

±2 AC SECURED IOS LOT HEAVY INDUSTRIAL DISTRICT

NW 10TH AVE & W MOWRY DRIVE
HOMESTEAD, FL 33030



±2 AC Secure IOS

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

±2 AC IOS FOR LEASE IN HOMESTEAD INDUSTRIAL CORE

Lee & Associates presents a rare opportunity to lease up to ±2 acres of fenced and secure industrial outdoor storage (IOS) land in the heart of Homestead's industrial core. Zoned for heavy industrial use, this versatile yard space is ideal for parking trucks, trailers, heavy equipment, aggregate storage, or contractor yards. Wide access via NW 9th Terrace and NW 10th Avenue at W Mowry Drive ensures ease of circulation for large vehicles and heavy-duty operations.

Located between W Mowry Road and Campbell Drive (NW 8th St/SW 312th St), the property lies just east of Downtown Homestead, within 1.7 miles of US-1 and 3 miles to Florida's Turnpike. Miami International Airport is just 35 miles away, and PortMiami is within 40 miles, offering excellent regional and international connectivity. This location sits within a dedicated industrial zone and is surrounded by established logistics and commercial operations, providing convenient access to fuel, labor, and supporting services.



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

MARKET ADVISORS

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PROPERTY HIGHLIGHTS



Asking Lease Rate:
\$4.25 SF/yr [Gross]



±2 AC IOS PARCEL:

Fenced & Secure
Flexible Configurations
Industrial Outdoor Storage (IOS)
Dual Access NW 9th Ter/NW 10th Ave
Access along W Mowry Drive

Minimum CAM Costs Due to
No Property Taxes Owed

Zoning:

I-1 Heavy Industrial

**Great for Heavy Equipment, Trucks,
Aggregate, and more!**



Great Location & Accessibility:

1.7 miles to US-1
3 miles to Florida's Turnpike
35 miles to Miami Int'l Airport
40 miles to Port of Miami

DOWNTOWN HOMESTEAD

Florida's Turnpike

12 min
3 mi

7 min
1.7 mi

Campbell Dr

NW 10th Ave

W Mowry Dr

SW 10th Ave

SW 11th Ave

SW 12th Ave

SW 13th Ave

SW 14th Ave

SW 15th Ave

SW 16th Ave

SW 17th Ave

SW 18th Ave

SW 19th Ave

SW 20th Ave

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SW 90th Ave

SW 91st Ave

SW 92nd Ave

SW 93rd Ave

SW 94th Ave

SW 95th Ave

SW 96th Ave

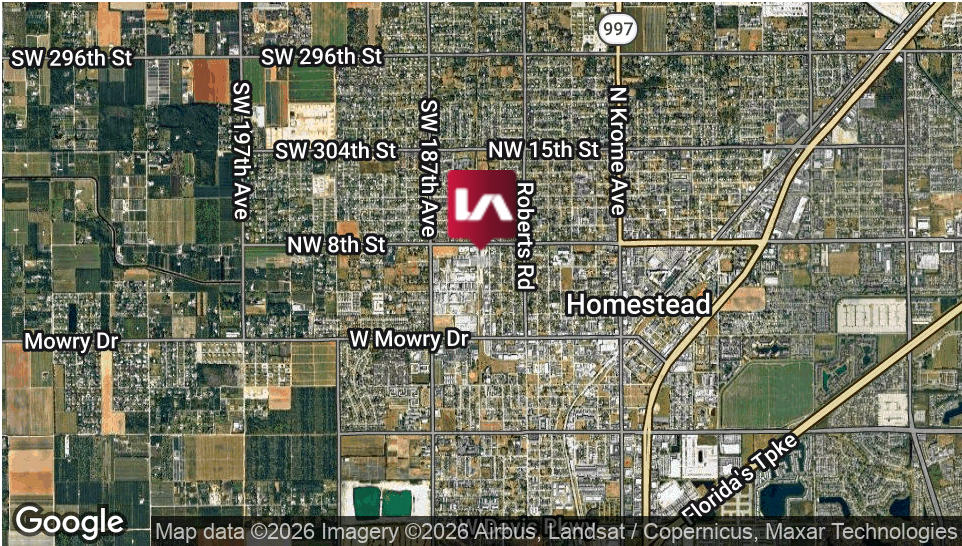
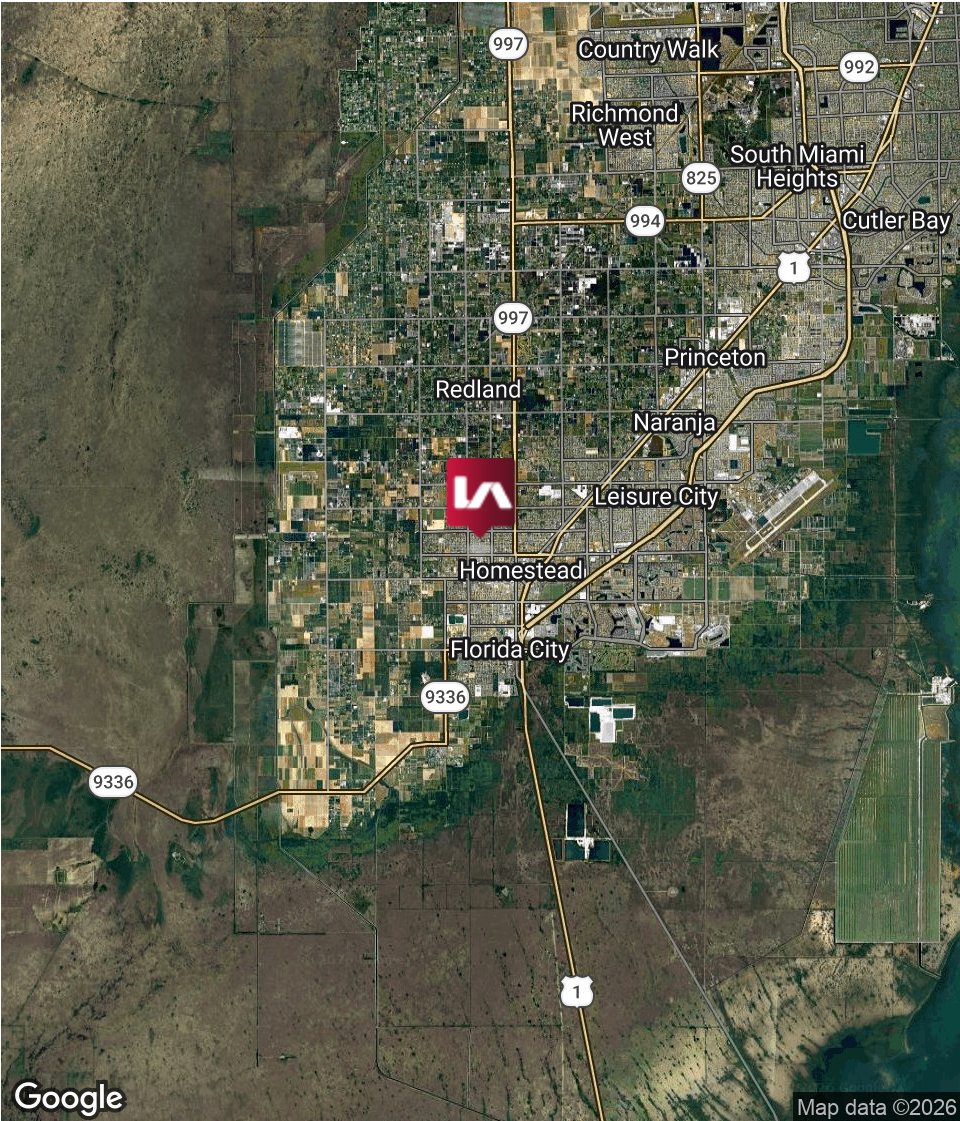
SW 97th Ave

SW 98th Ave

SW 99th Ave

SW 100th Ave

REGIONAL MAP



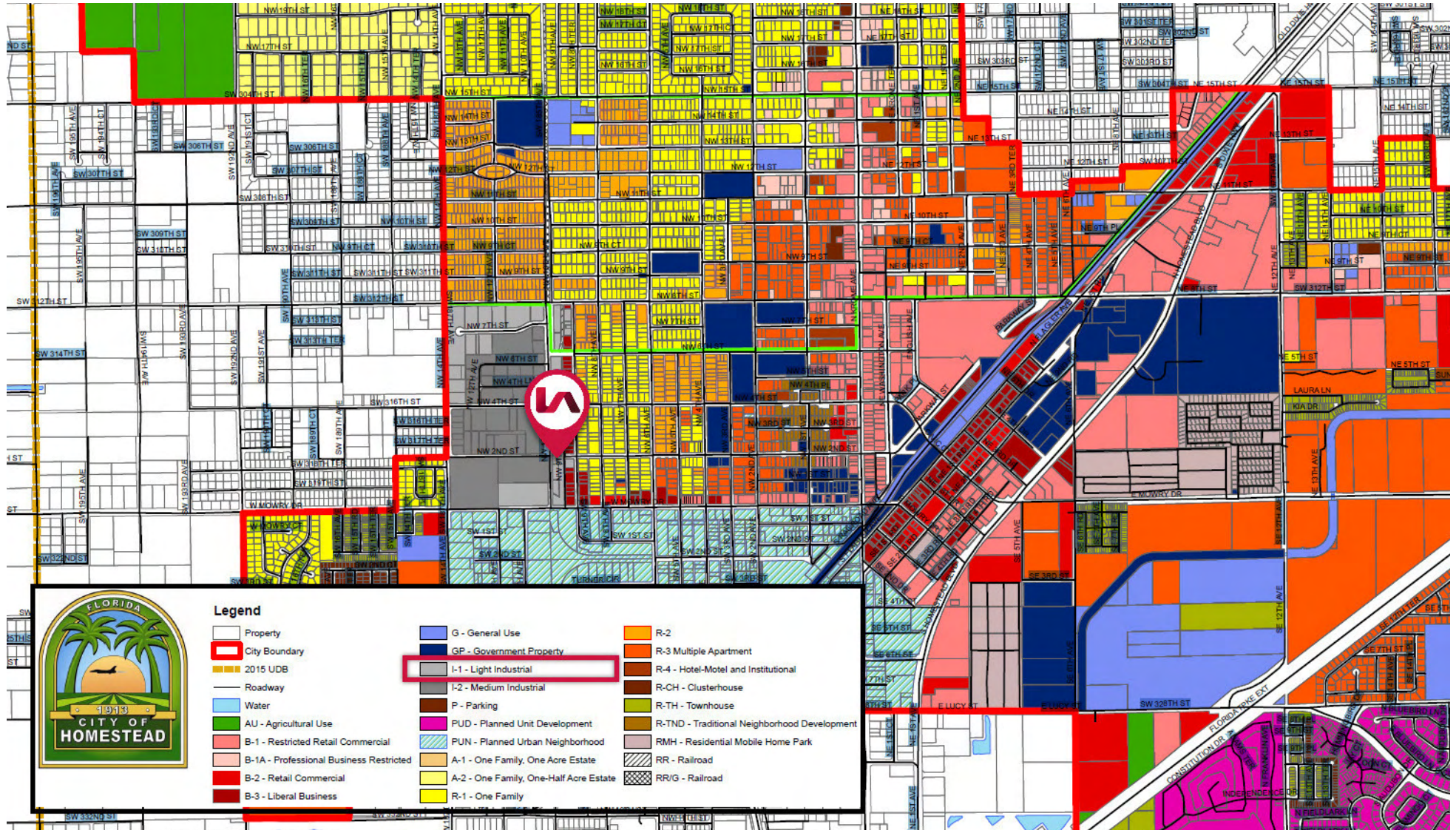
LOCATION OVERVIEW

Strategically located east of Downtown Homestead, this site offers efficient access to US-1, Florida's Turnpike, and major South Florida logistics hubs. Its placement in a dedicated industrial corridor ensures compatibility with heavy commercial uses and connectivity to broader regional markets.

CITY INFORMATION

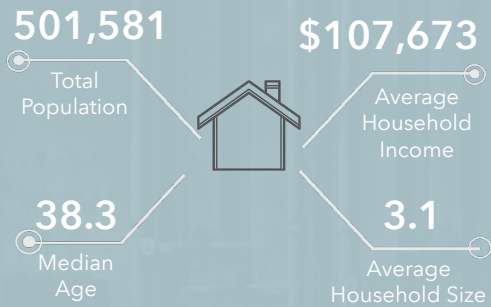
CITY:	Homestead
MARKET:	South Florida
SUBMARKET:	Homestead
CROSS STREETS:	NW 10th Ave, W Mowry Dr, NW 9th Ter

ZONING MAP



DEMOGRAPHIC PROFILE: 30 MIN DRIVE RADIUS

KEY FACTS

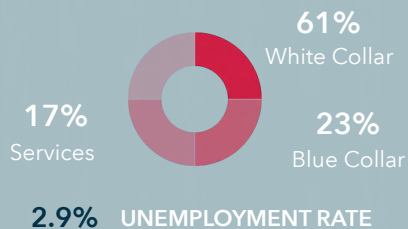


DAYTIME POPULATION

Total Daytime Population
384,844

Residents: 254,019
Workers: 130,825

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

349
Businesses

2,448
Employees

\$574,320,644
Sales

Manufacturing

393
Businesses

4,453
Employees

\$382,704,705
Sales

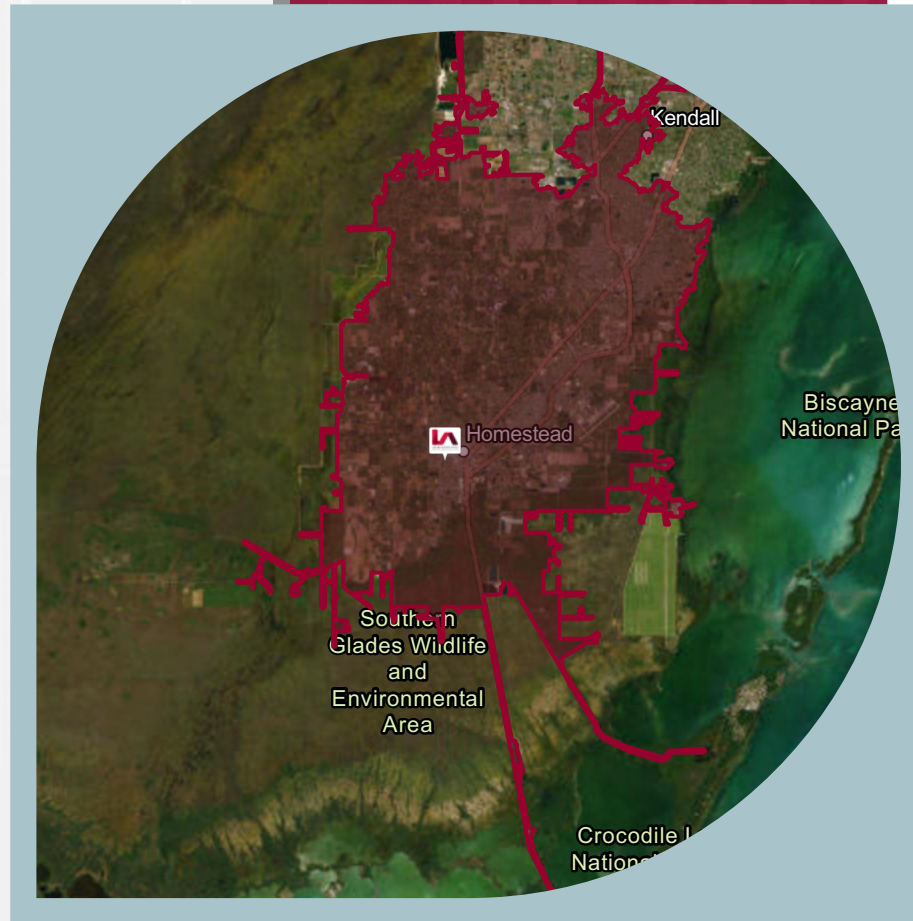
Wholesale Trade

474
Businesses

4,121
Employees

\$4,446,253,390
Sales

Drive time of 30 minutes



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