OFFERING MEMORANDUM

Golden Glades Commerce
Park Warehouse Condo

17401 NW 2nd Ave, #104, Miami Gardens, FL 33169

Exclusively Marketed By:
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FOR SALE

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PROPERTY OVERVIEW

- 4,729 sqft light industrial warehouse
    - 3,050 sqft shop space
    - 1,690 sqft office space
    - One loading bay

- Gated industrial park in Miami Gardens, FL
    - Code-controlled access
    - Security cameras

- Zoned 6100 Commercial Neighborhood
- Land Use Code 4118, Light Manufacturing: Condominium-Commercial

- Upgrades:
    - Fully modernized 3-phase electrical system with dedicated subpanels for machinery
    - Centralized compressed air distribution system serving the entire warehouse floor with distributed piping to all workstations
    - Newer HVAC (5 years old)

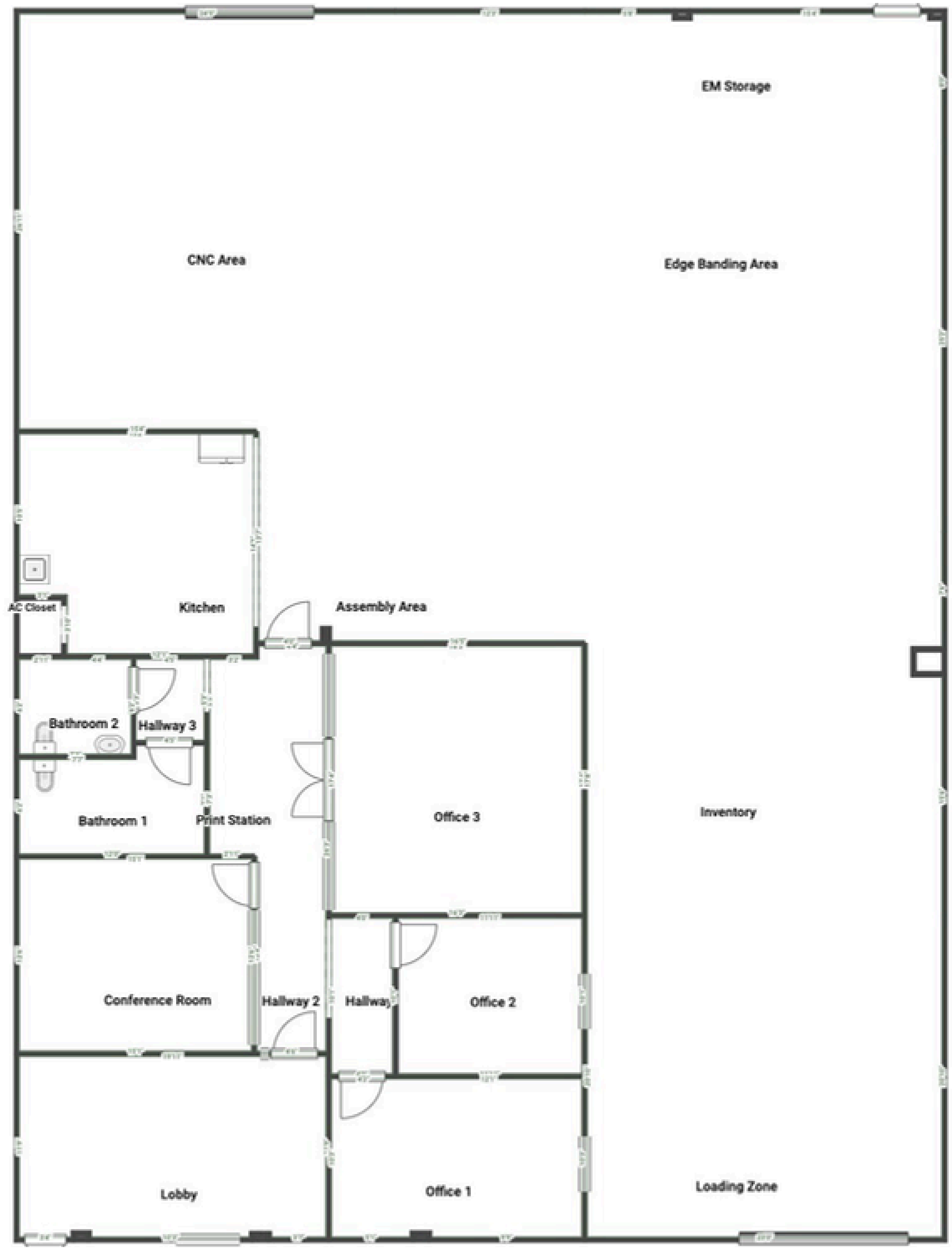
- 40-year certification passed in 2025
- Concrete restoration completed

- Association Dues:
    - $679.32/month
        - includes water, building insurance, landscaping, roof & exterior maintenance, and fire sprinkler system

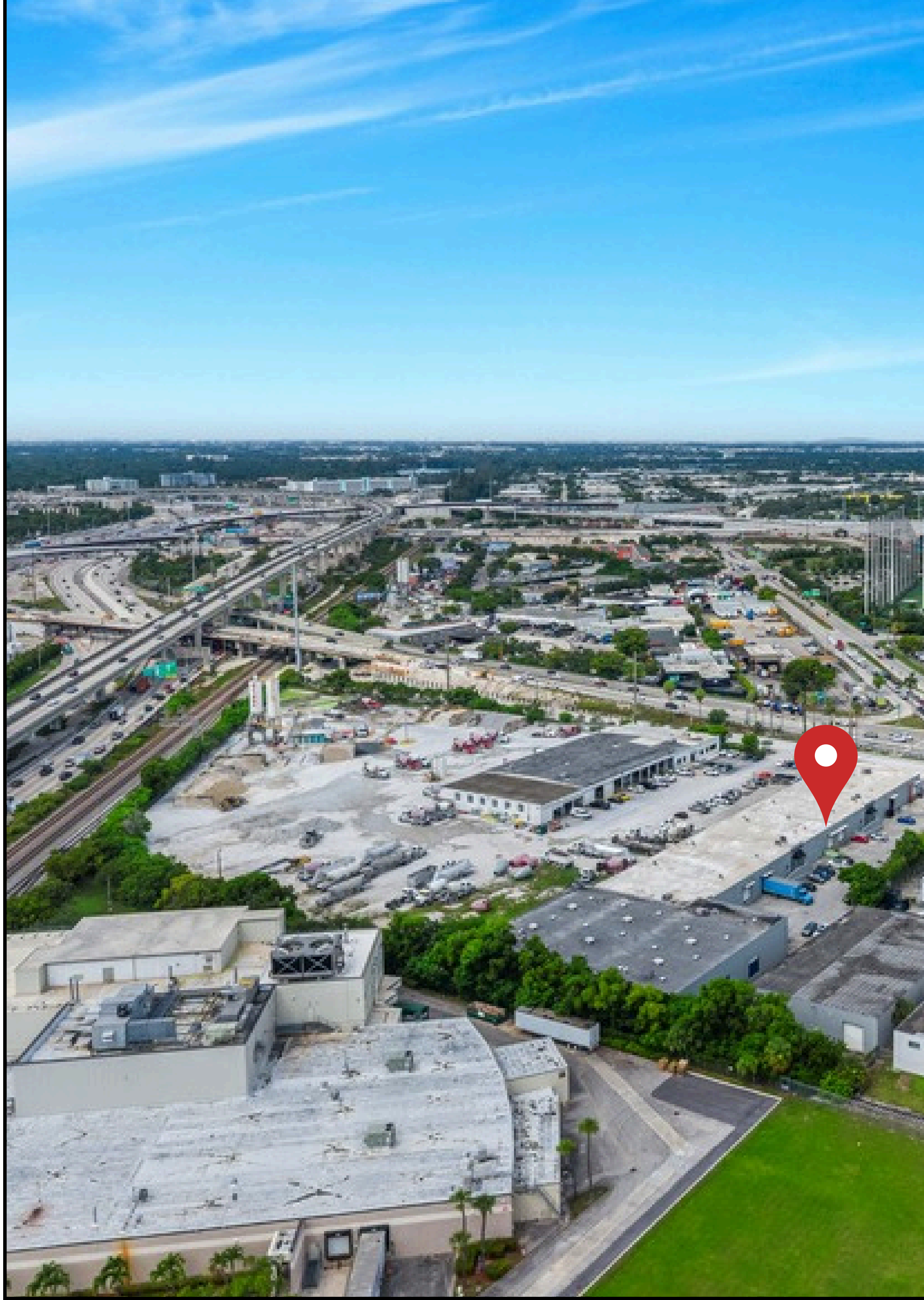
Owner of Record	Golden Glades 104 LLC
Folio Number	34-2112-045-0040
Legal Description	Golden Glades Commerce Park Condo, Unit 104, Undiv 8.31% Int in Common Elements, Off Rec 25932-1755
Year Built	1956
Zoning	6100 – Commercial Neighborhood
Land Use Code	4118 – Light Manufacturing: Condominium-Commercial

FLOOR PLAN

- Total Unit Size: 4,729 SF
- Warehouse/Shop: 3,050 SF
- Office: 1,460 SF
- Pantry/Break Area: 230 SF
- Ceiling Height: 20 ft
- Loading Door: 10' W x 10' H
- Dock Height from parking level to entrance: 3 ft



LOCATION




INTERSTATE
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FLORIDA'S
TURNPIKE
Palmetto Expwy
& Turnpike

STRATEGIC LOCATION SUMMARY

- The property is located within Golden Glades Commerce Park. This gated industrial park in Miami Gardens is strategically positioned within one of South Florida's most advantageous hubs for distribution and logistics. Its central location provides convenient access to the region's major transportation corridors, offering efficient connectivity throughout Miami-Dade, Broward, and the greater South Florida market:
  - I-95 – direct frontage/access
  - Florida's Turnpike – via Golden Glades Interchange
  - Palmetto Expressway (SR 826) – via Golden Glades Interchange
  - U.S. 441 (NW 7th Ave) – one block west, via NW 2nd Ave

- Distance to Key Destinations
  - Hard Rock Stadium – ±2.7 mi
  - Downtown Miami – ±16 mi
  - Aventura – ±7–8 mi
  - Miami International Airport – ±11 mi
  - Fort Lauderdale–Hollywood Int'l Airport – ±10.1 mi
  - PortMiami – ±11.2 mi

- This location's strength is evidenced by the current operator's success, who has scaled dramatically over the last five years in operations at the property. The warehouse's strategic positioning, accessibility, and logistical connectivity make it an ideal base to support continued growth, expansion, and distribution needs.

  <u>CURRENT OPERATOR'S REVENUE</u>
  - 2022: $347,613
  - 2023: $696,494
  - 2024: $1,512,427
  - 2025: $1,860,049
  - 2026 YTD, as of August 1, 2026: $1,251,008

INVESTOR APPEAL & INDUSTRY OVERVIEW

- Miami Gardens has emerged as an increasingly important industrial and logistics node within South Florida.

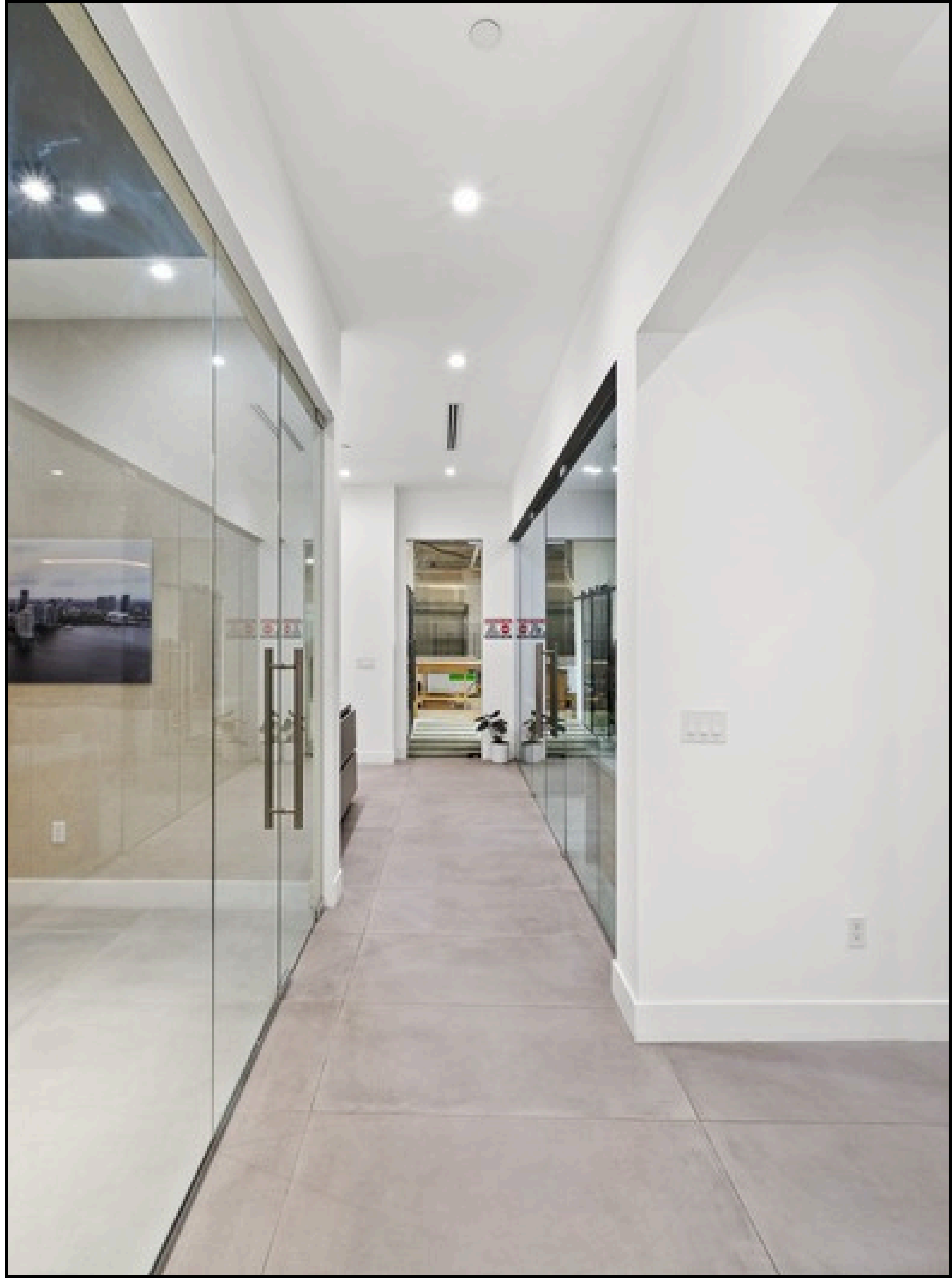
- The broader Miami-Dade industrial market continues to demonstrate demand.
  - According to Colliers' Q2 2026 Miami-Dade Industrial Market Report, in Miami-Dade, **tenants executed approximately 3.0 million square feet of leases during Q2 2026,** bringing total leasing activity to **7.4 million square feet year-to-date**.
  - The same report shows average asking rents climbing to $17.19 PSF NNN, up 1.5% year-over-year, while approximately 2.9 million square feet remains under construction.

- Of particular relevance to the subject property, **smaller industrial product has substantially outperformed larger big-box space on vacancy**.
  - Colliers reported that South Florida's small-bay industrial sector maintained vacancy of just 2.3%–3.0% during 2025, compared with 8.5%–9.8% for big-box industrial properties.
  - This significant spread highlights the relative scarcity and resilience of smaller-format warehouse space and provides meaningful support for the investment thesis behind a limited-supply warehouse asset such as the subject property.

- Against this backdrop, the current operator has occupied the property for approximately five years and has substantially scaled its business during that period, providing a compelling real-world example of the property's ability to accommodate an expanding operating business.

- Combined with the surrounding industrial growth and strength of the small-bay sector, the property presents an **attractive opportunity for both an owner-user** seeking a strategically located operating base, **and an investor** seeking industrial space within a supply-constrained setting.

PROPERTY PHOTOS



WAREHOUSE

WAREHOUSE

WAREHOUSE

WAREHOUSE


LOADING BAY

LOADING BAY


RECEPTION

RECEPTION

CONFERENCE ROOM


OFFICE #1


OFFICE #2


OPEN OFFICE SPACE


BATHROOM #1


BATHROOM #2


BREAKROOM

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