

SMALL BAY WAREHOUSE SPACE S DIXIE HWY IN CUTLER BAY

10810-10824 SW 188TH ST
MIAMI, FL 33157



**LEASING
WEBSITE**



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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

INDUSTRIAL EFFICIENCY MEETS LOCATION ADVANTAGE IN CUTLER BAY SUBMARKET

KHI Real Estate & Lee & Associates presents an excellent opportunity to lease small bay industrial space within a well-maintained multi-tenant warehouse complex in the desirable Cutler Bay submarket. Two suites are currently available: a 2,500 SF unit featuring one street-level loading door, 16' clear ceiling height, and a private restroom; and a 3,200 SF unit with dedicated office space, 18' clear height, a 10' x 12' street-level door, and private restroom. The property offers ample surface parking (1.26/1,000 SF), clean common areas, and an industrial zoning designation (IU-1), making it suitable for a variety of light industrial uses. Note: Automotive-related businesses are not permitted.

Situated just off South Dixie Highway in South Miami-Dade, this location provides excellent regional connectivity with proximity to major thoroughfares including US-1 and the Ronald Reagan Turnpike. Tenants benefit from strong traffic volume along SW 107th Avenue and nearby roadways, as well as easy access to Miami International Airport, approximately 30 minutes away. The area is served by bus lines and is within a 15-minute drive of the Dadeland South Metrorail station, enhancing workforce accessibility.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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PROPERTY HIGHLIGHTS



**SMALL BAY WARHOUSE SPACE
IN PRIME CUTLER BAY LOCATION**
South Dixie Hwy Industrial Submarket
Zoned IU-1 for light industrial uses
28 surface spaces (1.26/1,000 SF)
Well-maintained complex
No automotive-related uses permitted



UNIT 10820
Unit Size: 3,200 SF
Asking Rate: \$16.00 SF/yr (IG)
Term: 2-3 yrs
Ceiling Height: 18' Clear
Loading Doors: 1 Street Level



UNIT 10824
Unit Size: 2,500 SF
Asking Rate: \$16.00 SF/yr (IG)
Term: 2-3 yrs
Ceiling Height: 16' Clear
Loading Doors: 1 Street Level



Great Accessibility & Connectivity
0.5 miles to Miami Metrobus Station
0.6 miles to US-1 Corridor
0.7 miles to Florida's Turnpike
20 miles to Miami Int'l Airport

EXCEPTIONAL ACCESS & CONNECTIVITY



AVAILABLE SPACES FOR LEASE



LEASE INFORMATION

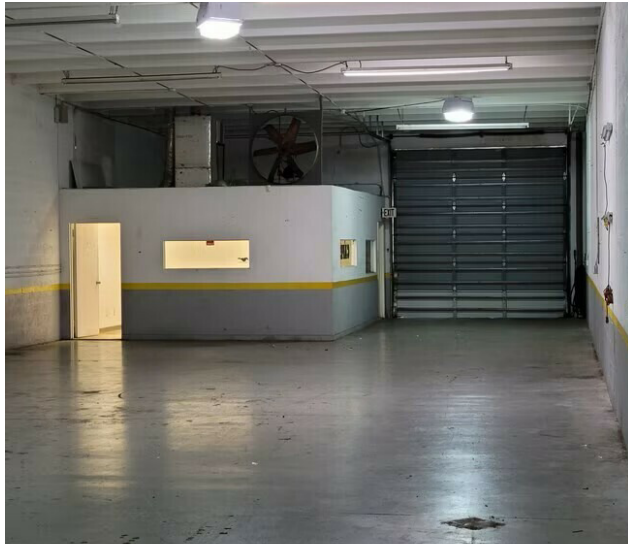
LEASE TYPE: MG
TOTAL SPACE: 2,500 - 3,200 SF

LEASE TERM: 2-3 yrs
LEASE RATE: \$16.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
■ 10820	3,200 SF	\$16.00 SF/yr	±3,200 SF warehouse with office space, private restroom, 18' clear height & 1 loading door
■ 10824	2,500 SF	\$16.00 SF/yr	±2,500 SF warehouse with private restroom, 16' clear height & 1 loading door

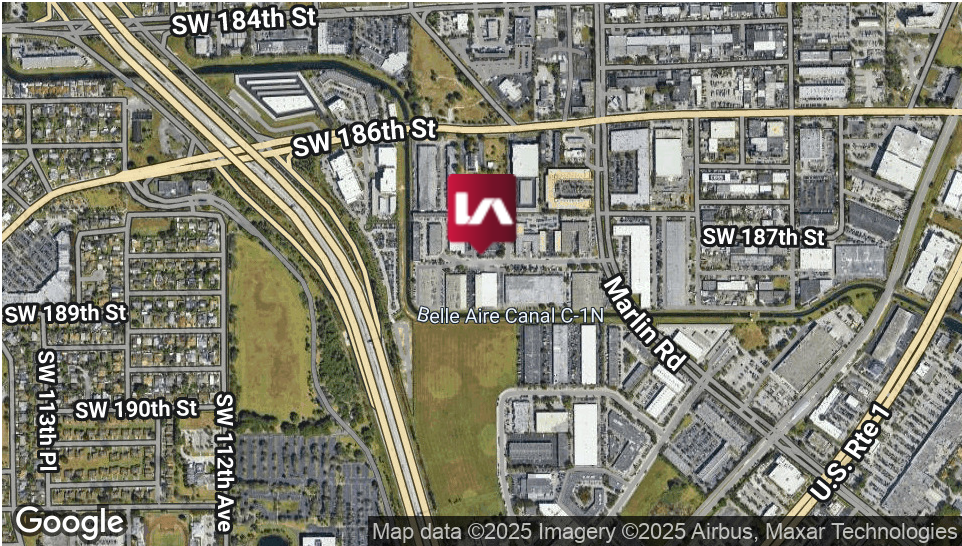
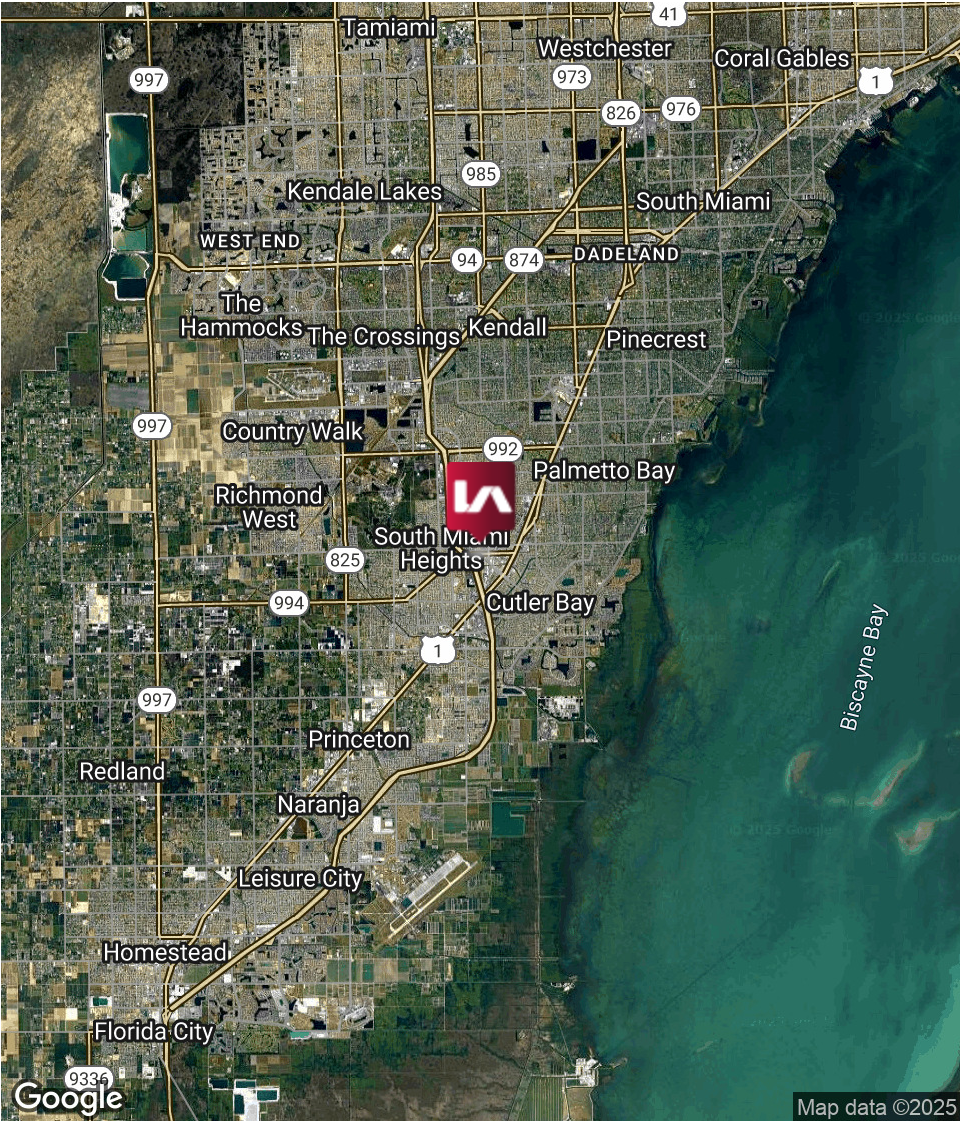
UNIT 10820 | 3,200 SF



UNIT 10824 | 2,500 SF



REGIONAL MAP



LOCATION OVERVIEW

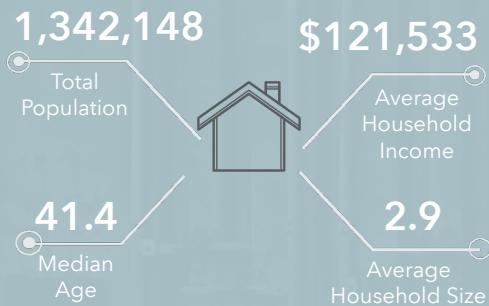
Located in the Cutler Bay submarket, the property is easily accessible via South Dixie Highway and key regional roadways. Close proximity to major traffic corridors and public transit options makes this an ideal location for local and regional industrial users.

CITY INFORMATION

CITY:	Cutler Bay
MARKET:	South Florida
SUBMARKET:	Cutler Bay

DEMOGRAPHIC PROFILE - 30 MIN DRIVE RADIUS

KEY FACTS

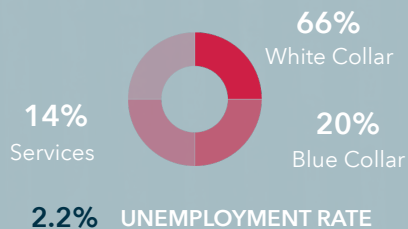


DAYTIME POPULATION

Total Daytime Population
1,341,070

Residents: 652,705
Workers: 688,365

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

2,336
Businesses

22,231
Employees

\$4,542,520,980
Sales

Manufacturing

2,763
Businesses

26,392
Employees

\$4,382,088,644
Sales

Wholesale Trade

3,504
Businesses

31,079
Employees

\$35,242,096,525
Sales

Drive time of 30 minutes

