



FOR SALE

FULLY ENTITLED READY-TO-BUILD INDUSTRIAL SITE

OPA-LOCKA | MIAMI-DADE, FL

14760 NW 24 CT

IU-3 ZONING — SHOVEL READY

\$2,200,000

LIST PRICE

±26,000 SF

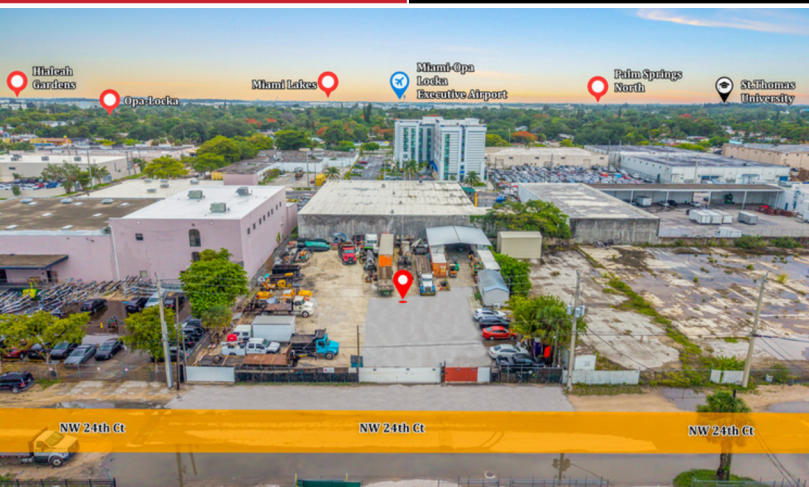
LAND AREA

~\$85/SF

PRICE PER SF

IU-3

ZONING



LOCATION ADVANTAGES

- Adjacent to Opa-locka Executive Airport, aviation, cargo & logistics uses.
• Direct access to SR-9/US-441, Palmetto Expressway & Florida's Turnpike.
• Minutes from Port of Miami and MIA — Miami-Dade's 22M+ SF industrial core.

FAUSTO COMMERCIAL PRESENTS

Rare opportunity to acquire ±26,000 SF of fully entitled heavy industrial land in Opa-locka, within Miami-Dade's most constrained industrial corridor. Heavy industrial zoning supports outdoor storage, truck terminals, and manufacturing uses difficult to entitle across South Florida. Direct access to SR-9/US-441 and the Palmetto Expressway, adjacent to Opa-locka Executive Airport. At ~\$85/SF, this is below replacement cost in a market where industrial vacancy sits below 3%.

PROPERTY HIGHLIGHTS

- ±26,000 SF entitled heavy industrial land, shovel ready
• IU-3 zoning: outdoor storage, truck terminals & manufacturing
• ~\$85/SF — below replacement cost in Miami-Dade's industrial corridor
• <3% industrial vacancy — constrained supply, high barrier to entry

EXCLUSIVELY LISTED BY



Yuniel De Varona
Commercial Real Estate Advisor
786.222.1373
yv@faustocommercial.com

