

SMALL BAY WAREHOUSE SPACE S DIXIE HWY IN CUTLER BAY

10810-10824 SW 188TH ST
MIAMI, FL 33157



**LEASING
WEBSITE**



STEVEN HENDRIKSE

KHI Real Estate

305.984.5357

shendrikse@khirealestate.com



ANDREW WHITBY

Lee & Associates

305.608.1970

awhitby@lee-associates.com



PROPERTY SUMMARY

INDUSTRIAL EFFICIENCY MEETS LOCATION ADVANTAGE IN CUTLER BAY SUBMARKET

Lee & Associates & KHI Real Estate present an excellent opportunity to lease 3,200 SF of small-bay industrial space within a well-maintained multi-tenant warehouse complex in the desirable Cutler Bay submarket. The available unit features dedicated office space with AC, an 18' clear ceiling height, one 10' x 12' street-level loading door, and a private restroom. The property also offers ample surface parking (1.26 spaces per 1,000 SF), clean common areas, and IU-1 industrial zoning, accommodating 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

ANDREW WHITBY

Senior Vice President
305.608.1970
awhitby@lee-associates.com

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 10818
Unit Size: 3,200 SF
Term: 3 yrs
Ceiling Height: 18' 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: 3,200 SF

LEASE TERM: 3 yrs
LEASE RATE: \$16 SF/yr

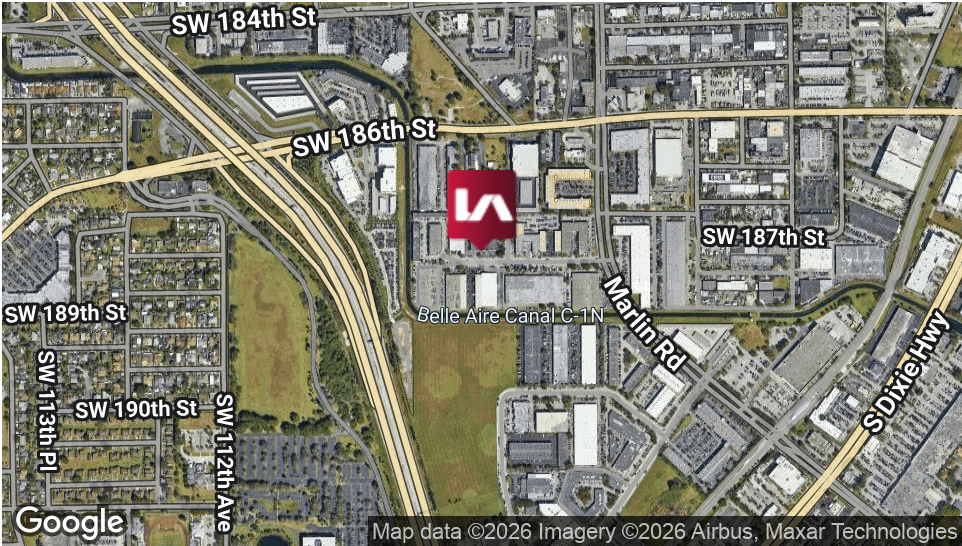
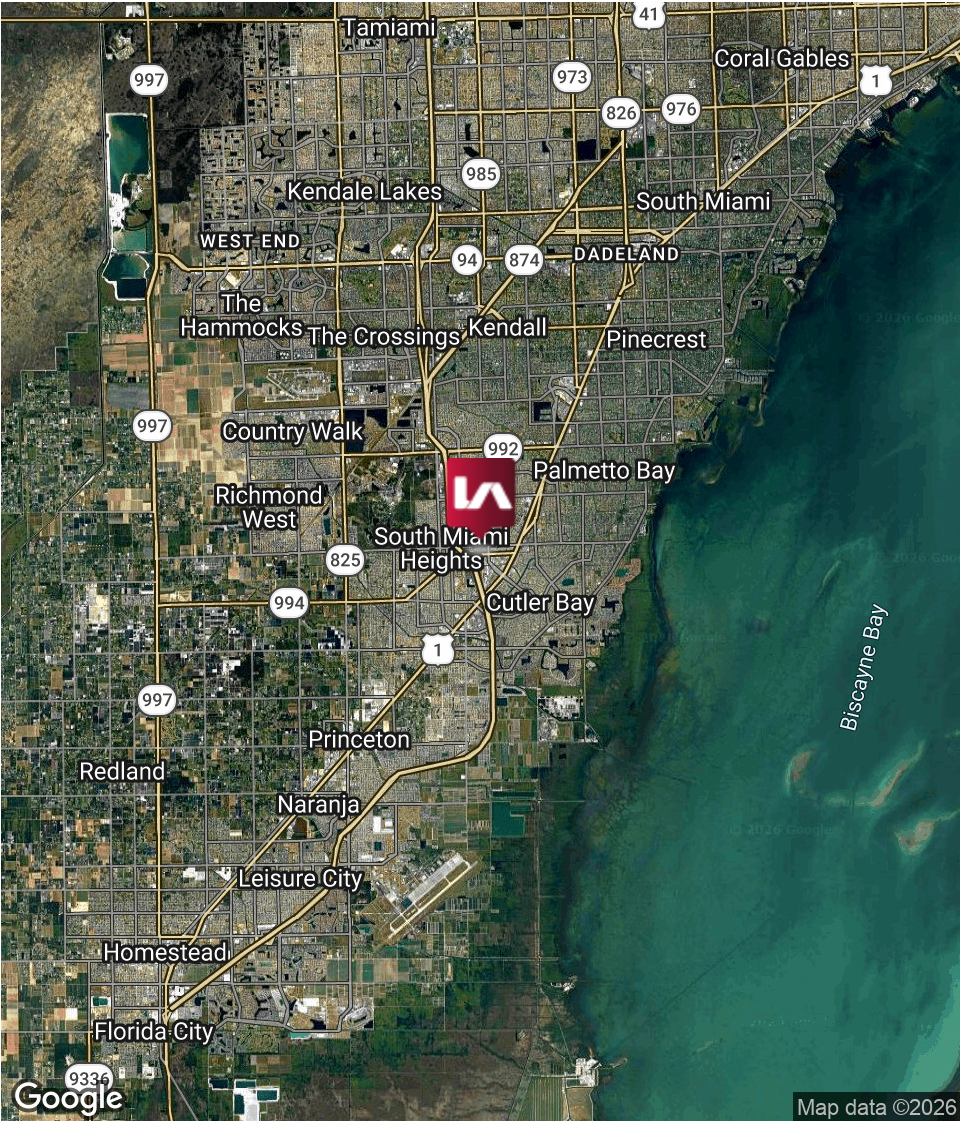
AVAILABLE SPACES

	SUITE	SIZE (SF)	LEASE RATE
■	10818	3,200 SF	\$16.00 SF/yr

UNIT 10818 | 3,200 SF



REGIONAL MAP



LOCATION OVERVIEW

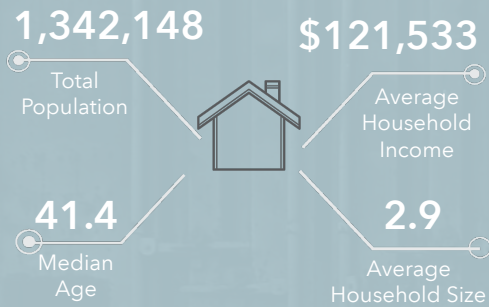
Located in the Cutler Bay submarket, the property is easily accessible via South Dixie Highway and key regional roadways. Close proximity to major traffic corridors and public transit options makes this an ideal location for local and regional industrial users.

CITY INFORMATION

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

DEMOGRAPHIC PROFILE - 30 MIN DRIVE RADIUS

KEY FACTS

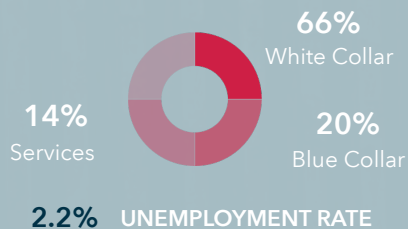


DAYTIME POPULATION

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

