

1.72 ACRE TOTAL LOT WITH EXISTING +/- 26,304 SF MULTI-TENANT WAREHOUSE

7640 NW 36TH AVE,
MIAMI, FL 33147

CELL TOWER
NOT INCLUDED

Secured front yard
area with IOS
Potential

26,304 SF
WAREHOUSE

LONG
TERM
LEASE

FOR SALE

Presented By,
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ASSOCIATES**

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This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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SITE OVERVIEW

1.72 ACRE TOTAL LOT WITH EXISTING +/- 26,304 SF MULTI-TENANT WAREHOUSE

PROPERTY OVERVIEW

Lee & Associates presents an Industrial warehouse in the thriving Hialeah submarket—a rare opportunity to capitalize on Miami-Dade's highly constrained IOS market. Situated on a 1.72-acre lot with an existing $\pm 26,304$ SF warehouse, the property features a secured $\pm 34,659$ SF front yard area that can be enhanced for outdoor storage, truck parking, or container staging. With industrial zoning that supports storage and logistics uses, the site is well-positioned to meet the strong tenant demand for IOS in this submarket. Investors can unlock additional value by formalizing the outdoor yard with fencing, surfacing, and screening, creating a dual-income play that combines traditional warehouse tenancy with premium IOS land rents. The cell tower can potentially be relocated to accommodate future redevelopment plans, offering additional flexibility for investors or end users looking to reposition the asset. Unit 7640-A is through NW 76th St. The Landlord holds a long-term lease for the lot on NW 76th St through the year 2042, with two (2) 30-year renewal options. Given the scarcity of IOS-qualified properties in Miami-Dade, this asset represents a unique opportunity for both owner/users and investors seeking strategic industrial positioning.

Located in Miami's urban core, the property offers immediate access to major expressways, including I-95, the Palmetto Expressway, 836, and the Hialeah Expressway. It is just minutes from Miami International Airport, the Port of Miami, and Port Everglades, making it ideal for logistics, distribution, and service-related businesses. The property's lease structure ensures stability, with tenants responsible for their pro-rata share of property taxes above the base year. Additionally, the landlord maintains flexibility with the absolute right to terminate the lease upon six (6) months' written notice, ensuring adaptability for redevelopment or repositioning strategies.



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

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ASKING PRICE \$6,650,000



26,304 SF Warehouse with Fenced Yard:

- Multi-tenant, 1-story industrial building
- $\pm 34,659$ SF Fenced yard
- 5 Grade level doors
- 1.72 Acres total
- Clear height of 14-16 feet
- Building height of 18 feet
- Heavy 120/480 volt 3-phase power
- Air Conditioning
- Long term lease of 12,000 SF lot along NW 76 St for easy access for unit 7640-A



Prime Location:

Located in Hialeah, this property is at the center of South Florida's industrial network.



Exceptional Access:

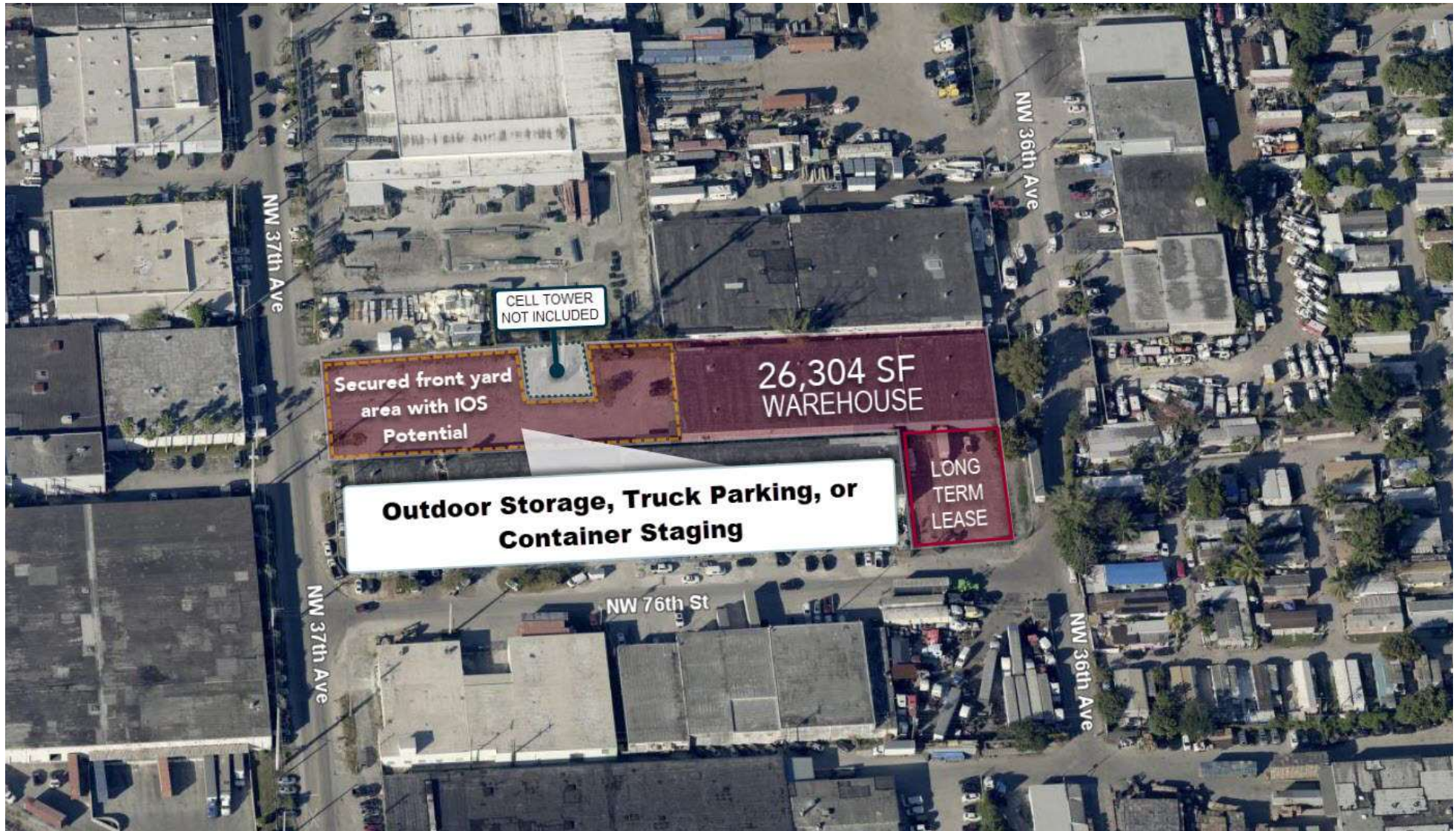
Miami International Airport 7.4 miles
Fort Lauderdale-Hollywood International Airport is 21.3 miles



Value-add:

- Attractive value-add opportunity by transforming the yard into a fully secured and improved outdoor space
- Potential for dual-income strategy: traditional warehouse tenancy + premium IOS land rents
- With few IOS-qualified sites available in Miami-Dade, this property offers strong appeal to both owner-users and investors

POTENTIAL FOR DUAL-INCOME STRATEGY: TRADITIONAL WAREHOUSE TENANCY + PREMIUM IOS LAND RENTS



PROPERTY DETAILS

LOCATION INFORMATION

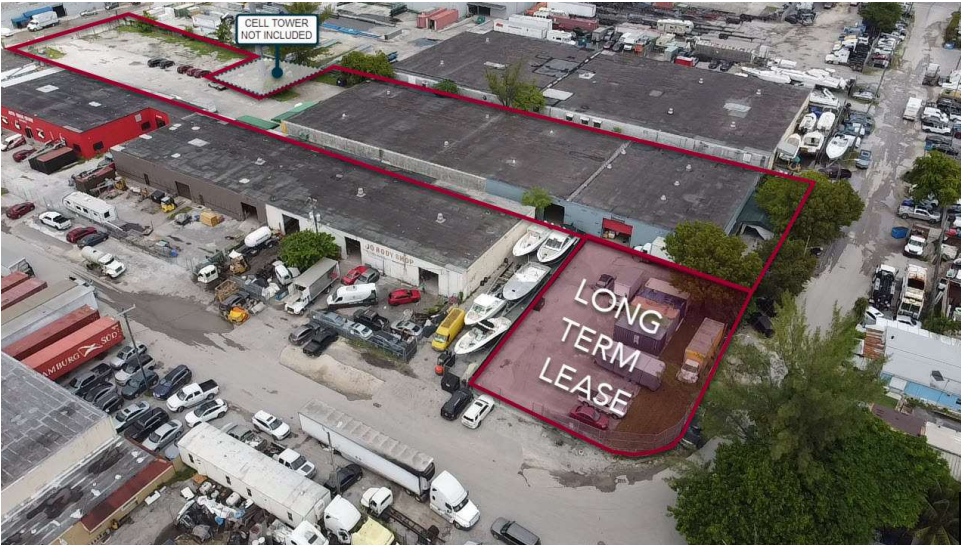
BUILDING NAME	26,304 SF Warehouse with Fenced Yard
STREET ADDRESS	7640 NW 36th Ave
CITY, STATE, ZIP	Miami, FL 33147

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
ZONING	IU-1
LOT SIZE	1.72 Acres
APN #	3031090300100

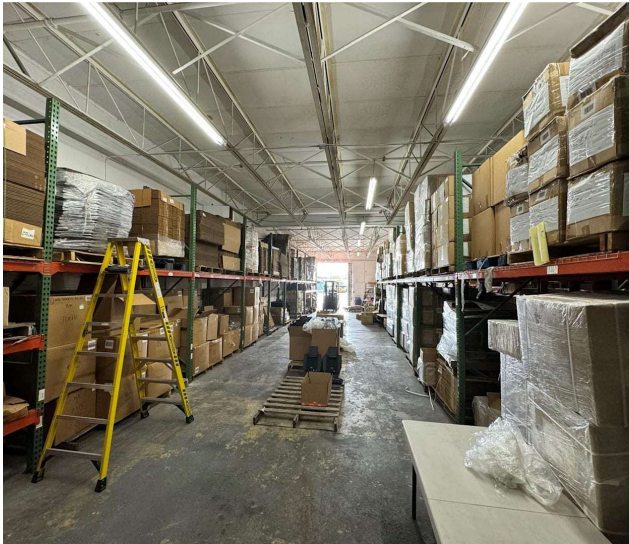
BUILDING INFORMATION

BUILDING SIZE	26,304 SF
CEILING HEIGHT	14 ft
NUMBER OF FLOORS	1
YEAR BUILT	1959
YEAR LAST RENOVATED	1999
NUMBER OF BUILDINGS	1



Long term lease of 12,000 SF lot along NW 76 St for easy access for unit 7640-A

ADDITIONAL PHOTOS





FINANCIAL OVERVIEW

RENT ROLL

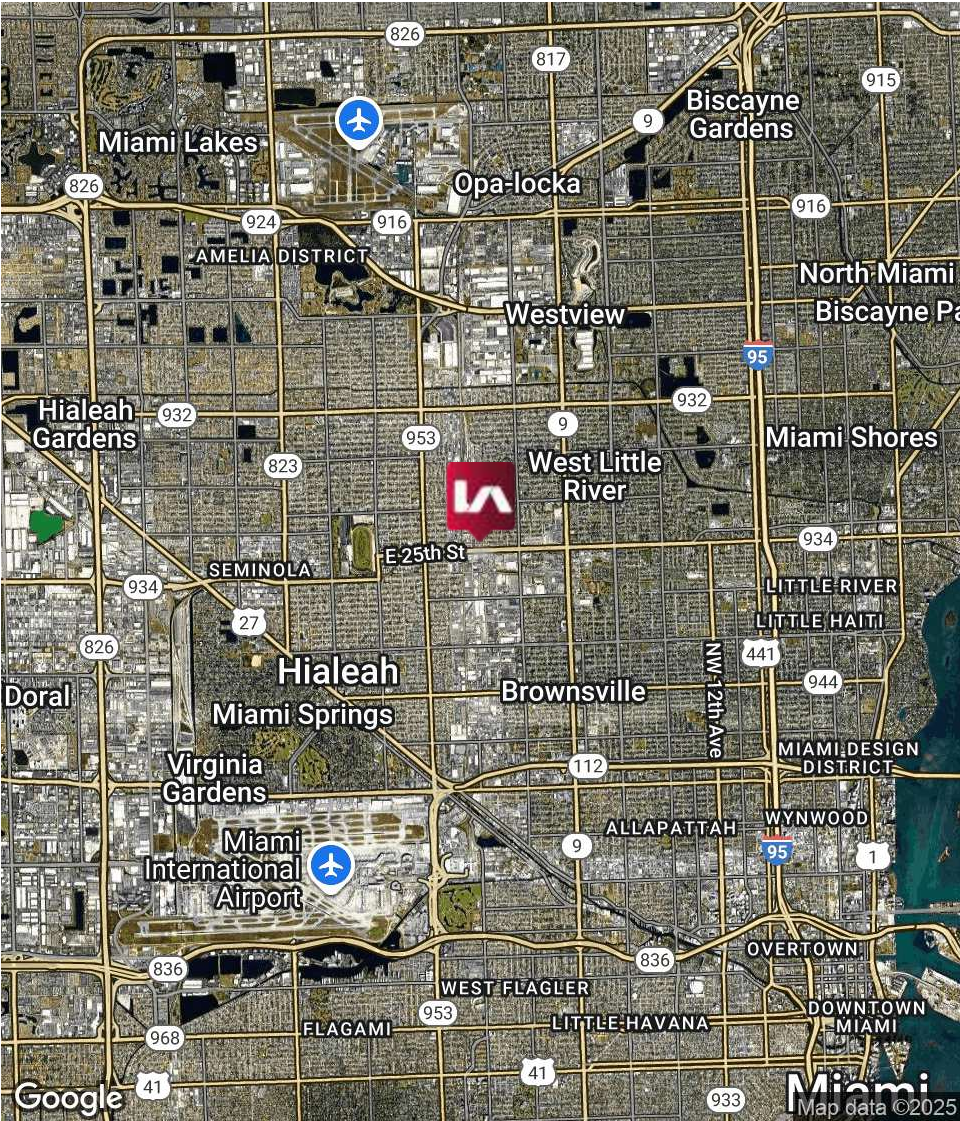
Name	Unit	SF	\$/SF	Current Rent	Sale Tax	Total Rent	Security Deposit	Current Lease Expiration	Current Lease Yr. Increases	Opt. 1 Start Date	Opt. 1 End Date	Opt. 1 Lease Yr. Increases	Opt 1. Term Years
Alsolutions Group	7640-B	5,000	17.00	\$7,083.33	\$212.50	\$7,295.83	\$11,400.00	4/3/2029	4%				
Dimor International, LLC	7621	13,442	9.03	\$10,113.65	\$303.41	\$10,417.06	\$6,858.00	2/28/2026	4%				
Fabulous Design-Décor & Productions, Inc.	7640-A	7,500	15.77	\$9,859.00	\$295.77	\$10,154.77	\$22,050.77	12/31/2026	5%	1/1/2027	12/31/2032	4%	5
		25,942		\$27,055.98	\$811.68	\$27,867.66	\$40,308.77						

An aerial map of Miami, Florida, with a semi-transparent red overlay. A red location pin is placed on the map at the address 7640 NW 36th Ave. The map shows various Miami neighborhoods including North Miami Beach, Golden Glades, North Miami, Biscayne Park, Miami Shores, Westview, West Little River, Little River, Little Haiti, Miami Design District, Wynwood, Allapattah, Overtown, Downtown, Little Havana, West Flagler, Flagami, Little Gables, and Coral Gables. Major highways like I-95, I-195, and US-1 are visible. The text 'LOCATION INFORMATION' is prominently displayed in white, bold, sans-serif font on the left side of the map.

LOCATION INFORMATION

1.72 ACRE TOTAL LOT WITH EXISTING +/- 26,304 SF MULTI-TENANT WAREHOUSE | MIAMI, FL

REGIONAL MAP



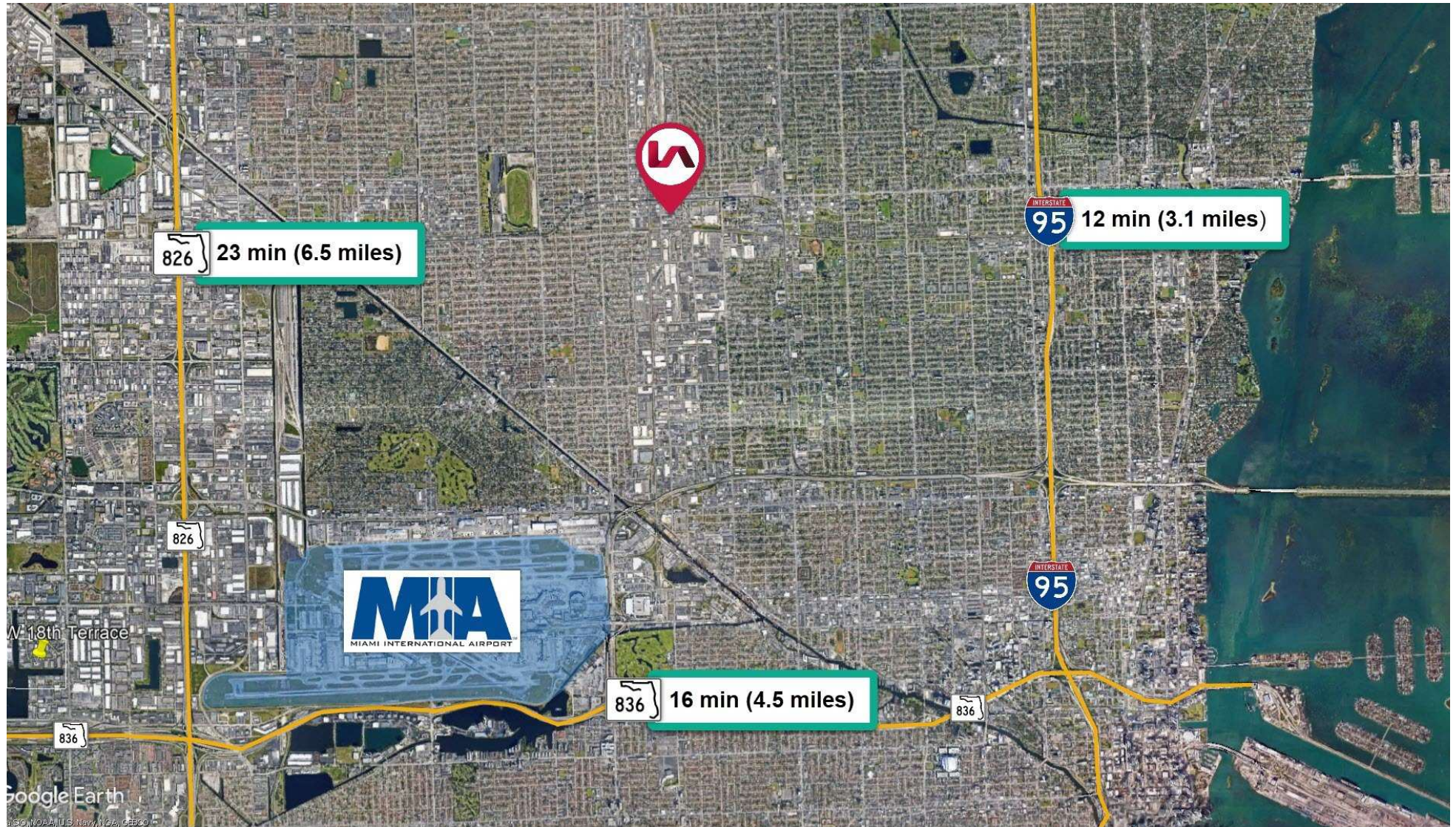
LOCATION OVERVIEW

Situated in Hialeah’s industrial hub, this property offers excellent connectivity. It is 7.4 miles from Miami International Airport and 21.3 miles from Fort Lauderdale-Hollywood International Airport, with easy access to major South Florida highways. Ideal for businesses seeking a strategic position in the dynamic South Florida market. Generous yard space presents a remarkable value-add opportunity for potential investors, offering the potential for enhanced outdoor storage, parking, or customization to meet specific operational needs.

CITY INFORMATION

CITY:	Miami
MARKET:	South Florida

ACCESSIBILITY





DEMOCRAPHICS

1.72 ACRE TOTAL LOT WITH EXISTING +/- 26,304 SF MULTI-TENANT WAREHOUSE | MIAMI, FL

DEMOGRAPHIC PROFILE 10, 20 & 30 MIN DRIVE

KEY FACTS

127,567

Total
Population

\$70,779



Average
Household
Income

44.2

Median
Age

2.9

Average
Household
Size

DAYTIME POPULATION

Total Daytime Population
118,853

Residents
69,994

Workers
48,859

EMPLOYMENT

46%

White Collar

19%

Services

36%

Blue Collar

3.2% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY



6,004

Total Businesses



42,333

Total Employees

\$9,940,503,445
Total Sales

Transportation/Warehouse

366
Businesses

4,977
Employees

\$928,739,832
Sales

Manufacturing

290
Businesses

3,146
Employees

\$402,757,198
Sales

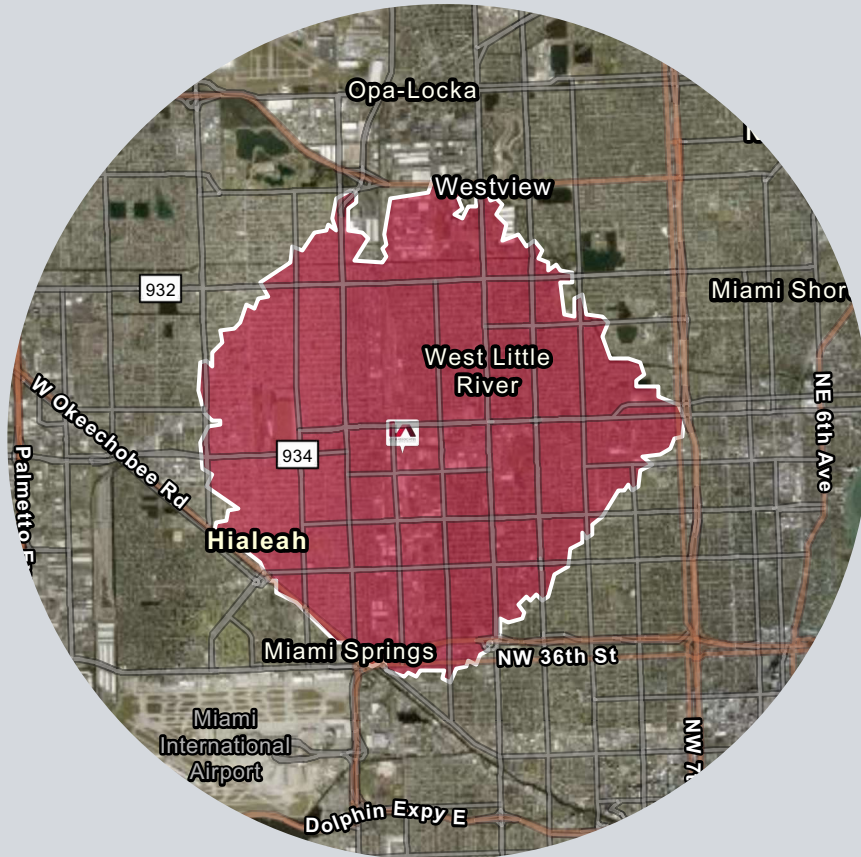
Wholesale Trade

387
Businesses

3,146
Employees

\$4,013,778,832
Sales

Drive time of 10 minutes



DEMOGRAPHIC PROFILE 10, 20 & 30 MIN DRIVE

KEY FACTS

686,245

Total
Population

\$88,711



Average
Household
Income

41.3

Median
Age

2.6

Average
Household
Size

DAYTIME POPULATION

Total Daytime Population
786,168

Residents
349,889

Workers
436,279

EMPLOYMENT

19%
Services



54%
White Collar

27%
Blue Collar

2.9% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY



48,519
Total Businesses



387,447
Total Employees

\$77,428,625,900
Total Sales

Transportation/Warehouse

1,927
Businesses

25,199
Employees

\$4,695,949,021
Sales

Manufacturing

1,939
Businesses

18,948
Employees

\$3,267,849,585
Sales

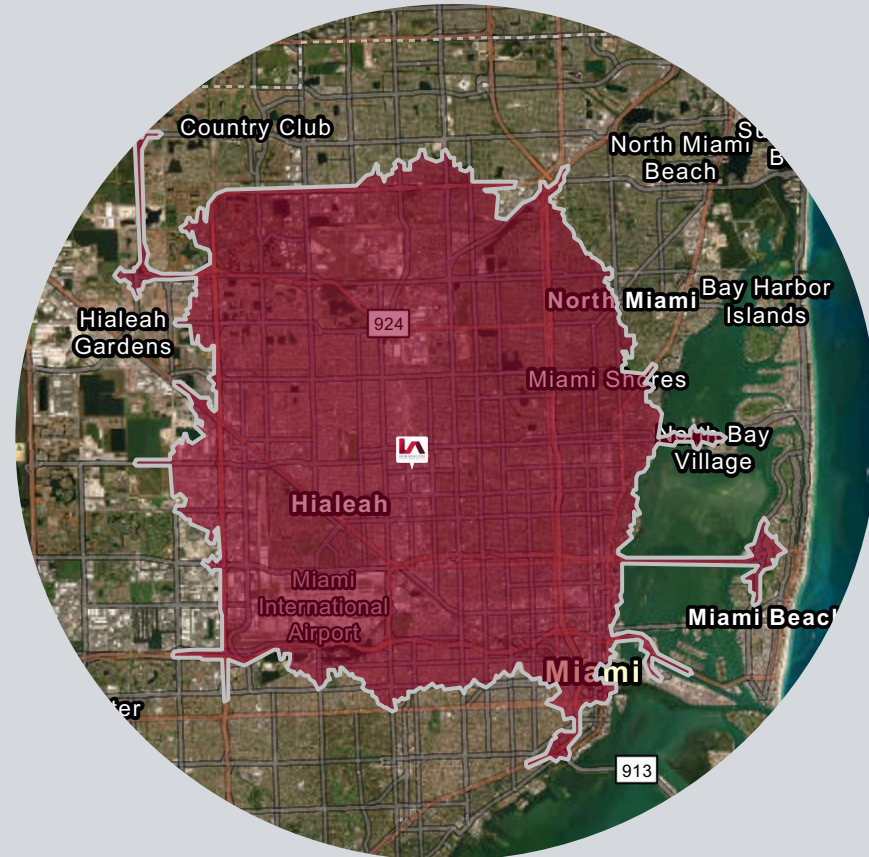
Wholesale Trade

2,493
Businesses

20,437
Employees

\$26,283,690,880
Sales

Drive time of 20 minutes



DEMOGRAPHIC PROFILE 10, 20 & 30 MIN DRIVE

KEY FACTS

1,943,770

Total
Population

\$108,167



Average
Household
Income

41.6

Median
Age

2.6

Average
Household
Size

DAYTIME POPULATION

Total Daytime Population
2,136,662

Residents
933,296

Workers
1,203,366

EMPLOYMENT

16%
Services



62%
White Collar

22%
Blue Collar

2.6% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY



140,016
Total Businesses



1,055,921
Total Employees

\$221,872,141,165
Total Sales

Transportation/Warehouse

4,210
Businesses

50,850
Employees

\$9,622,544,024
Sales

Manufacturing

4,509
Businesses

37,980
Employees

\$6,599,653,348
Sales

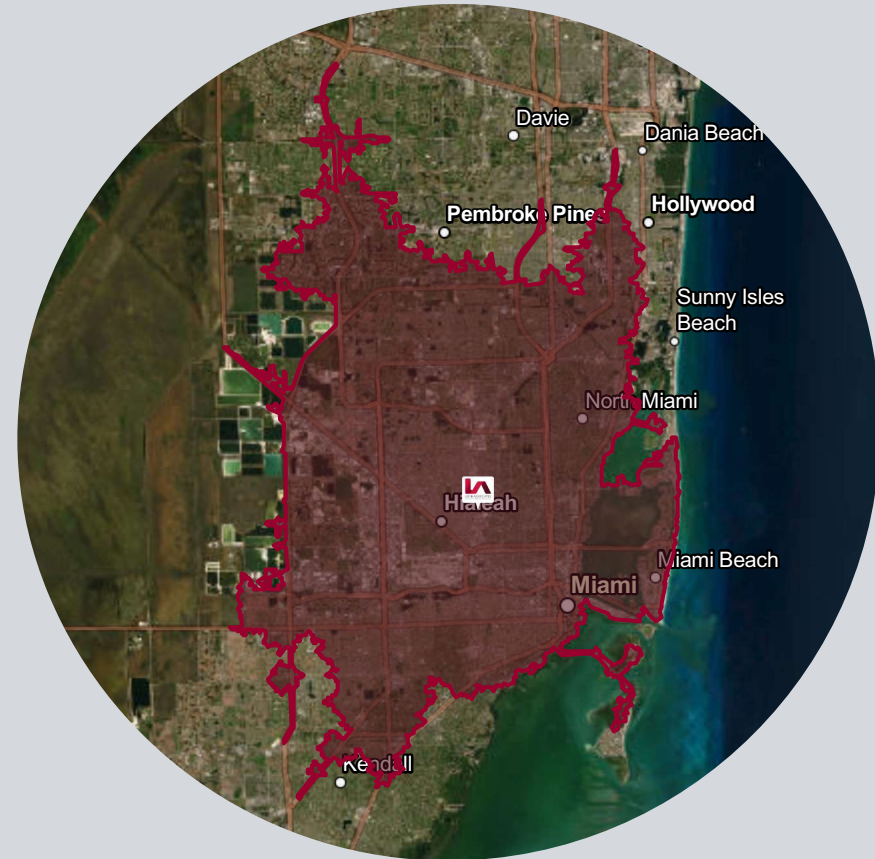
Wholesale Trade

5,607
Businesses

50,624
Employees

\$71,990,539,666
Sales

Drive time of 30 minutes



A photograph of a multi-tenant warehouse facility. The image is overlaid with a semi-transparent red filter. A large, white, stylized arrow points from the left towards the right side of the frame. In the center of the arrow, the text "CONTACT US" is written in a bold, white, sans-serif font. The background shows a long, low industrial building with several large red roll-up doors. A chain-link fence runs along the left and right sides of the building. A dark-colored SUV is parked in the middle ground. The sky is overcast with grey clouds.

CONTACT US

MATTHEW ROTOLANTE



MATTHEW ROTOLANTE, SIOR, CCIM

President

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Cell: 305.490.6526

PROFESSIONAL BACKGROUND

Matt Rotolante serves as the President of Lee & Associates South Florida. Born and raised in Miami, Matt is 4th generation in a pioneer family that has bought and sold over 3,000 acres of land in South Florida since 1928. Prior to joining Lee & Associates as President of the South Florida office, Matt was Managing Director of SVN South Commercial Real Estate located in Miami, FL where his accumulated knowledge of commercial real estate and superb customer service skills earned him the SVN rank of #1 Producer in Florida and the #7 Producer Nationwide in 2014, and also rank of #2 in Florida and #16 Nationwide in 2015.

Matt has held his real estate license in Florida since 2004, and in this tenure has been involved in over \$500 million in sale and lease transactions. As the Broker for Miami's office, Matt focuses on Industrial properties, yet still has a full grasp of all asset types including Office, Retail, Multifamily, and Land. Over the past 7 years he has developed a specialization in refrigerated warehouses leasing a 330,000 SF multi-tenant freezer facility. Matt has a close relationship with Port Miami through his father-in-law, John Ballestero, who was Director of Operations for 25 years. Additionally, he has a deep understanding of entitlements, zoning, market trends, financial analysis, foreclosures/bankruptcy, estate and tax planning, receivership, and other value add services that benefit his longtime clients.

Matt is fluent in Spanish. He earned the prestigious designation of SIOR (Society of Industrial and Office Realtors) in February of 2013. He also earned his CCIM (Certified Commercial Investment Member) designation in 2006 and is the past President of the Miami's CCIM Chapter (2012 & 2013). Matt is a longstanding member of many associations including NAIOP, NAR (National Association of Realtors), CIASF (Commercial Industrial Association of South Florida), and FCBF (Florida Customs Brokers & Forwarders Association).

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MICHAEL AVENDANO



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Senior Vice President

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Cell: 305.484.4666

PROFESSIONAL BACKGROUND

Michael Avendano serves as Senior Vice President with Lee & Associates specializing in Industrial Sales and Leasing.

Prior to joining Lee & Associates South Florida, Michael worked for Beacon Commercial Realty, a Commercial Real estate firm where he helped manage multiple portfolios of over half a million sf of industrial, Office and Retail space. During his time at Beacon, he along with the rest of his team were responsible for the acquisition, negotiation, leasing, management and disposition of said assets with the ultimate goal being minimize risk and cost while maximizing profits for our clients. Through this effort, Michael developed a strong understanding of property values, cap rates, property management, zoning and land-use, development codes and ordinances, as well as state and local permitting.

Michael also has a deep understanding with the tech and marketing side of the business working for CREXi, the fastest growing CRE marketplace in the US. In this position he was faced with an unprecedented economic downturn which he was successfully able to navigate helping the team achieve their best quarter since their launch. The adversity he faced in his time there highlighted the importance of utilizing all the tools at one's disposal as well as challenging the norm. It also showed him the importance of being able to quickly adapt to any situation and having a plan to do so.

Michael was Born and raised in Miami, FL and speaks both English and Spanish. He graduated from the Florida International University with a Bachelor's Degree in Hospitality Management. When he is not busy servicing his clients, Michael is probably on a coastline somewhere surfing, playing basketball, or traveling somewhere with his friends and family.

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JAMES GLOCKNER



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Associate

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PROFESSIONAL BACKGROUND

James Glockner serves as an Associate specializing in Retail Sales and Leasing, bringing a robust background in data analysis and strategic planning. Under the mentorship of industry veteran Greg Milopoulos, James leverages his expertise in mathematics, finance, and programming to provide insightful, data-driven solutions for his clients.

Prior to joining Lee & Associates, James honed his analytical skills as a Junior Analyst at Structured Funding in San Francisco. There, he developed strategic models to guide acquisition initiatives and created a comprehensive database of financial participants in the secondary loan market. His role involved developing and managing direct marketing campaigns, utilizing data mining techniques to identify commercial properties at various stages of default, and conducting outreach to key decision-makers in financial institutions. James also gained valuable industry knowledge during his summer internship at Hedge Realty, where he supported marketing initiatives for high-end properties, researched local market trends, and assisted in client property acquisitions.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

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