



OWNER-USER & INVESTMENT OPPORTUNITY · INDUSTRIAL / FLEX

OFFERED AT

651 NW 106th Street

\$2,400,000



BUILDING	SITE	PRICE / SF	PRO FORMA NOI	OCCUPANCY
±4,861 SF	10,053 SF	\$494	\$120,261	Delivered Vacant

THE OPPORTUNITY

A free-standing industrial / flex building on a substantial infill site in one of Miami-Dade's most supply-constrained corridors. Delivered vacant and SBA-eligible, 651 NW 106th Street is built to win with owner-users seeking immediate occupancy and investors seeking durable, low-management income.

- ◆ **Delivered vacant** — immediate occupancy, or lease-up to current market rents.
- ◆ **Priced below recent small-bay sales** — \$494/SF versus a \$667–\$792/SF comp range.
- ◆ **SBA-eligible** — owner-users may finance with as little as ~10% down.
- ◆ **Irreplaceable infill location** — minutes to I-95, MIA, and the urban core; land value floor ≈ \$1.0M.

QUICK FACTS

Asset Type	Industrial / Flex
Building Area	±4,861 SF
Site Area	10,053 SF
Zoning / Use	Industrial (6400)
Occupancy	Vacant
Pro Forma NOI	\$120,261 NNN
Going-In Yield	5.0%
Asking Price	\$2,400,000

LISTING ADVISORS · KW COMMERCIAL



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