



PRIME OPORTUNITY INVESTMENT



AVAILABLE IN
HOMESTEAD, FL 33033

Buyer responsible for verification of commercial uses or zoning ordinances.

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29055 SW 107TH AVE HOMESTEAD, FL 33033-6624

DESCRIPTION

This is a great investment opportunity!

This is a large, modern, insulated steel building, built in 2015.



36,000 SF
Building



Powerful
electrical
(800-amp and two 400-
amp systems)



26 ft high ceilings



5 Acre-Lot



Hurricane-impact tents
add 6,000–7,000 sq ft



Security system
and plenty of parking



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WELCOME TO
29055 SW 107th Ave
HOMESTEAD, FL 33033



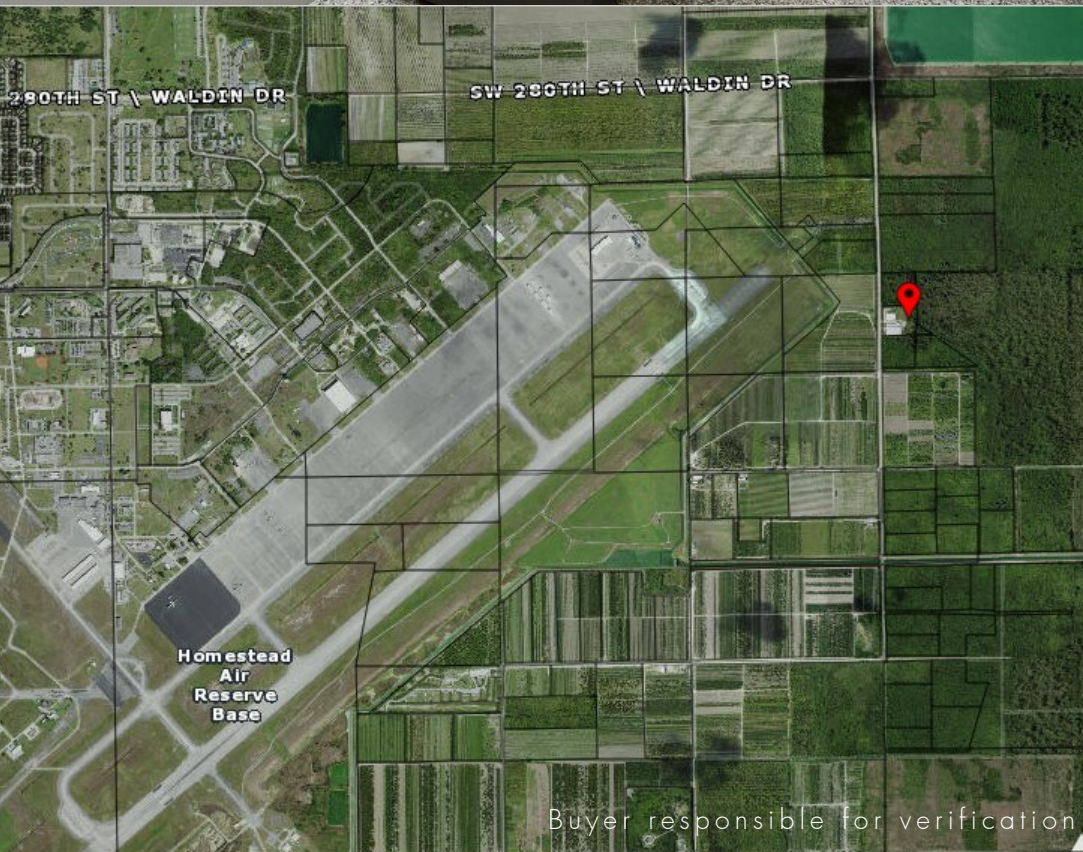
PROPERTY OVERVIEW

A prime 36,000 sq ft warehouse is available in Homestead.

This 2015 building features a 26-ft ceiling, dock-high loading, a fenced yard, and powerful electrical systems.

Ideally located near the Turnpike, Amazon, and FedEx.

LIST PRICE: \$5,900,000



EXPENSES:

Property	\$35,519.20
Liability	\$2,153.55
Flood	\$4,895
Water on well	No expense
Landscaping	\$400 Bi Monthly
Property Taxes	\$40,044.60

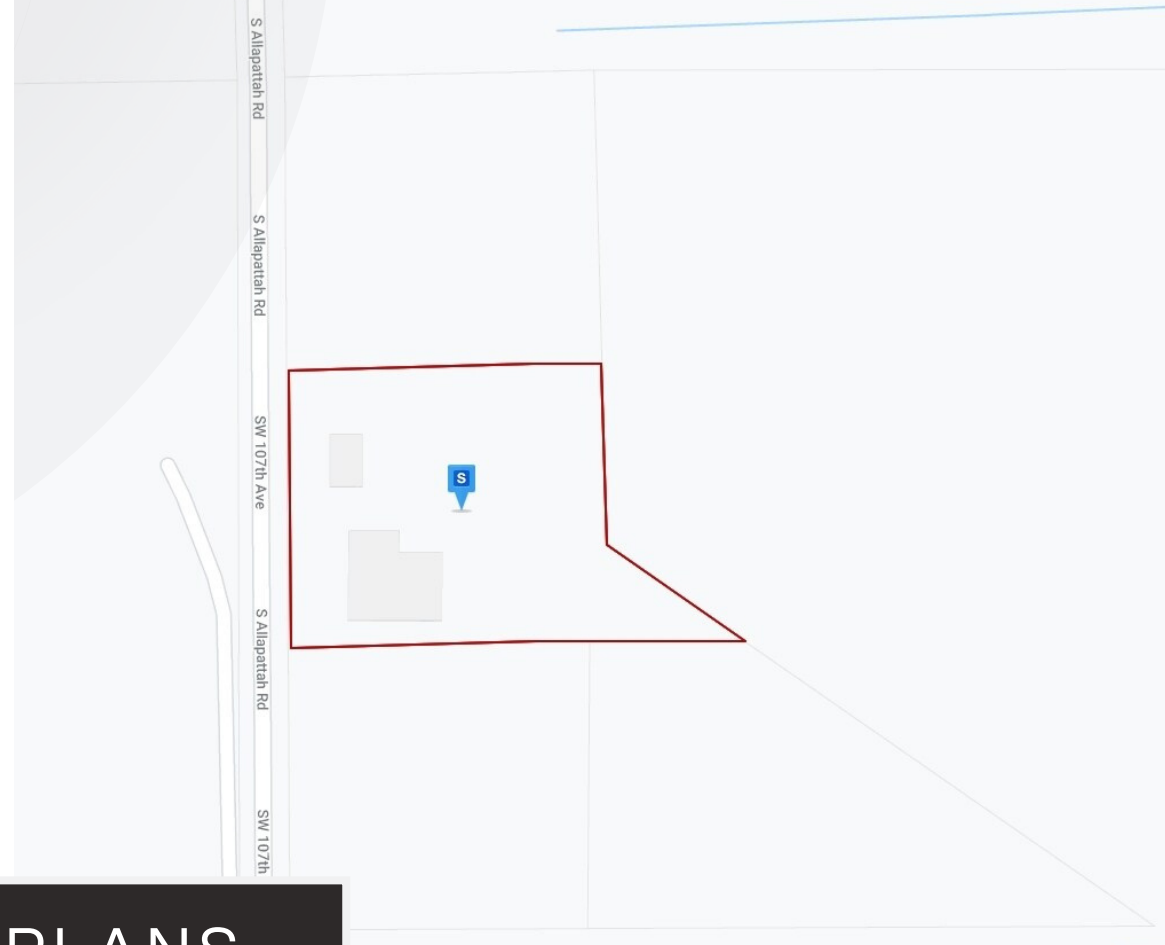
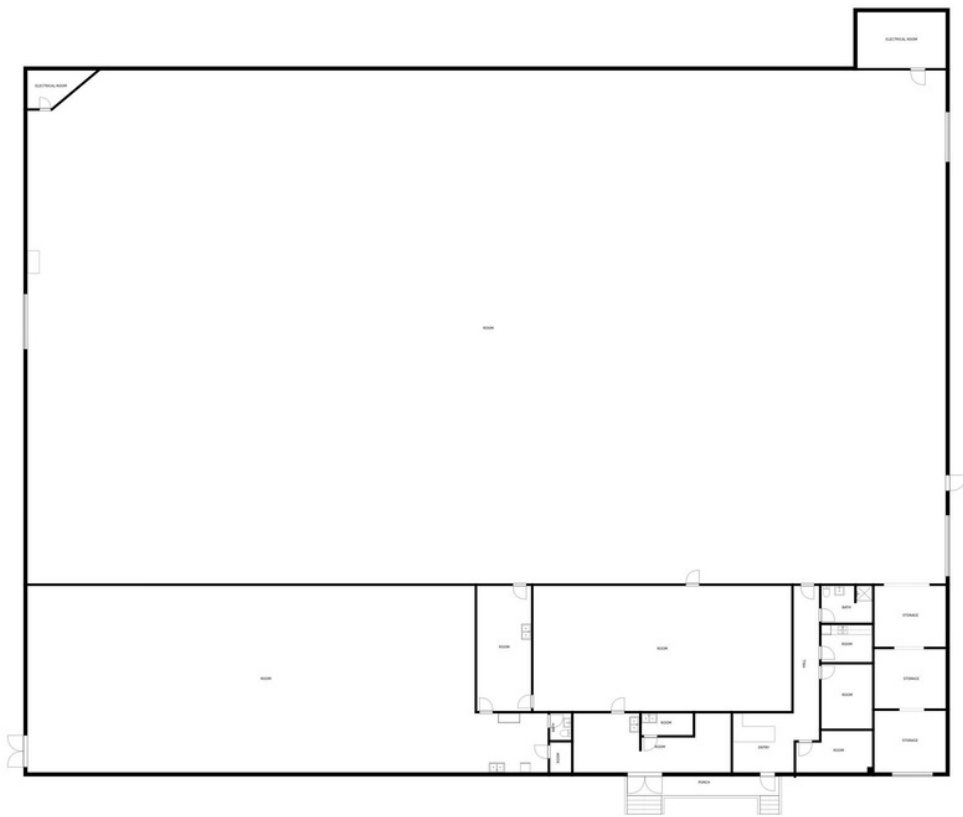
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INTERIOR PHOTOS

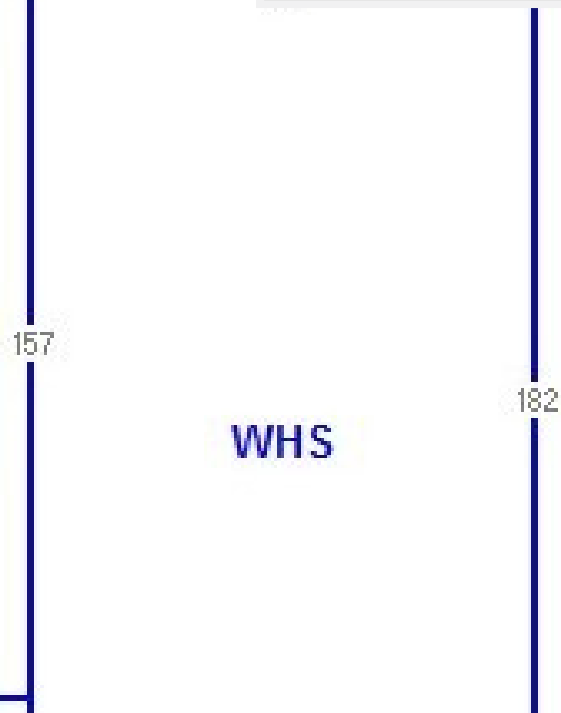
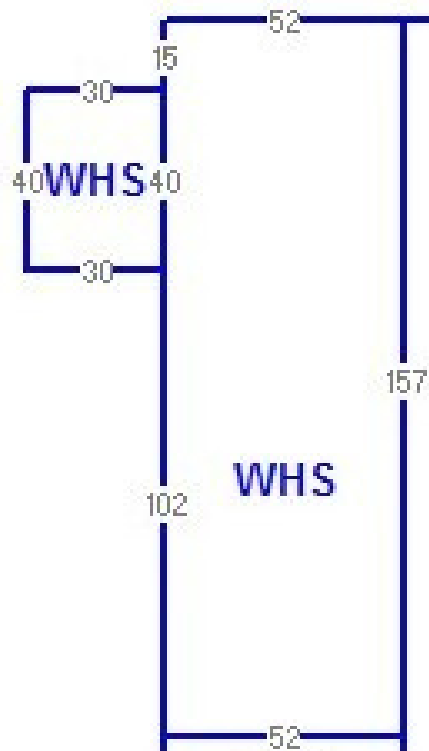


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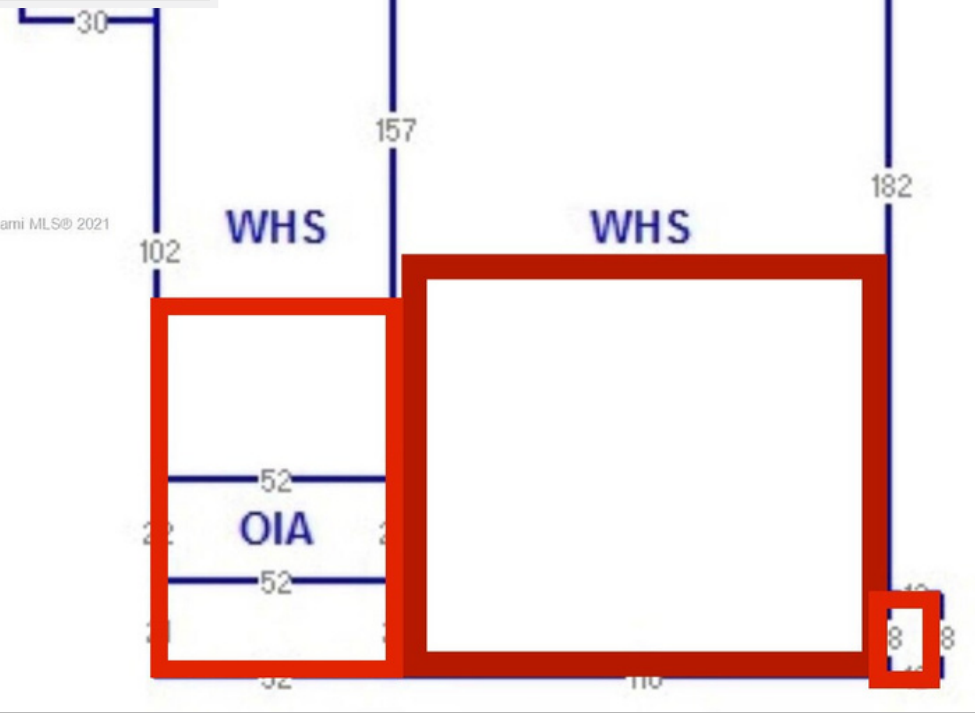


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL M

BUILDING PLANS



A11090391 © Miami MLS® 2021



NW CORNER SW 1/4
SECTION 5-57S-40E

S.W. 288th STREET

N89°16'16"E 481.14'

NORTH LINE OF SW 1/4 SECTION 5-57S-40E

GRAPHIC SCALE



5' TO BE DEDICATED TO MIAMI-DADE COUNTY
FOR RIGHT-OF-WAY OF S.W. 107th AVENUE

TRACT 1

(O.R.B. 16652-PG.0207)
S89°16'16"W 478.339'

END OF FILL & WETLANDS START

BOUNDARY SURVEY

S.W. 107th AVENUE

S00°31'21"E (BASIS OF BEARING) 1355.77'

ZONED 80' RIGHT-OF-WAY

ORIGINAL R/W LINE

ONE STORY
METAL BUILDING
#29055
F.F. ELEV. = 10.00'

TRACT 2

(O.R.B. 27536
-PG.2246)

WETLAND MITIGATION
BORDER
(APPROXIMATE)

(TOTAL THIS WETLAND AREA: 1.1
HAS NOT BEEN FILLED OR C

ZONE AE (EL 10.00')

ZONE AE (EL 11.00')

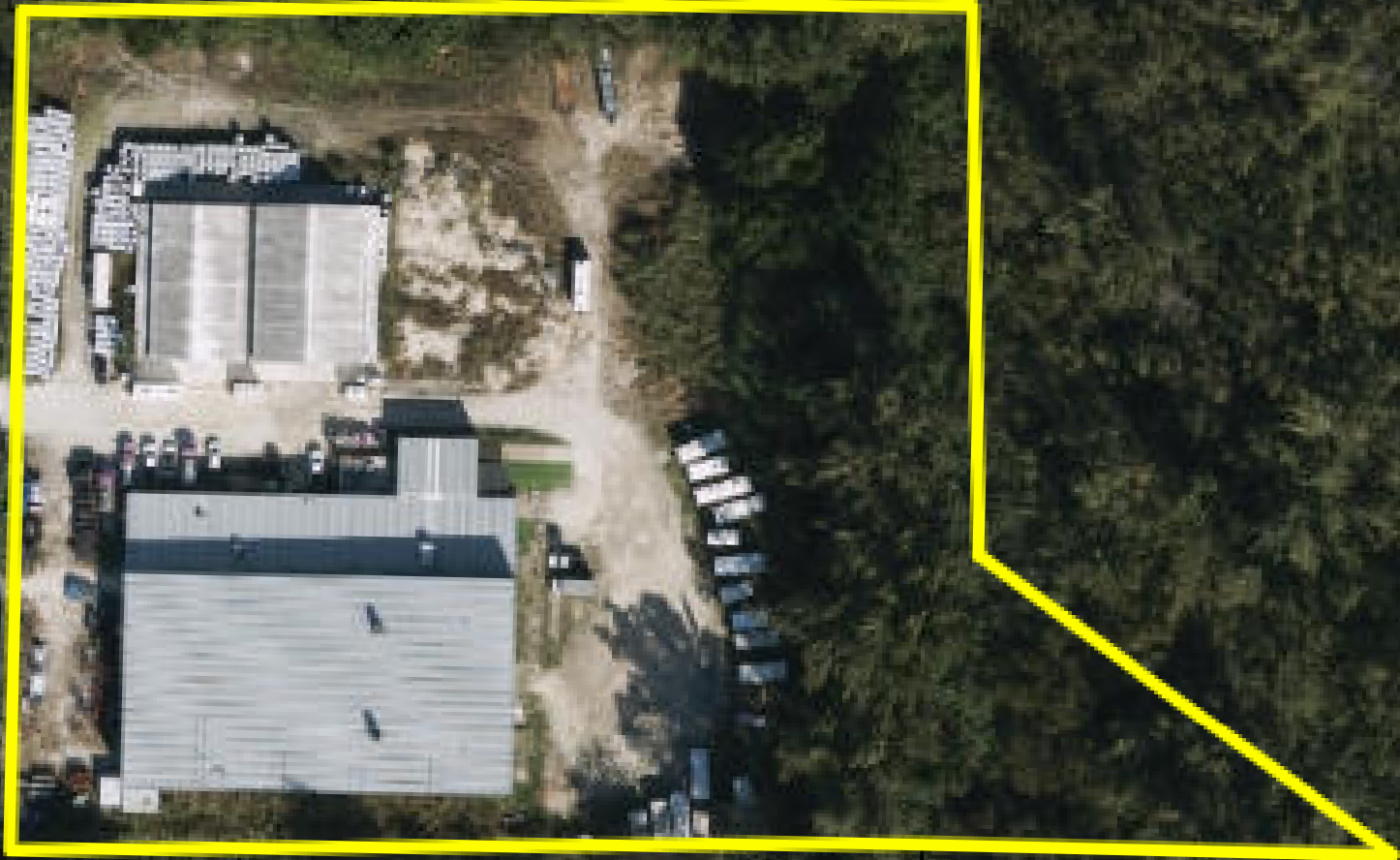
N55°W 257.85' (LEGAL)
N55°57'47"W 257.85' (C)

FPL EASEMENT (10'x60.0')
(O.R. BOOK 28200, PAGE 2438)

N89°16'16"E 692.038'

TRACT 4

ARIEL SHOT



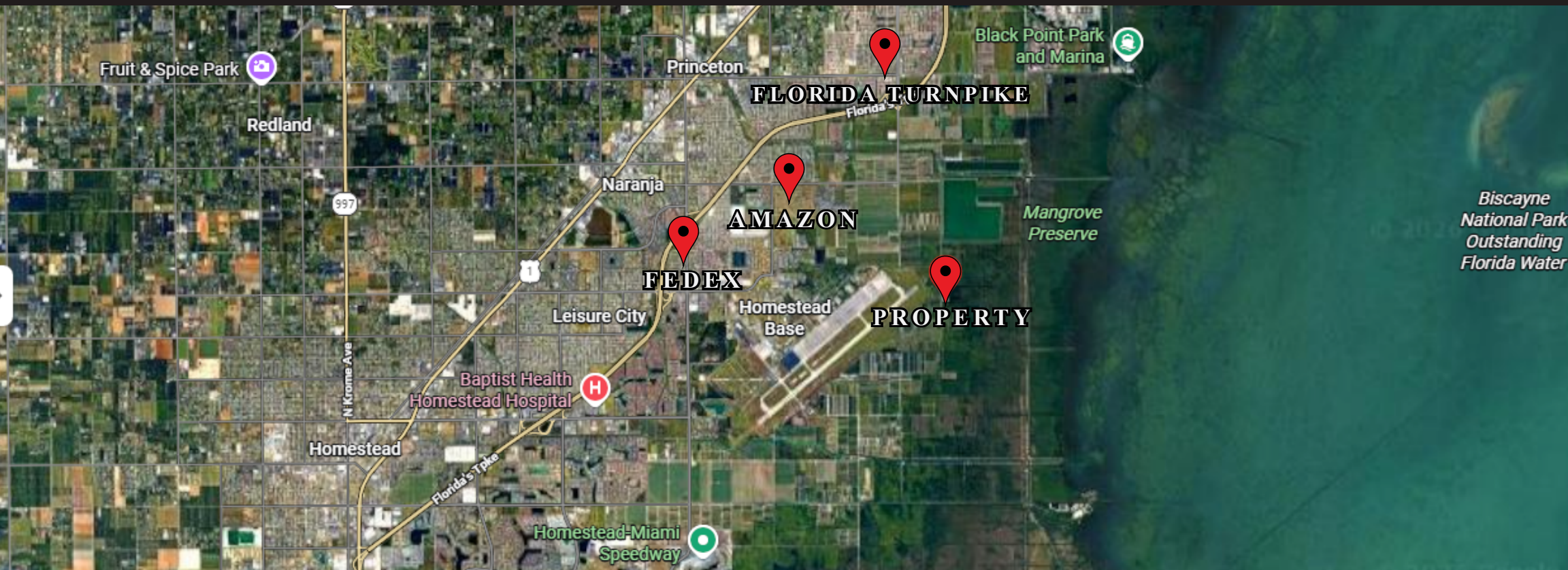
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THE HOMESTED ADVANTAGE



BUSINESSES NEAR THE PROPERTY



Access to major roads: It is less than 2 miles from the Florida's Turnpike. This is the main advantage. It connects directly to Miami (approx. 35-40 min north) and the entire interstate network of South Florida.

It is located in the South Dade Agricultural Area, surrounded by farms, nurseries, and related businesses. Demand for storage, packaging, and workshop space is constant.

DEMOGRAPHICS OF THE AREA

Homestead, FL had a population of 87,286 with an average age of 32 and an average household income of \$61,975.

Between 2022 and 2023, the population of Homestead, FL grew from 79,996 to 80,725, an increase of 0.911%, and the median household income grew from \$57,739 to \$61,975, an increase of 7.34%.



EXCLUSIVELY LISTED BY



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