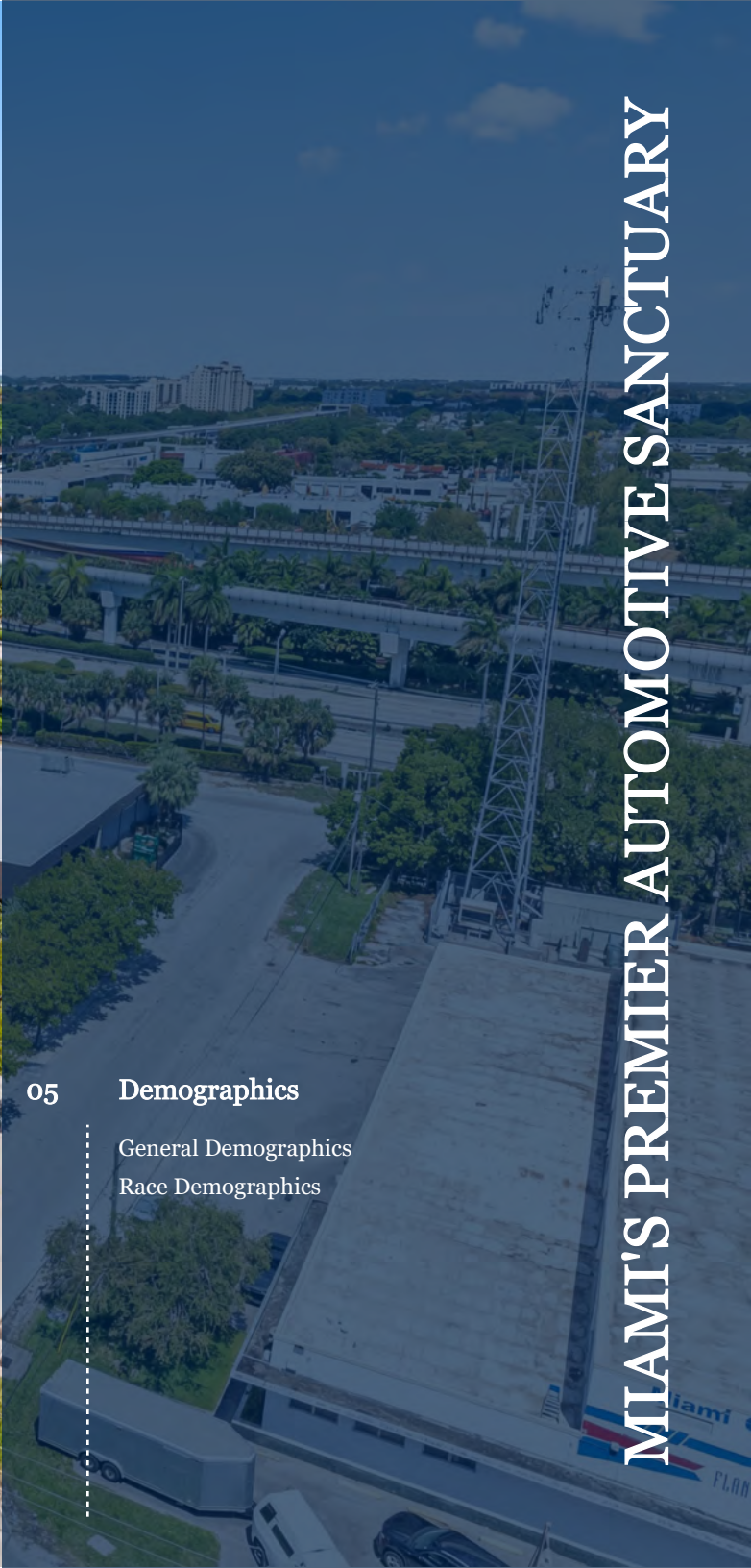
Garage



05

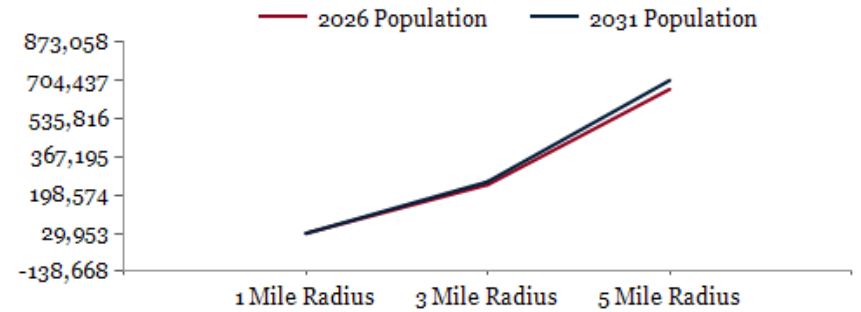
Demographics

- General Demographics
- Race Demographics

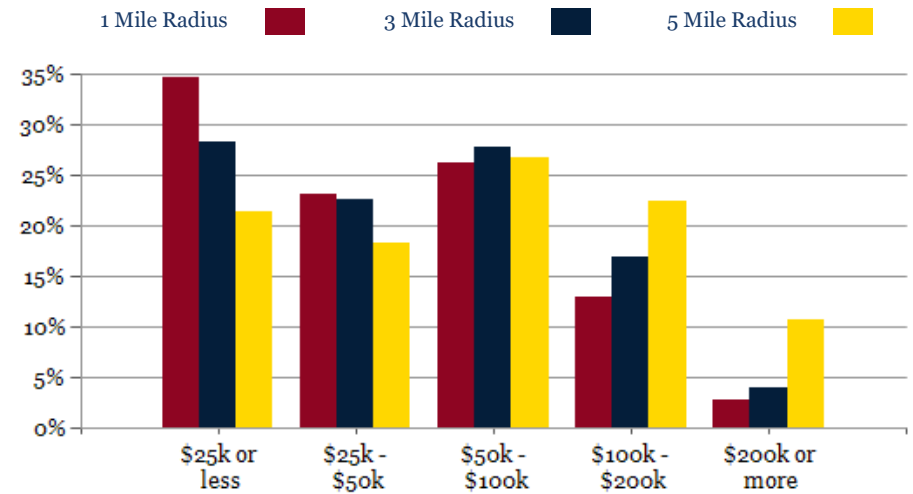


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,207	229,960	567,479
2010 Population	29,960	233,929	607,357
2026 Population	30,090	244,698	665,267
2031 Population	29,953	257,848	704,437
2026 African American	6,889	54,736	100,985
2026 American Indian	210	1,288	2,902
2026 Asian	59	1,319	7,934
2026 Hispanic	22,622	177,018	474,159
2026 Other Race	6,201	39,708	88,856
2026 White	5,476	51,301	184,174
2026 Multiracial	11,253	96,289	280,284
2026-2031: Population: Growth Rate	-0.45%	5.25%	5.75%

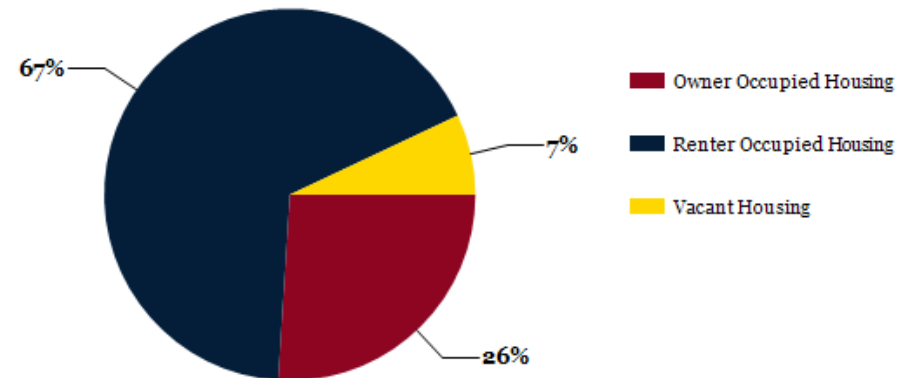
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,507	16,967	36,699
\$15,000-\$24,999	1,452	9,218	22,177
\$25,000-\$34,999	1,039	8,485	20,807
\$35,000-\$49,999	1,596	12,476	29,325
\$50,000-\$74,999	1,923	16,063	44,655
\$75,000-\$99,999	1,080	9,708	28,762
\$100,000-\$149,999	1,094	11,467	40,945
\$150,000-\$199,999	391	4,260	20,610
\$200,000 or greater	325	3,796	29,577
Median HH Income	\$40,978	\$48,615	\$64,334
Average HH Income	\$58,092	\$69,638	\$102,196



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

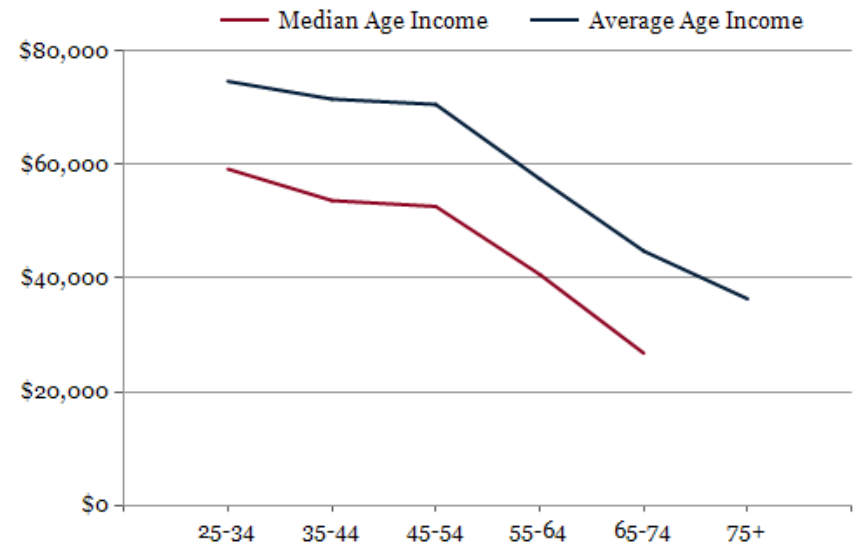
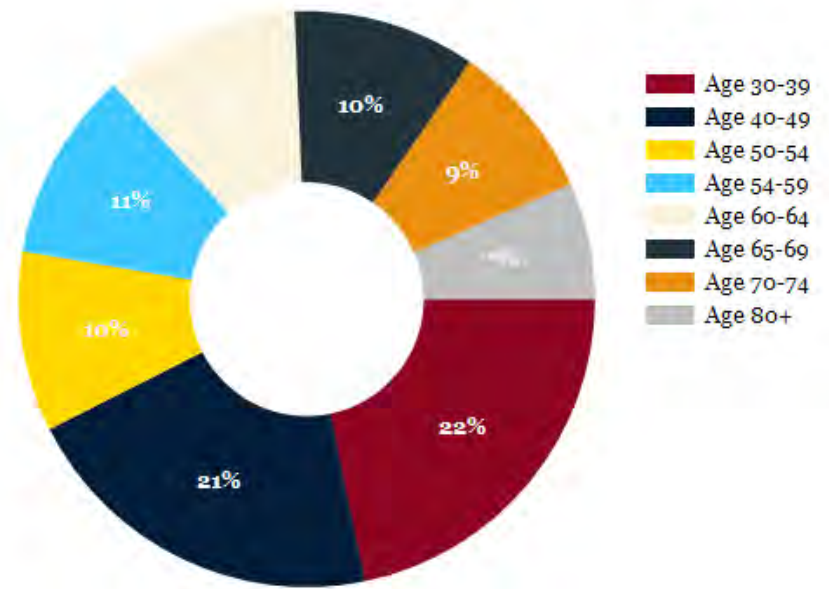


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,978	17,639	54,886
2026 Population Age 35-39	1,948	17,646	52,485
2026 Population Age 40-44	1,948	16,135	47,034
2026 Population Age 45-49	1,800	15,035	42,863
2026 Population Age 50-54	1,825	15,761	44,778
2026 Population Age 55-59	1,922	15,607	42,975
2026 Population Age 60-64	1,984	16,392	43,563
2026 Population Age 65-69	1,853	13,759	35,487
2026 Population Age 70-74	1,598	11,506	30,125
2026 Population Age 75-79	1,180	8,956	23,918
2026 Population Age 80-84	743	6,260	16,980
2026 Population Age 85+	665	6,337	17,553
2026 Population Age 18+	23,763	197,672	554,625
2026 Median Age	41	41	41
2031 Median Age	42	42	42

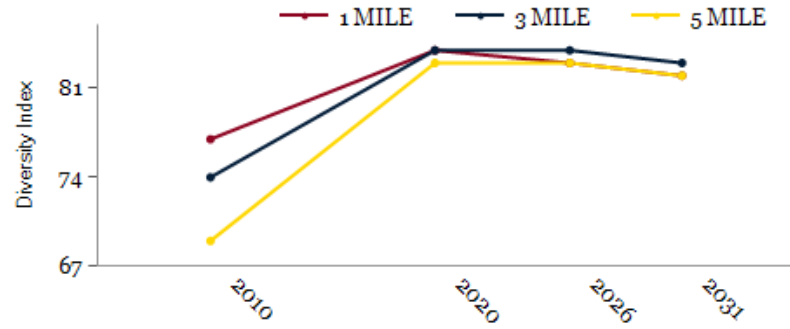
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,221	\$62,870	\$81,019
Average Household Income 25-34	\$74,676	\$83,025	\$115,698
Median Household Income 35-44	\$53,672	\$57,920	\$80,427
Average Household Income 35-44	\$71,548	\$82,116	\$125,276
Median Household Income 45-54	\$52,628	\$58,181	\$79,228
Average Household Income 45-54	\$70,616	\$81,936	\$122,060
Median Household Income 55-64	\$40,663	\$47,521	\$62,797
Average Household Income 55-64	\$57,494	\$68,104	\$103,256
Median Household Income 65-74	\$26,789	\$34,727	\$43,469
Average Household Income 65-74	\$44,789	\$56,603	\$77,316
Average Household Income 75+	\$36,354	\$45,759	\$59,041

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	83	82
Diversity Index (current year)	83	84	83
Diversity Index (2020)	84	84	83
Diversity Index (2010)	77	74	69

POPULATION DIVERSITY



POPULATION BY RACE

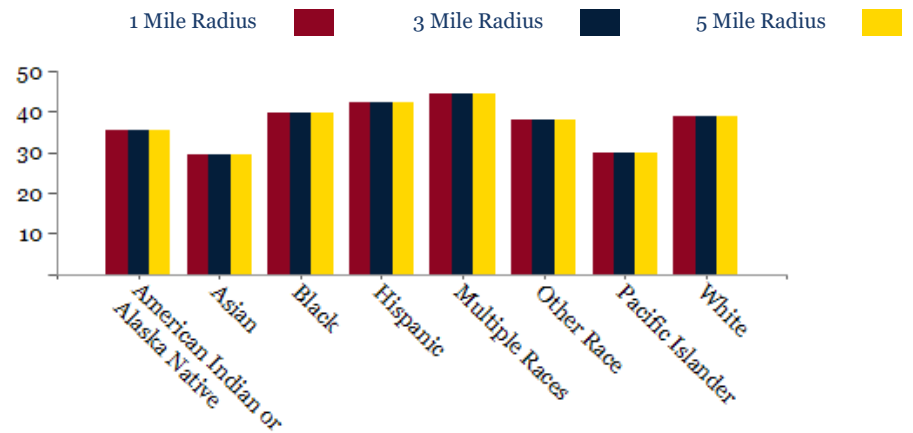


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	13%	13%	9%
American Indian	0%	0%	0%
Asian	0%	0%	1%
Hispanic	43%	42%	42%
Multiracial	21%	23%	25%
Other Race	12%	9%	8%
White	10%	12%	16%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	37	38
Median Asian Age	30	37	37
Median Black Age	40	37	38
Median Hispanic Age	42	43	43
Median Multiple Races Age	45	45	45
Median Other Race Age	38	39	39
Median Pacific Islander Age	30	40	40
Median White Age	39	39	39

2026 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.

MIAMI'S PREMIER AUTOMOTIVE SANCTUARY



MANNY CHAMIZO, III
COMMERCIAL REAL ESTATE

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INTERNATIONAL REALTY

"Connect with the well connected."

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Global Commercial Director

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