



FOR SALE / LEASE

Freestanding Aventura 10k SF Warehouse with Secured Yard

2655 NE 188TH ST, MIAMI, FL 33180



PRESENTED BY:

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SALE PRICE **\$4,200,000**

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

OFFERING SUMMARY

BUILDING SIZE: 9,860 SF

AVAILABLE SF: 9,860 SF

LOT SIZE: 16,300 SF

PRICE / SF: \$425.96

ZONING: OUAD

MARKET: Miami-Dade

SUBMARKET: Aventura
North Dade

PROPERTY OVERVIEW

SVN Commercial Realty is pleased to present 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

- $\pm$ 9,860 SF Freestanding Warehouse
- $\pm$ 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 (2024) | 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
- Fully Gated, Secured Property w/ ample Parking & Yard Area
- $\pm$ 1,200 SF Mezzanine (not part of overall SF)
- Plus Additional $\pm$ 900 SF of Mezzanine Storage Area Above Office (not part of overall SF)
- Property is On Sewer
- Completed 40/50 Year Recertification



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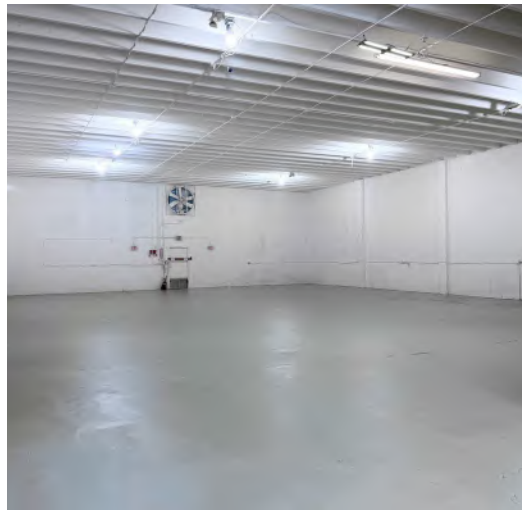
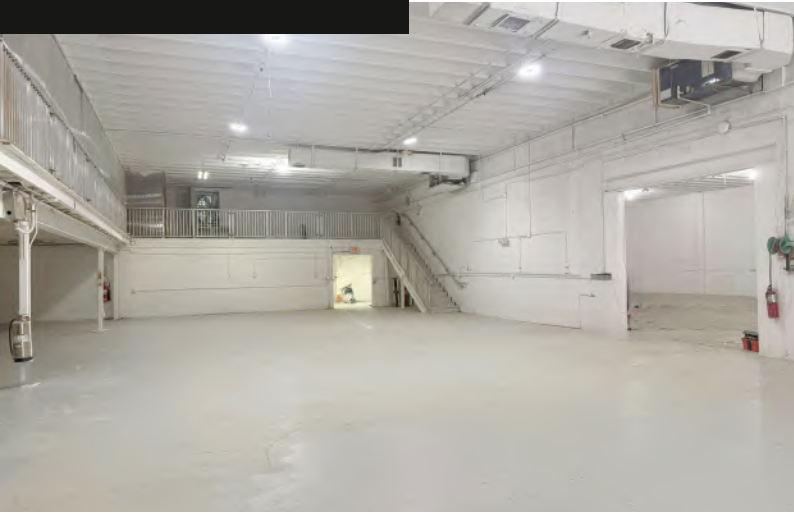




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Warehouse

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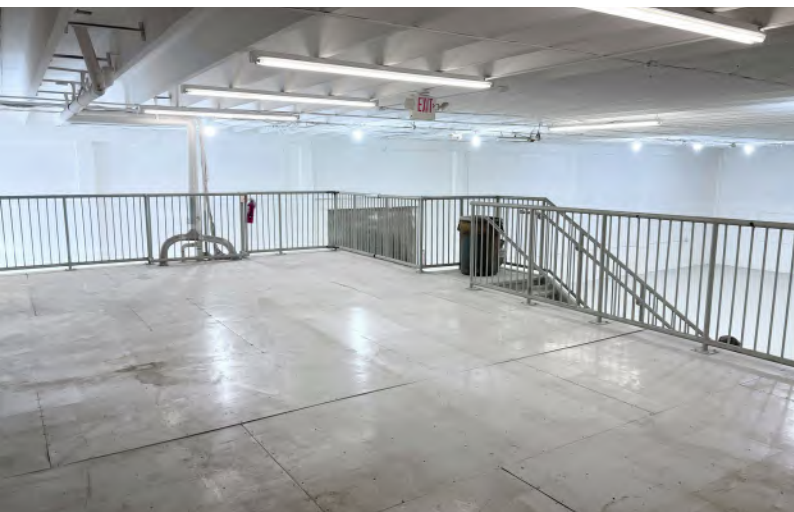
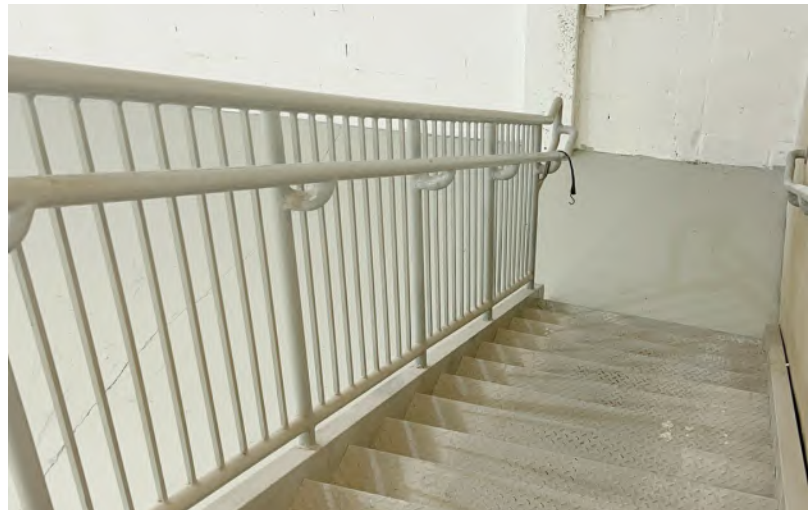
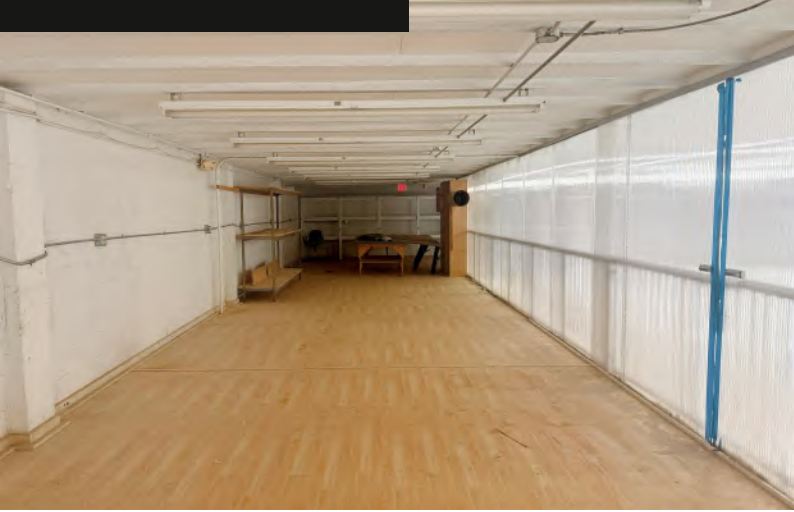
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Mezzanine | Not Part of Overall SF
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Office & Warehouse Restrooms
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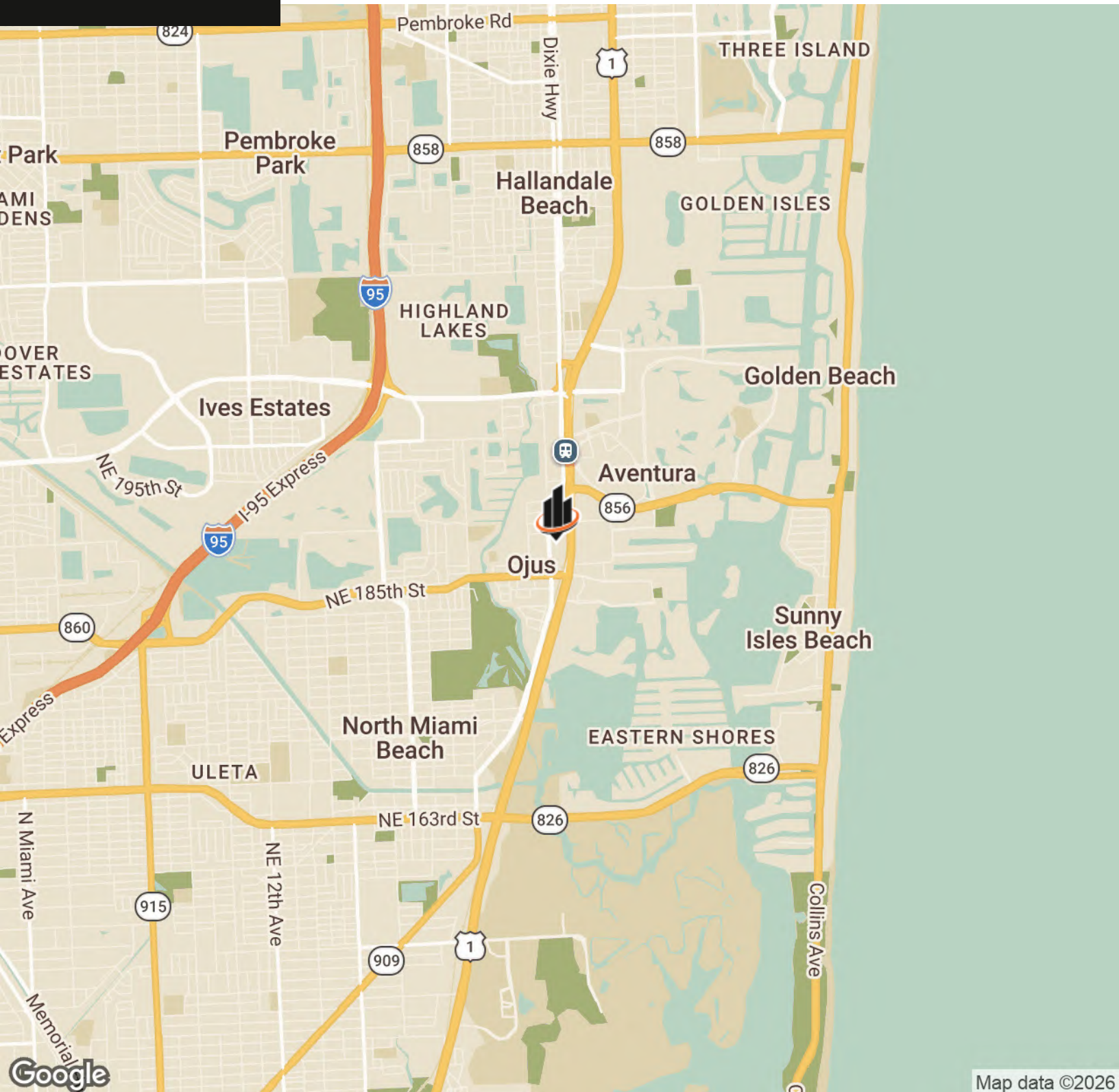




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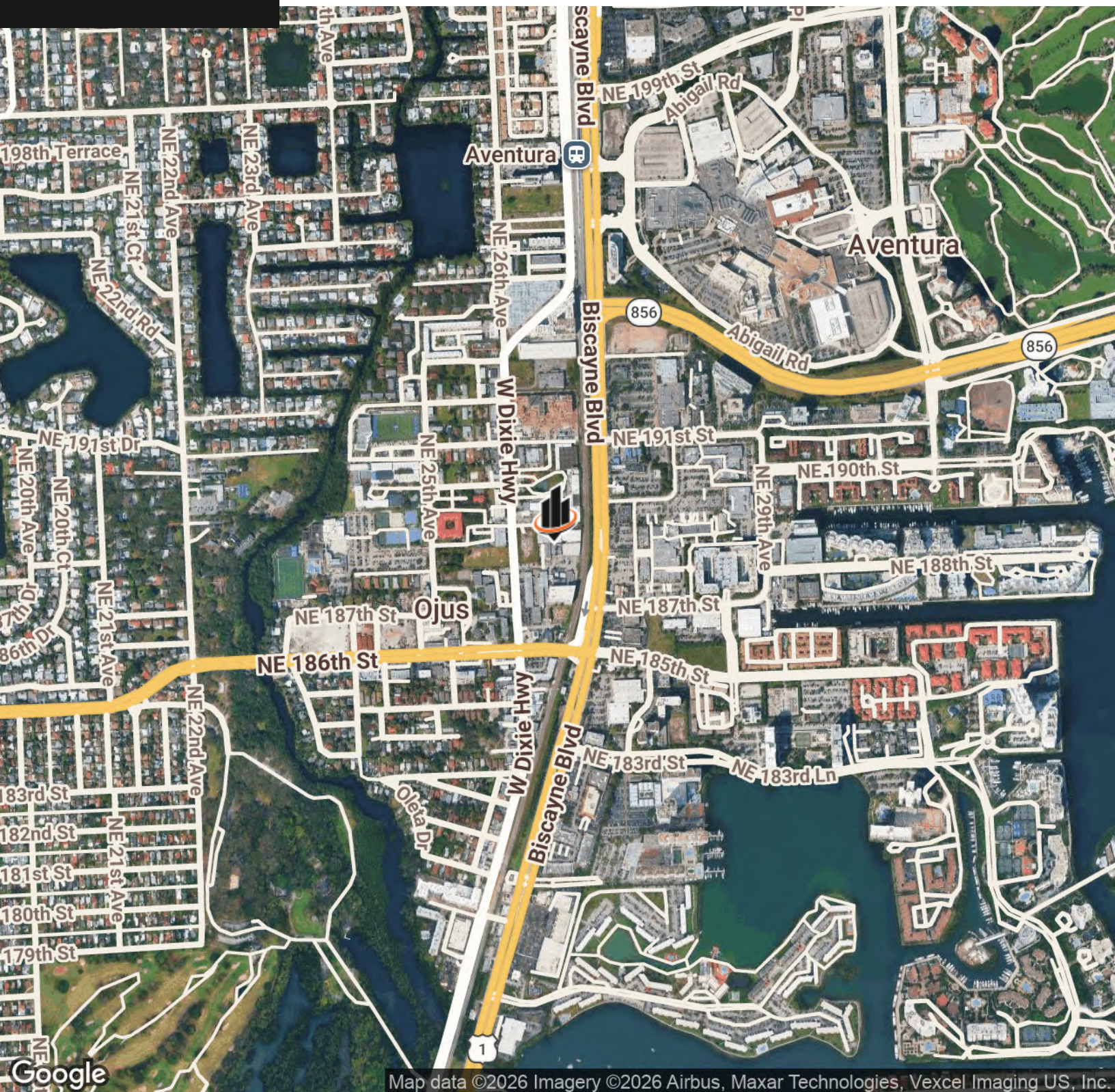




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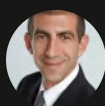
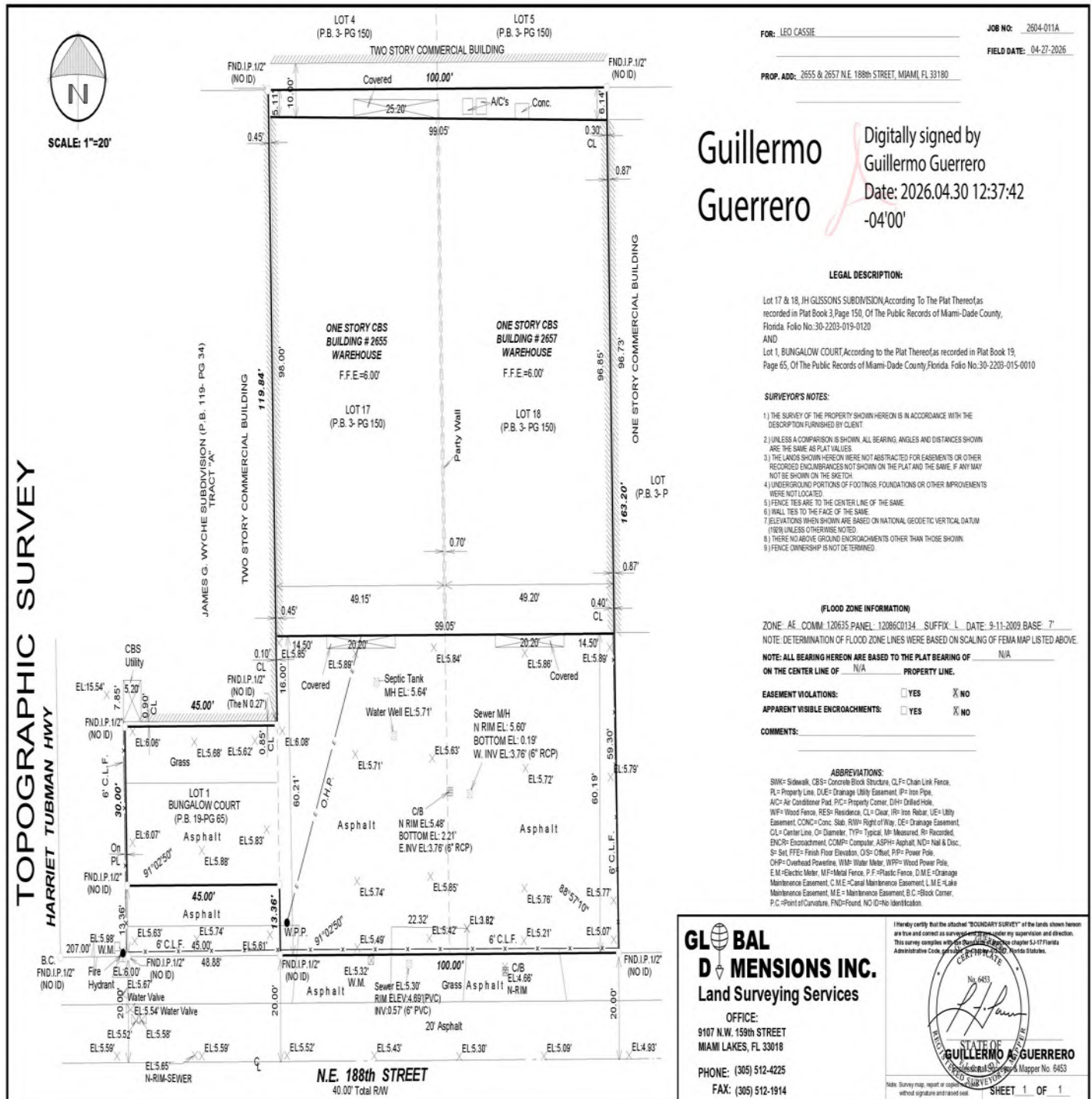
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