

GN



FOR SALE

Midtown + Edgewater Warehouse and Land

100 NE 26th St, Miami, FL 33137

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$9,500,000
Submarket:	Wynwood // Edgewater
Building SF:	9,000 SF
Lot SF:	21,530 SF
Price/SF Building:	\$1,055
Price/SF Lot:	\$441
Investment Type:	Value Add // Owner-User
Zoning:	T6-8-O

INVESTMENT OVERVIEW

DWNTWN Realty Advisors is pleased to exclusively present 100 NE 26th Street, Miami, FL, a freestanding industrial/flex asset located on a 21,530 SF lot in the heart of Miami's rapidly evolving Edgewater / Wynwood Norte corridor. The property is zoned 6100 Commercial – Neighborhood and is currently improved with a single-story light manufacturing facility, offering investors and owner-users a rare opportunity to acquire a low-coverage, covered-land industrial asset within one of Miami's most supply-constrained urban infill submarkets. The asset's central positioning within Miami's urban core supports strong long-term fundamentals driven by continued residential densification, limited industrial inventory, and rising replacement costs. With multiple paths to value creation, including repositioning, owner-user occupancy, or long-term hold, 100 NE 26th Street represents a compelling acquisition for buyers seeking durable cash flow potential and long-term value appreciation in a high-growth market.

INVESTMENT HIGHLIGHTS

- Freestanding Urban Industrial Building
- Value-Add Flex Repositioning Opportunity
- Core Wynwood Edgewater Infill Location

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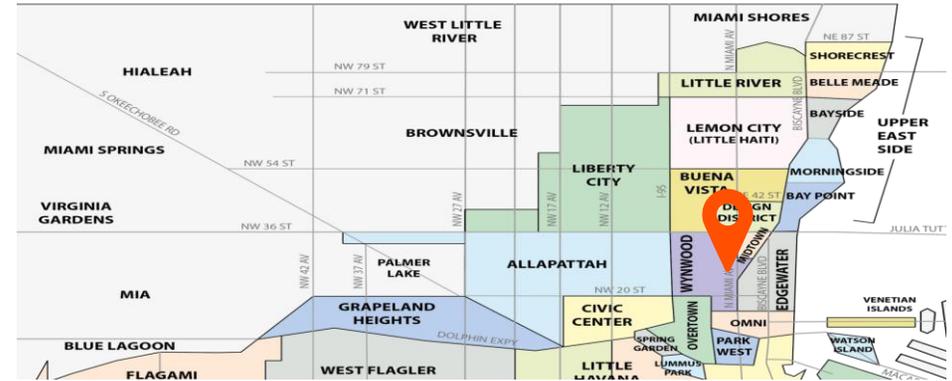
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LOCATION DESCRIPTION



100 NE 26th Street is centrally located at the convergence of Wynwood, Midtown Miami, and Edgewater, placing the property within one of Miami's most dynamic and supply-constrained urban infill corridors. This strategic positioning allows for efficient access to Downtown Miami, Brickell, Miami Beach, and the broader urban core, while benefiting from immediate proximity to dense residential and commercial development.

Wynwood and Midtown continue to experience strong investment activity and redevelopment, driving population growth and creating sustained demand for flex, showroom, and service-oriented industrial uses. As mixed-use and residential density increases, well-located industrial assets in the area have become increasingly scarce, supporting long-term value appreciation and favorable supply-demand fundamentals.



Edgewater's transformation into a high-density residential neighborhood further enhances the location's fundamentals, reinforcing demand for last-mile, light industrial, and owner-user occupancies that serve the surrounding communities. The property's infill location, combined with proximity to major arterial roadways, positions it as a compelling acquisition for investors and owner-users seeking urban industrial exposure with long-term upside in Miami's evolving core.

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AERIAL CONTEXT



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PROPERTY PHOTOS



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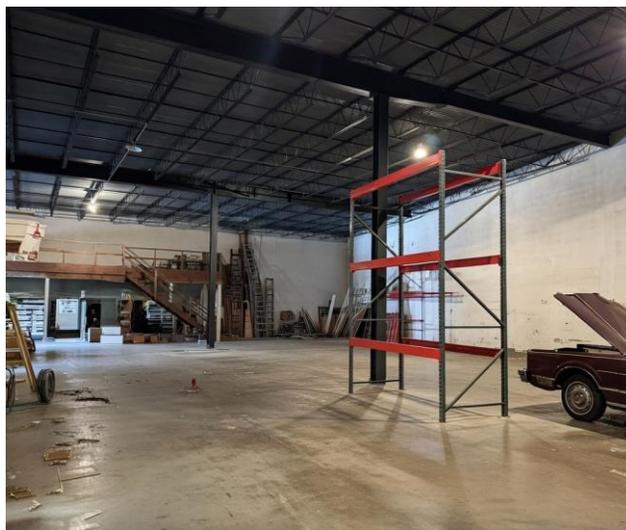
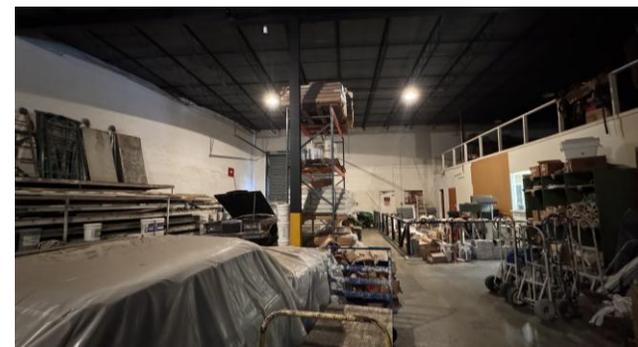
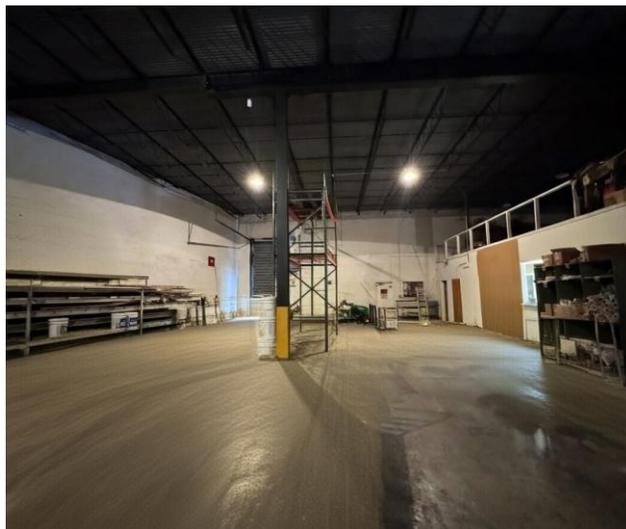
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INTERIOR PHOTOS



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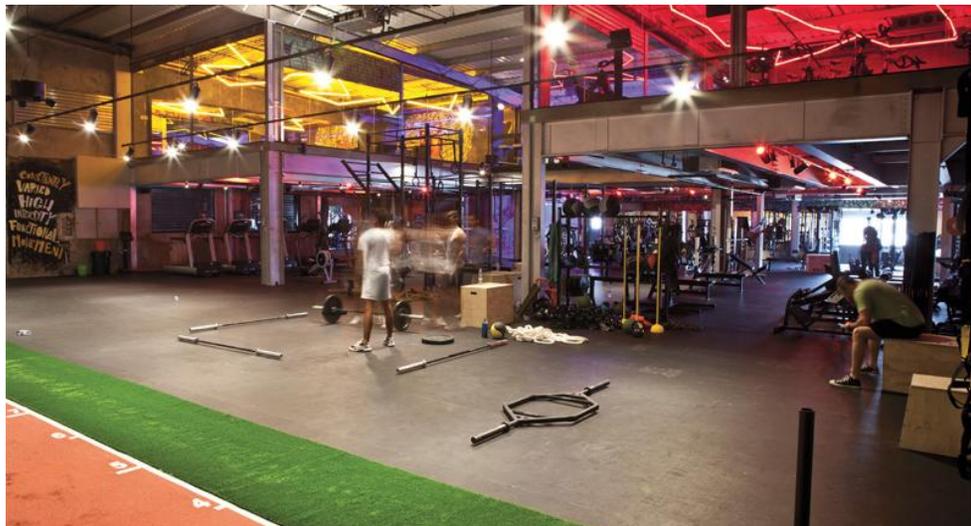
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IDEAL USES



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REGIONAL SUBMARKET MAP



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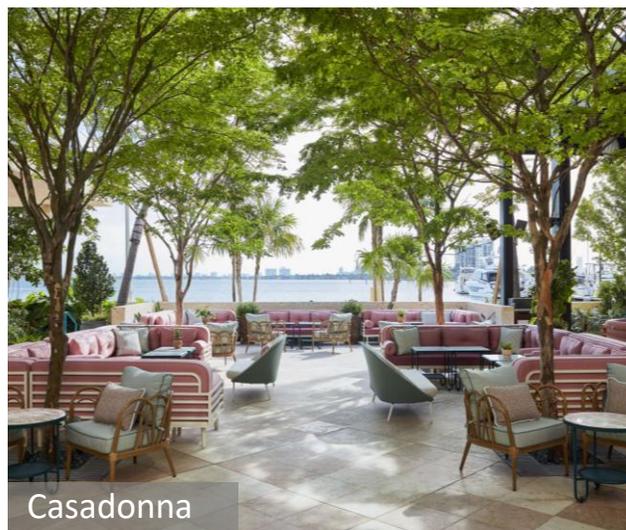
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EDGEWATER



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MIDTOWN



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WYNWOOD



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INDUSTRIAL SALE COMPS



							
Property Address	Sale Price	Sale Date	Land SF	Land Price/SF	Building SF	Building Price/SF	Zoning
1031 NW 23rd St	\$915,000	11/25/2025	3,398	\$269.28	1,753	\$521.96	Commercial
550 NW 29th St	\$7,500,000	11/24/2025	20,909	\$358.70	6,255	\$1,199.04	C-2
800 NW 22nd St	\$1,945,000	11/10/2025	5,571	\$349.13	3,145	\$618.44	D2
94 NE 20th Ter	\$2,250,000	10/6/2025	5,227	\$430.46	2,130	\$1,056.34	C-1
720 NW 21st St	\$1,200,000	7/16/2025	4,350	\$275.86	3,000	\$400.00	D1
250 NW 23rd St (Condo)	\$815,000	7/7/2025	21,344		1,463	\$557.07	
250 NW 23rd St (Condo)	\$785,000	4/29/2025	21,344		1,463	\$536.57	
740 NW 24th St	\$1,380,000	2/26/2025	7,187	\$192.01	4,200	\$328.57	C-2
41 NW 20th St	\$5,843,000	1/31/2025	15682	\$372.59	5,597	\$1,043.95	T6-8-O
218 NW 25th St	\$4,000,000	1/6/2025	4792	\$834.72	4,000	\$1,000.00	I
924 NW 22nd St	\$4,650,000	9/27/2024	14375	\$323.48	11,066	\$420.21	D2
41 NW 20th St	\$5,795,000	9/16/2024	15,682	\$369.53	5,597	\$1,035.38	T6-8-O
2007 NW 7th Ave	\$1,600,000	8/16/2024	4792	\$333.89	3,680	\$434.78	D-2
1031 NW 21st St	\$4,000,000	5/30/2024	19880	\$201.21	8,173	\$489.42	D2
2150 NW Miami Ct	\$14,600,000	5/24/2024	23522	\$620.70	14,162	\$1,030.93	T5-O
720 NW 21st St	\$1,100,000	12/5/2023	4350	\$252.87	3,000	\$366.67	D1
995 NW 21st Ter	\$800,000	11/16/2023	10220	\$78.28	5,800	\$137.93	I
748 NW 24th St	\$950,000	10/4/2023	2614	\$363.43	2,370	\$400.84	C-2 / D-1
768 NW 21st St	\$2,500,000	8/17/2023	22000	\$113.64	2,024	\$1,235.18	I
2027 NW 7th Ave	\$3,250,000	8/11/2023	23,689	\$137.19	8,678	\$374.51	I
868 NW 21st Ter	\$6,999,000	5/30/2023	45738	\$153.02	21,840	\$320.47	D2
829-833 NW 21st St	\$6,300,000	4/17/2023	45,738	\$137.74	28,800	\$218.75	D-2
2825-2841 NW 2nd Ave (Part of a 4 Property Sale)	\$19,747,156	4/12/2023	27750	\$711.61	10,477	\$1,884.81	C-2, Miami
924 NW 22nd St	\$3,100,000	3/15/2023	14375	\$215.65	11,066	\$280.14	D2
800 NW 22nd St	\$1,050,000	2/10/2023	5,571	\$188.48	3,145	\$333.86	D2

Timeline	T36 Months
Total Sale Comparables	25
Total Sale Volume	\$103,074,156
Total Building Sq Ft	172,884
Total Land Acres	8.96
Average Price PSF BUILDING	\$649.03
Median Price PSF BUILDING	\$489.42
Max Price PSF BUILDING	\$1,884.81
Min Price PSF BUILDING	\$137.93
Average Price PSF LAND	\$316.67
Median Price PSF LAND	\$275.86
Min Price PSF LAND	\$78.28
Max Price PSF LAND	\$834.72

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