

NEW CONSTRUCTION WAREHOUSE IN HOMESTEAD

146 SW 2ND ST
HOMESTEAD, FL 33030

**OWNER
FINANCING**

FOR SALE

Presented By,

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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

NEW WAREHOUSE FACILITY IN THE HEART OF HOMESTEAD

Lee & Associates is pleased to present a 16,153 SF warehouse facility in the heart of Homestead, FL. Constructed with pre-fabricated steel for superior durability and operational efficiency, this facility features impressive clear heights—33' at the center and 22' at the sides in the main warehouse. An additional 2,500 SF area offers flexible space for office or storage use, with 24' center clearance and 16' at the sides. Key features include: Two dock-height loading bays (27' center clearance), one street-level loading door for versatile logistics, Three-phase electrical power, Full fire suppression system, City water and sewer connections, 11 assigned parking spaces

Ideally located near major transportation routes, including US-1 and the Florida Turnpike, the property provides exceptional access to key distribution corridors. Its position within a thriving industrial and commercial area ensures proximity to essential services and a rapidly growing population base, making it a strategic hub for logistics, warehousing, or light manufacturing operations.



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

MARKET ADVISORS

ANDREW WHITBY

Senior Vice President
305.608.1970
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SALE PRICE: \$3,900,000.00



New Construction Warehouse:

Total Building SF:	16,153 SF
Office SF:	2,500 SF
Ceiling Height:	22'-33'
Dock-High Doors:	2
Drive-In Doors:	1'
Power:	3p Heavy Power
Year Built:	2025
Construction:	Pre-fab Steel
Sprinklers:	Yes
Parking:	11 Surface Spaces



Great Location in South Miami-Dade:

Walkable in Downtown Historic Homestead, offering dining, shopping, theatres and parks.

Near Major Transportation Routes:

- 0.5 mi to US-1 S Dixie Hwy
- 1.3 mi to Florida's Turnpike
- 28 mi to SR-836 Dolphin Expy
- 30 mi to Miami Int'l Airport

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	New Construction Warehouse in Homestead
STREET ADDRESS	146 SW 2nd St
CITY, STATE, ZIP	Homestead, FL 33030
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	South Dade

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	SWPUN-IND
LOT SIZE	0.61 Acres
APN #	10-7813-040-0120 10-7813-040-0130

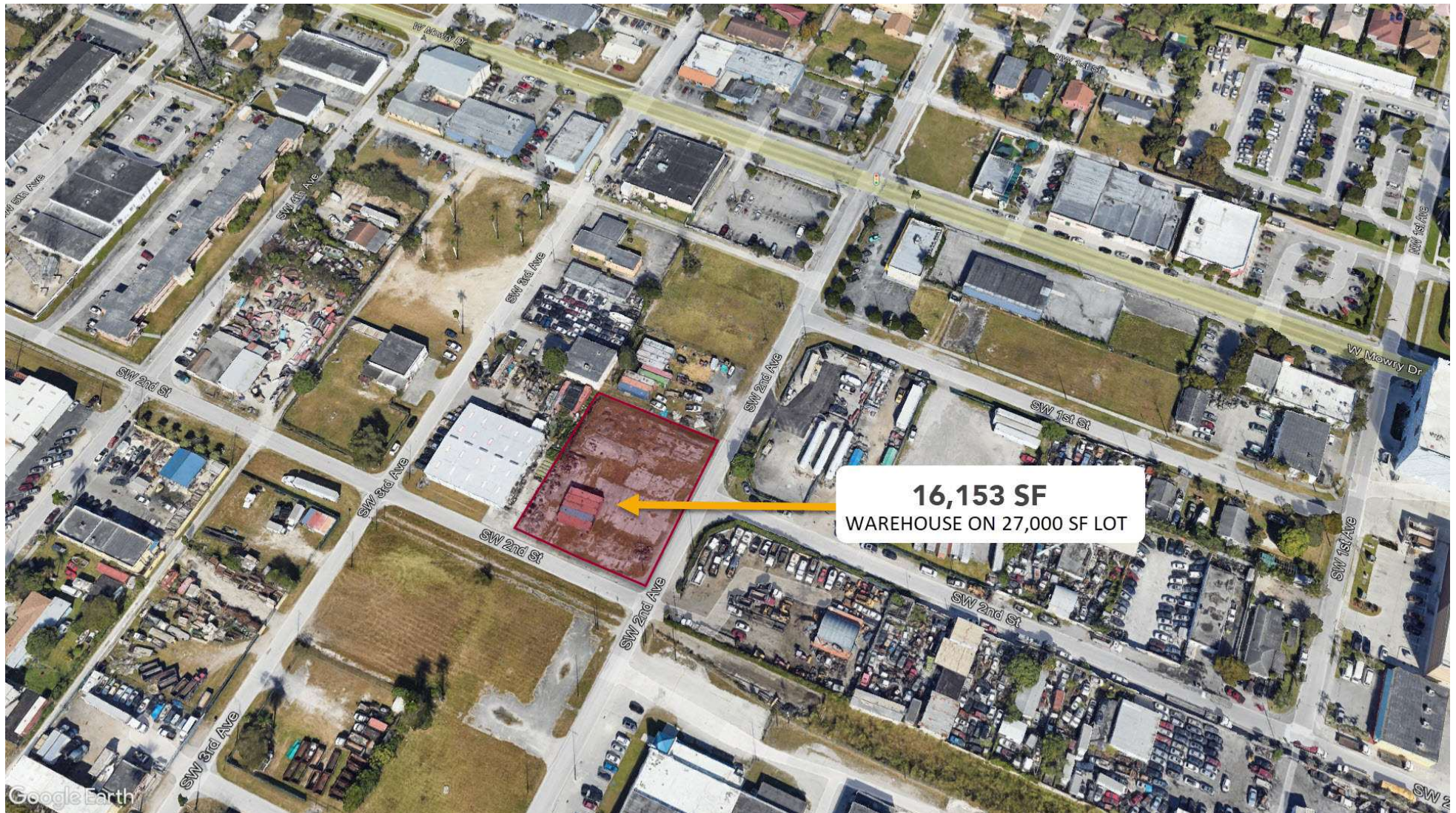
BUILDING INFORMATION

BUILDING SIZE	16,153 SF
TENANCY	Single
CEILING HEIGHT	33 ft
MINIMUM CEILING HEIGHT	22 ft
OFFICE SPACE	2,500 SF
NUMBER OF FLOORS	1
YEAR BUILT	2025

PARKING & TRANSPORTATION

NUMBER OF PARKING SPACES	11
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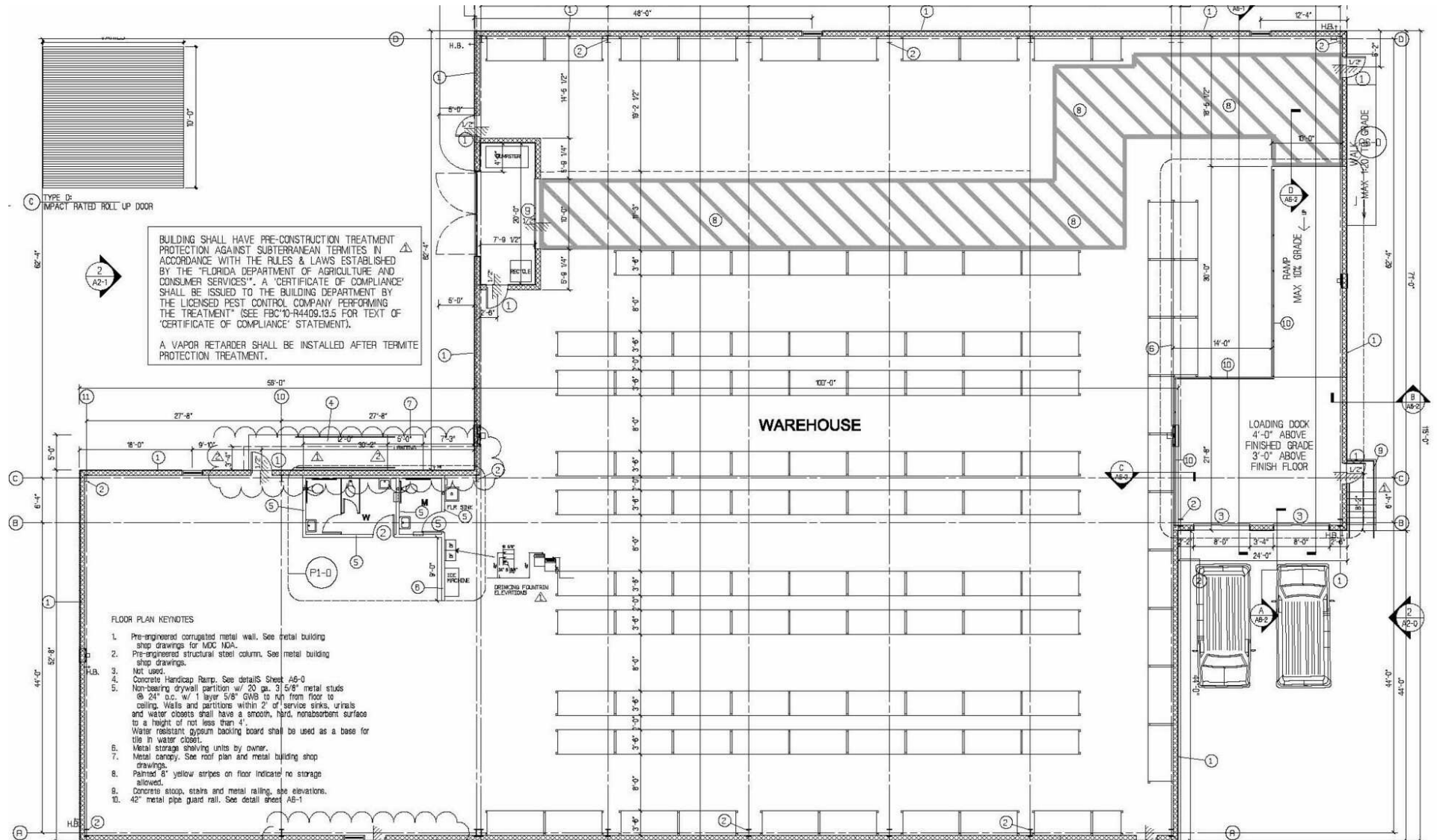
PARCELS HIGHLIGHT



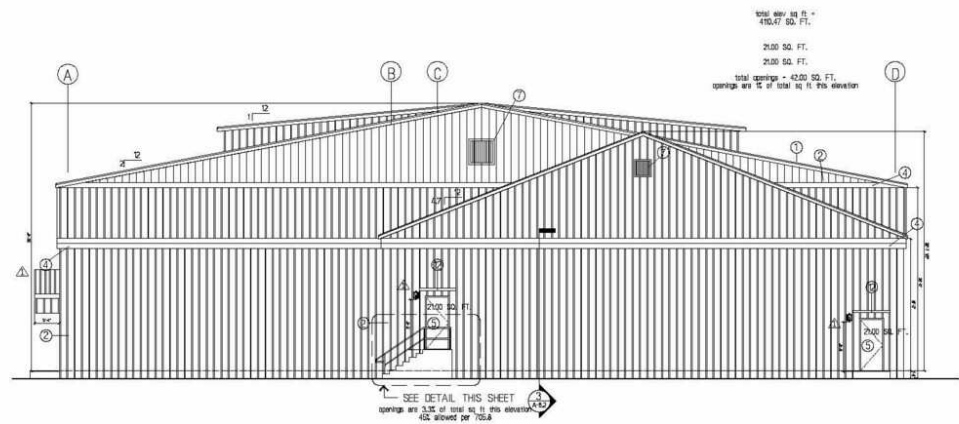
ADDITIONAL PHOTOS



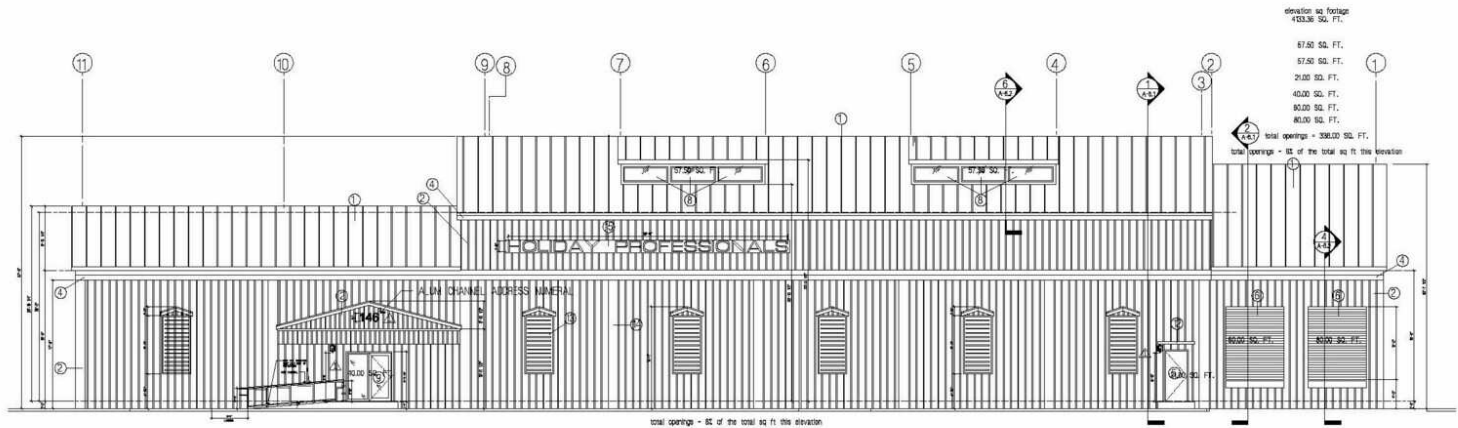
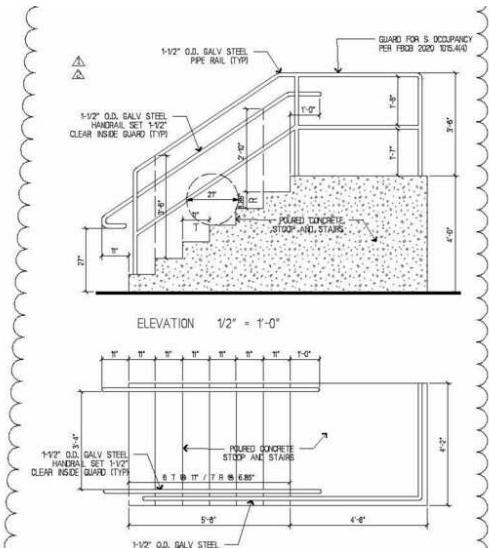
FLOOR PLAN



BUILDING ELEVATIONS



NORTH BUILDING ELEVATION
 SCALE 1/8" = 1'-0"

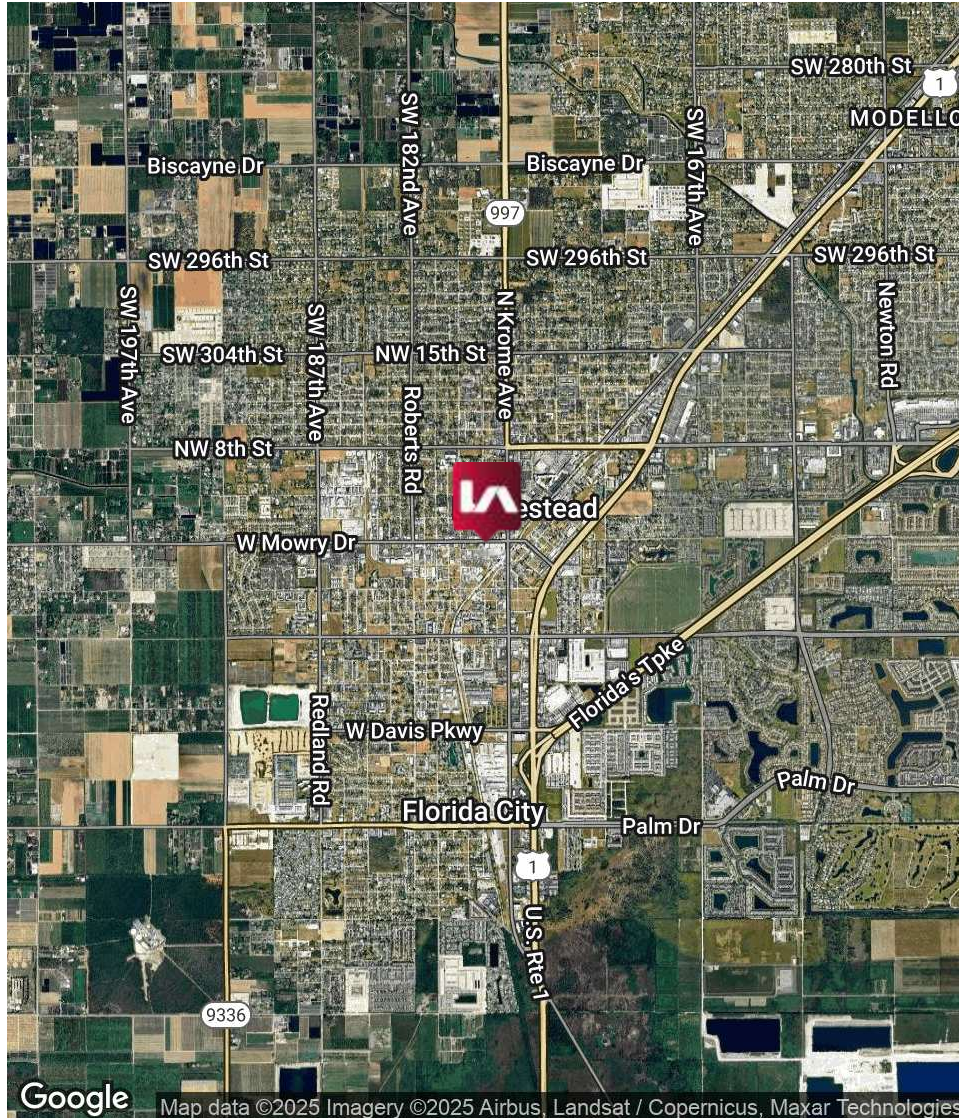


EAST BUILDING ELEVATION
 SCALE 1/8" = 1'-0"

DOWNTOWN HISTORIC HOMESTEAD



REGIONAL MAP



LOCATION OVERVIEW

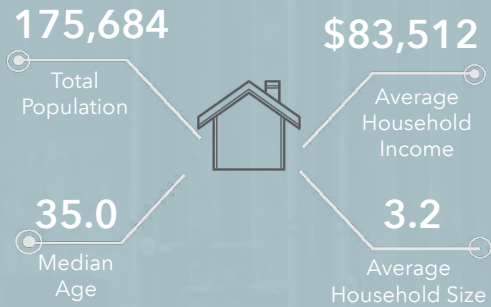
Centrally located in Homestead, FL, with convenient access to US-1 and the Florida Turnpike. Positioned in a growing industrial hub, perfect for businesses needing regional distribution access.

CITY INFORMATION

CITY:	Homestead
MARKET:	South Florida
SUBMARKET:	South Dade

DEMOGRAPHIC OVERVIEW

KEY FACTS

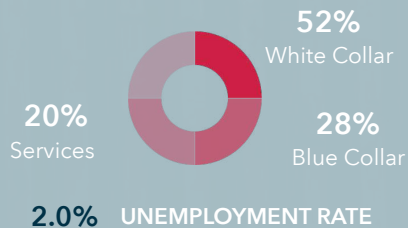


DAYTIME POPULATION

Total Daytime Population
133,017

Residents 92,361 Workers 40,656

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

80
Businesses

461
Employees

\$89,549,910
Sales

Manufacturing

104
Businesses

894
Employees

\$111,619,981
Sales

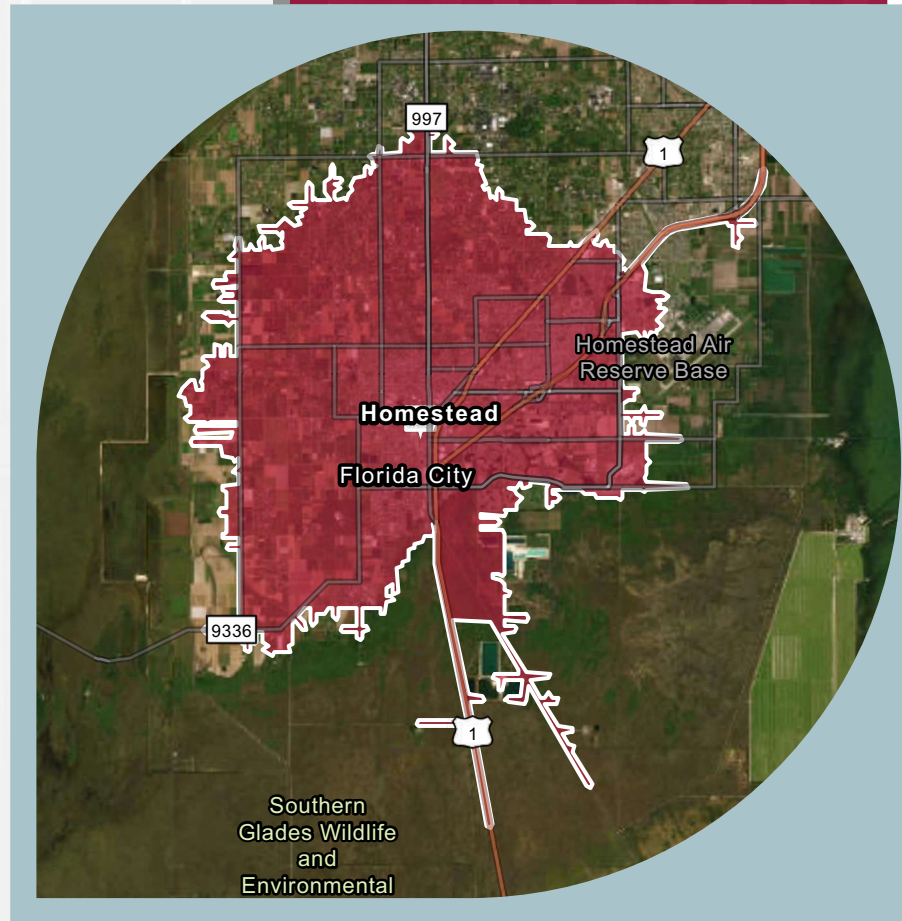
Wholesale Trade

116
Businesses

1,424
Employees

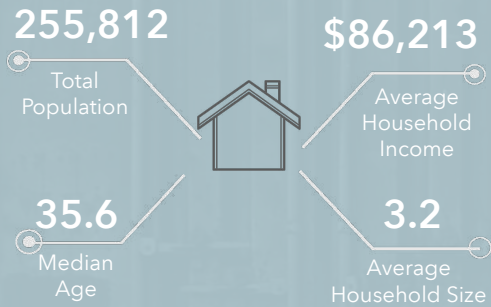
\$1,872,083,857
Sales

Drive time of 15 minutes



DEMOGRAPHIC OVERVIEW

KEY FACTS

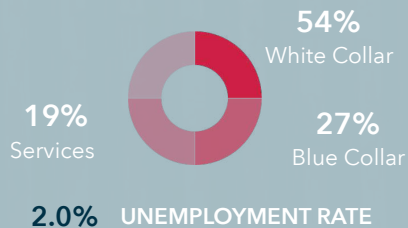


DAYTIME POPULATION

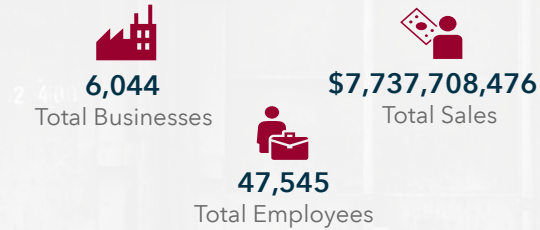
Total Daytime Population
188,514

Residents 132,449 Workers 56,065

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

136 Businesses \$156,599,772 Sales

786 Employees

Manufacturing

183 Businesses \$158,606,790 Sales

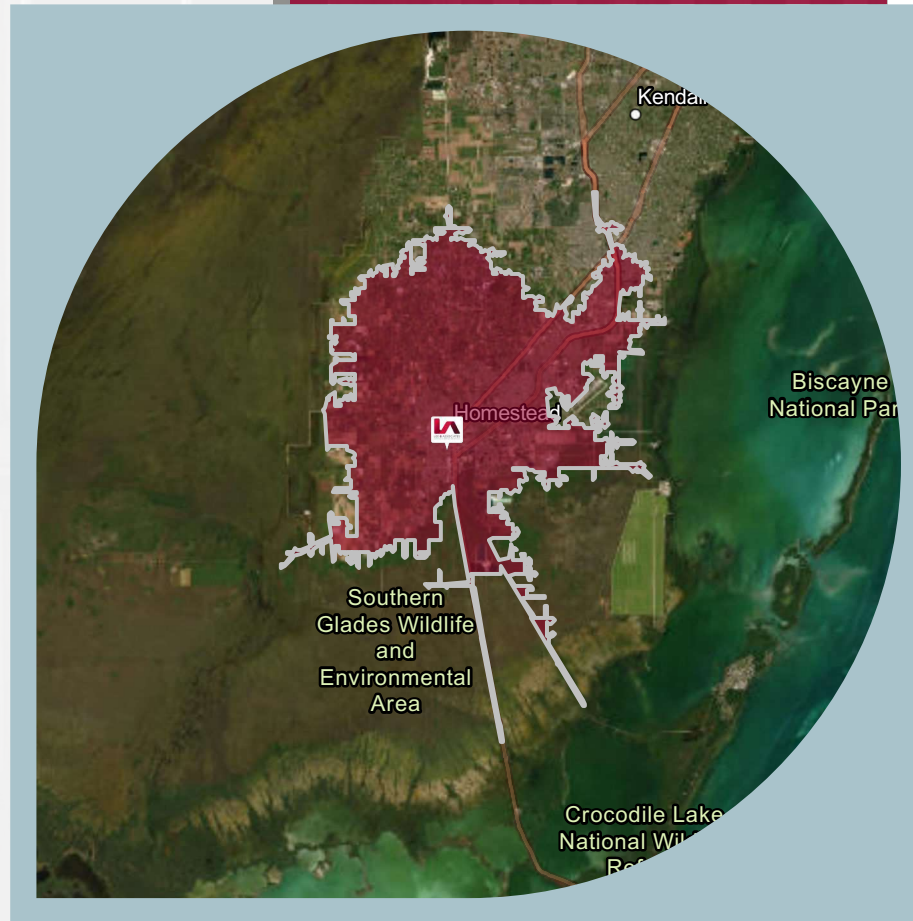
1,218 Employees

Wholesale Trade

194 Businesses \$2,800,122,725 Sales

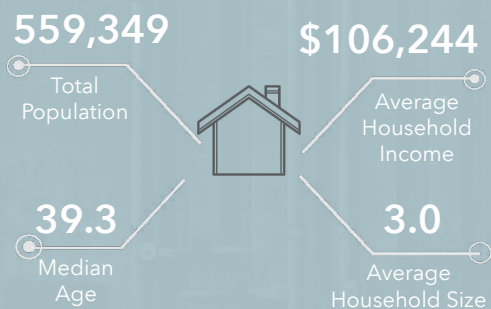
2,705 Employees

Drive time of 20 minutes



DEMOGRAPHIC OVERVIEW

KEY FACTS

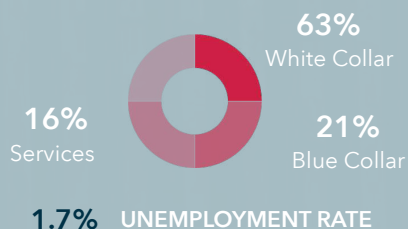


DAYTIME POPULATION

Total Daytime Population
461,787

Residents 278,132 Workers 183,655

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

489 Businesses \$698,341,910 Sales

3,502 Employees

Manufacturing

471 Businesses \$378,355,999 Sales

5,113 Employees

Wholesale Trade

681 Businesses \$6,104,284,667 Sales

5,785 Employees

Drive time of 30 minutes

