



Subject Property

INDUSTRIAL · AUTOMOTIVE · MARINE · IOS

GOLDEN GLADES AUTOMOTIVE SITE

17440 NW 2nd Avenue, Miami, FL

ASKING PRICE

\$4,690,000

SELLER FINANCING AVAILABLE

Loan amount, interest rate, term, and payment structure are flexible and negotiable.

PROPERTY OVERVIEW

GOLDEN GLADES AUTOMOTIVE SITE

Golden Glades Automotive Site is a recently renovated, fully fenced industrial property located in North Miami along the Golden Glades corridor. It is offered for sale at **\$4,690,000**, with flexible leasing also available for tenants who want to occupy individual sections or the entire site.

The property is split into three separate sections, each with its own warehouse, office, or yard component, and is served by six (6) grade-level garage doors and three-phase power throughout the building. That gives owner-users, investors, and tenants several ways to use the site. With its automotive and marine designation, available seller financing, and a completed 40-year recertification, this is a rare find in a Miami industrial market with very little available supply.

PROPERTY HIGHLIGHTS

- Asking Price: \$4,690,000
- Seller Financing Available
- Recently Renovated Building
- Six (6) Grade-Level Garage Doors
- Fully Fenced Property
- Three-Phase Power Throughout
- 40-Year Recertification Complete
- Flexible Lease Configurations
- Lease Individual Lots or Entire Property
- Warehouse, Office & Yard Components
- Automotive & Marine-Oriented Property
- Near Golden Glades Interchange

ASKING PRICE

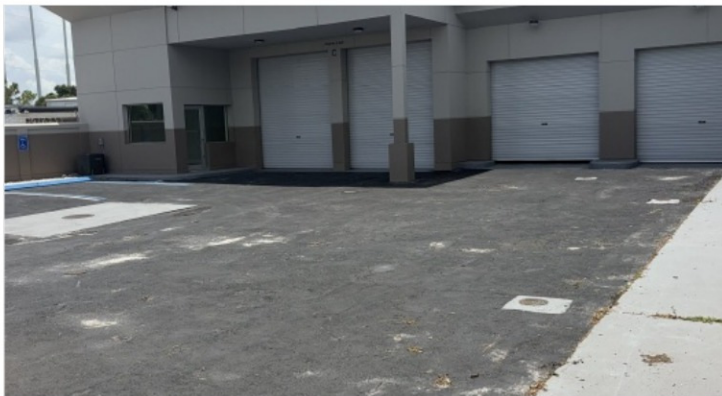
\$4.69M

SELLER FINANCING AVAILABLE

BUILDING SIZE	5,181 SF
LOT SIZE	24,658 SF / 0.57 AC
LAND USE	Automotive / Marine
PROPERTY TYPE	Industrial
40-YR RECERTIFICATION	Completed

IDEAL USES

- Car Dealer
- Luxury Car Dealer
- Car Repo
- Body Shop
- Marine Service & Storage



LEASING OPPORTUNITIES

SITE PLAN & CONFIGURATIONS



LOT A

\$9,000 / month

Warehouse 1,361 SF

Yard Area 7,954 SF

Best for Contractor / Auto

LOT B

\$9,000 / month

Office 1,070 SF

Yard Area 7,894 SF

Best for Dispatch / Marine

LOT C

\$9,000 / month

Warehouse 1,863 SF

Office 403 SF

Yard Area 4,110 SF

ENTIRE PROPERTY

Full-site occupancy. Warehouse, office and outdoor storage. Approximately 24,658 SF.

\$23,000 / month

Lots A, B, and C can be leased individually or combined, giving automotive, marine, contractor, logistics, and industrial users a range of options. Site plan reflects approximate lot boundaries and yard areas.

LOT A

\$9,000 / mo



1,361 SF

WAREHOUSE

7,954 SF

YARD AREA

\$9K

MONTHLY RENT

Lot A pairs a functional warehouse with a large outdoor storage yard. It works well for equipment storage, contractor operations, automotive services, and other industrial uses. The unit has roll-up access, finished interior walls, and direct yard access for loading and staging.

Car Dealer

Car Repo

Body Shop

Contractor Operations

Industrial Outdoor Storage

LEASING OPPORTUNITIES

LOT B & LOT C

LOT B

\$8,000 / mo



Office: 1,070 SF

Yard Area: 7,894 SF

Best for: Dispatch, Logistics, Marine, Service Contractors

LOT C

\$8,000 / mo



Warehouse: 1,863 SF

Office: 403 SF

Yard Area: 4,110 SF

LOCATION & ACCESS

GOLDEN GLADES CORRIDOR



Aerial view. Subject property fronts NW 2nd Avenue near the Golden Glades Interchange.

Golden Glades Interchange	± 0.3 mi
I-95	± 0.5 mi
Florida's Turnpike	± 0.3 mi
Palmetto Expressway (SR-826)	± 3 mi
Downtown Miami	± 9 mi
Miami International Airport	± 11 mi



This property sits where **I-95**, **Florida's Turnpike**, and the **Palmetto Expressway** all come together. The Golden Glades corridor is one of the busiest logistics and commercial areas in Miami-Dade, giving automotive, marine, contractor, and distribution users quick access across the region.

LOCATION & ACCESS

NEIGHBORING DESTINATIONS

Topgolf Miami Gardens	± 0.2 mi
Walmart Supercenter	Adjacent
Golden Glades Interchange	± 1 mi
I-95 / Florida's Turnpike	Direct Access
SR-826 (Palmetto Expwy)	Direct Access



Aerial view. Subject property fronts US-441 / NW 2nd Avenue, directly across from Topgolf Miami Gardens and adjacent to a Walmart Supercenter.

This site sits along one of North Miami's most heavily traveled retail and entertainment corridors. Direct frontage on US-441 / NW 2nd Avenue places the property across from **Topgolf Miami Gardens** and immediately adjacent to a **Walmart Supercenter**, with quick access to the **Golden Glades Interchange**, **I-95, Florida's Turnpike**, and **SR-826** — giving automotive, marine, and industrial users excellent visibility along with regional reach.

0.2 mi

TOPGOLF MIAMI GARDENS

Adjacent

WALMART SUPERCENTER

±1 mi

GOLDEN GLADES
INTERCHANGE

Direct

I-95 & FLORIDA'S TURNPIKE

Direct

SR-826 PALMETTO EXPWY



LET'S TALK

SCHEDULE A TOUR OR REQUEST INFO

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\$4.69M

ASKING PRICE

5,181 SF

BUILDING

24,658 SF

LOT SIZE

3

LEASABLE LOTS

Yes

SELLER FINANCING

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Information attached is deemed to be accurate but not warranted. Smith Commercial Property Group makes no representation as to the accuracy or completeness of the information provided herein, and prospective purchasers and tenants should conduct their own independent investigation.

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