



Peer Properties

819 SW 10th Ave

3,594 SF Industrial Warehouse

PREPARED BY

ONE | Sotheby's
INTERNATIONAL REALTY

Manny Chamizo III
Global Commercial Director

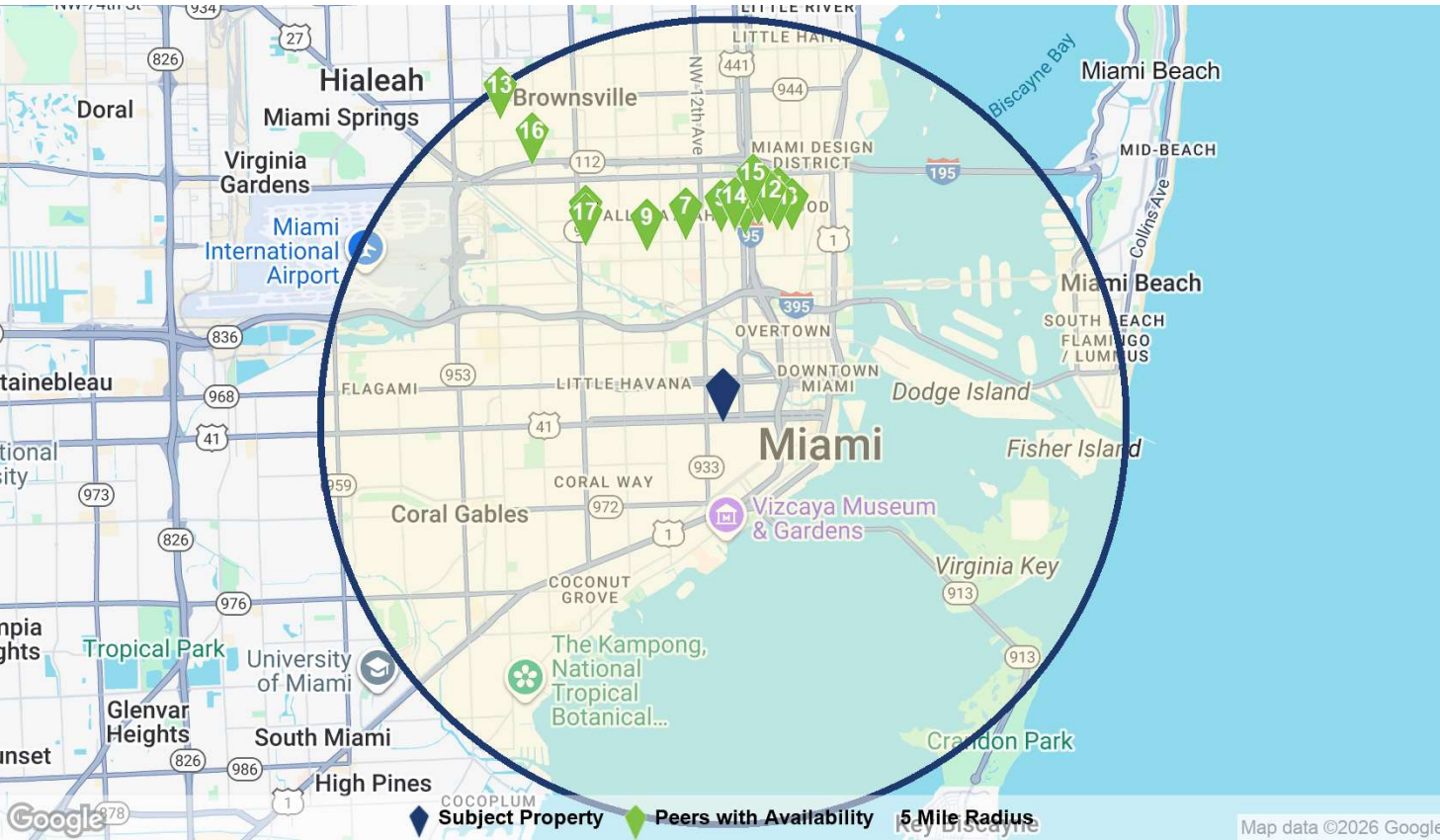


Peer Properties Summary

819 SW 10th Ave

Total Peers	Peers w/Availability	Asking Rent/SF	Vacancy Rate	Bldgs with Vacancy
17	17	\$2.69	61.0%	14

PEER LOCATIONS



PEER SUMMARY STATISTICS

Property Attributes	Low	Average	Median	High
Building SF	2,370	5,363	4,350	10,800
Year Built	1940	1966	1957	2009
Clear Height	10'	16'	15'7"	20'
Docks	0	0	0	1
Typical Floor SF	2,370	5,363	4,350	10,800
Vacancy Rate	0%	61.0%	100%	100%
Availability Rate	33.0%	83.6%	100%	100%
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 1.8	★ ★ ★ ★ ★	★ ★ ★ ★ ★
Available Space Attributes	Low	Average	Median	High
Available SF	2,000	4,485	3,885	10,800
Asking Rent/SF	\$1.25	\$2.69	\$2.17	\$5.75
Months On Market	0.2	9.1	3.5	33.5

Peer Properties Summary

819 SW 10th Ave

Property Name / Address	Rating	Property				Availability & Vacancy				Asking Rent/SF
		Yr. Built	RBA	Ceiling Ht	Docks	Spaces	Avail SF	Avail %	Vac%	
 819 SW 10th Ave	★ ★ ★ ★ ★	1970	3,594	-	1	-	-	0%	0%	-

PEERS WITH AVAILABILITY

 1	239 NW 26th St	★ ★ ★ ★ ★	1951	4,136	20'	-	1	4,136	100%	100%	\$5.75
 2	425 NW 26th St	★ ★ ★ ★ ★	1954	4,350	-	-	1	4,350	100%	100%	\$5.00
 3	120 NW 24th St	★ ★ ★ ★ ★	1968	5,600	-	-	1	5,400	96.4%	0%	\$4.58
 4	676 NW 23rd St	★ ★ ★ ★ ★	1981	2,924	17'	-	2	2,924	100%	100%	\$3.42
 5	1015 NW 23rd St	★ ★ ★ ★ ★	2009	6,059	16'	-	1	2,000	33.0%	33.0%	\$2.75
 6	2529 NW 23rd St	★ ★ ★ ★ ★	1986	3,700	20'	-	1	3,700	100%	100%	\$2.50
 7	1341 NW 22nd St	★ ★ ★ ★ ★	1940	9,496	18'	1	3	5,794	61.0%	46.1%	\$2.17
 8	530 NW 26th St	★ ★ ★ ★ ★	1956	4,900	14'	-	1	4,900	100%	100%	\$2.17
 9	1847 NW 21st St	★ ★ ★ ★ ★	1980	3,885	10'	-	1	3,885	100%	100%	\$2.08
 10	2340 NW 7th Pl	★ ★ ★ ★ ★	1988	3,600	19'9"	-	1	3,400	94.4%	94.4%	\$2.00
 11	261 NW 23rd St	★ ★ ★ ★ ★	1954	3,735	12'	-	1	3,500	93.7%	93.7%	-
 12	339-343 NW 25th St	★ ★ ★ ★ ★	1973	6,550	-	-	1	6,550	100%	100%	-
 13	3630 NW 50th St	★ ★ ★ ★ ★	1953	3,230	-	1	1	3,000	92.9%	0%	\$1.67
 14	748 NW 24th St	★ ★ ★ ★ ★	1956	2,370	-	-	1	2,370	100%	100%	\$1.63
 15	591 NW 29th St	★ ★ ★ ★ ★	1951	6,035	15'	-	1	6,035	100%	100%	-
 16	3904 NW 32 Ave	★ ★ ★ ★ ★	1957	10,800	15'	-	1	10,800	100%	0%	\$1.42
 17	2175 NW 26th Ave	★ ★ ★ ★ ★	1969	9,800	15'3"	-	1	3,500	35.7%	35.7%	\$1.25
17	Sub-Totals			91,170			20	76,244			



1 239 NW 26th St



4,136 SF / Ceiling Ht 20'
Rent/SF \$5.75, Vacancy 100%
 Owner: Aballí Milne Kalil



2 425 NW 26th St



4,350 SF
Rent/SF \$5.00, Vacancy 100%
 Owner: Goldman Properties



3 120 NW 24th St



5,600 SF
Rent/SF \$4.58, Vacancy 0%
 Owner: Lerner Family Properties



4 676 NW 23rd St



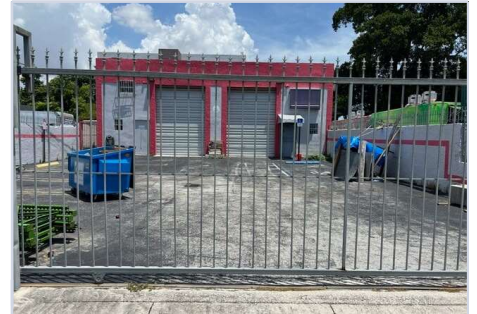
2,924 SF / Ceiling Ht 17'
Rent/SF \$3.42, Vacancy 100%
 Owner: Miriam Divora Delucia



5 1015 NW 23rd St



6,059 SF / Ceiling Ht 16'
Rent/SF \$2.75, Vacancy 33.0%
 Owner: 1015 23st Llc



6 2529 NW 23rd St



3,700 SF / Ceiling Ht 20'
Rent/SF \$2.50, Vacancy 100%
 Owner: Yllada Rebeca Family Trust



7 1341 NW 22nd St



9,496 SF / Ceiling Ht 18'
Rent/SF \$2.17, Vacancy 46.1%
 Owner: Erwin Kuhne; Jairo Gonzalez...



8 530 NW 26th St



4,900 SF / Ceiling Ht 14'
Rent/SF \$2.17, Vacancy 100%
 Owner: Mcna Properties Iv Llc



9 1847 NW 21st St



3,885 SF / Ceiling Ht 10'
Rent/SF \$2.08, Vacancy 100%
 Owner: Jsk Architectural Group



Peer Property Photos

819 SW 10th Ave



10 2340 NW 7th Pl

3,600 SF / Ceiling Ht 19'9"
Rent/SF \$2.00, Vacancy 94.4%
 Owner: Moishe Mana
 ★★★★★



11 261 NW 23rd St

3,735 SF / Ceiling Ht 12'
Rent/SF -, Vacancy 93.7%
 Owner: Cohen, Joseph
 ★★★★★



12 339-343 NW 25th St

6,550 SF
Rent/SF -, Vacancy 100%
 Owner: Goldman Properties
 ★★★★★



819 SW 10th Ave

3,594 SF
Rent/SF -, Vacancy 0%
 Owner: Jose Sagaro
 ★★★★★



13 3630 NW 50th St

3,230 SF
Rent/SF \$1.67, Vacancy 0%
 Owner: Colonial Press International, I...
 ★★★★★



14 748 NW 24th St

2,370 SF
Rent/SF \$1.63, Vacancy 100%
 Owner: Diego Pietropaolo
 ★★★★★



15 591 NW 29th St

6,035 SF / Ceiling Ht 15'
Rent/SF -, Vacancy 100%
 Owner: Evolve Companies
 ★★★★★



16 3904 NW 32 Ave

10,800 SF / Ceiling Ht 15'
Rent/SF \$1.42, Vacancy 0%
 Owner: Hersh Equity Group
 ★★★★★



17 2175 NW 26th Ave

9,800 SF / Ceiling Ht 15'3"
Rent/SF \$1.25, Vacancy 35.7%
 Owner: SO Cool Events Inc
 ★★★★★

Peer Property Comparison

819 SW 10th Ave

Property Name / Address	Star Rating	Asking Rent Per SF	Vacancy Rate
1 239 NW 26th St	★★★★★	\$5.75	100%
2 425 NW 26th St	★★★★★	\$5.00	100%
3 120 NW 24th St	★★★★★	\$4.58	0%
4 676 NW 23rd St	★★★★★	\$3.42	100%
5 1015 NW 23rd St	★★★★★	\$2.75	33%
6 2529 NW 23rd St	★★★★★	\$2.50	100%
8 530 NW 26th St	★★★★★	\$2.17	100%
9 1847 NW 21st St	★★★★★	\$2.08	100%
10 2340 NW 7th Pl	★★★★★	\$2.00	94.4%
13 3630 NW 50th St	★★★★★	\$1.67	0%
14 748 NW 24th St	★★★★★	\$1.63	100%
16 3904 NW 32 Ave	★★★★★	\$1.42	0%
17 2175 NW 26th Ave	★★★★★	\$1.25	35.7%
12 339-343 NW 25th St	★★★★★	Withheld	100%
15 591 NW 29th St	★★★★★	Withheld	100%
11 261 NW 23rd St	★★★★★	Withheld	93.7%
819 SW 10th Ave	★★★★★	\$1.50 - 1.80(Est.)	0%

Average

\$2.69

58.7%

(Arrows indicate trend over last quarter)

Peer Property Comparison

819 SW 10th Ave

Property Name / Address	Star Rating	Availability Rate	Vacancy Rate
9 1847 NW 21st St	★★★★★	100%	100%
1 239 NW 26th St	★★★★★	100%	100%
6 2529 NW 23rd St	★★★★★	100%	100%
12 339-343 NW 25th St	★★★★★	100%	100%
2 425 NW 26th St	★★★★★	100%	100%
8 530 NW 26th St	★★★★★	100%	100%
15 591 NW 29th St	★★★★★	100%	100%
4 676 NW 23rd St	★★★★★	100%	100%
14 748 NW 24th St	★★★★★	100%	100%
16 3904 NW 32 Ave	★★★★★	100%	0%
3 120 NW 24th St	★★★★★	96.4%	0%
10 2340 NW 7th Pl	★★★★★	94.4%	94.4%
11 261 NW 23rd St	★★★★★	93.7%	93.7%
13 3630 NW 50th St	★★★★★	92.9%	0%
17 2175 NW 26th Ave	★★★★★	35.7%	35.7%
5 1015 NW 23rd St	★★★★★	33%	33%
819 SW 10th Ave	★★★★★	0%	0%

Average

80.5%

58.7%

(Arrows indicate trend over last quarter)

Peer Property Comparison

819 SW 10th Ave

Property Name / Address	Star Rating	Asking Rent Per SF	Median Months on Market
1 239 NW 26th St	★★★★★	\$5.75	34
2 425 NW 26th St	★★★★★	\$5.00	4
3 120 NW 24th St	★★★★★	\$4.58	18
4 676 NW 23rd St	★★★★★	\$3.42	2
5 1015 NW 23rd St	★★★★★	\$2.75	3
6 2529 NW 23rd St	★★★★★	\$2.50	4
8 530 NW 26th St	★★★★★	\$2.17	1
9 1847 NW 21st St	★★★★★	\$2.08	4
10 2340 NW 7th Pl	★★★★★	\$2.00	1
13 3630 NW 50th St	★★★★★	\$1.67	8
14 748 NW 24th St	★★★★★	\$1.63	2
16 3904 NW 32 Ave	★★★★★	\$1.42	1
17 2175 NW 26th Ave	★★★★★	\$1.25	4
12 339-343 NW 25th St	★★★★★	Withheld	33
15 591 NW 29th St	★★★★★	Withheld	33
11 261 NW 23rd St	★★★★★	Withheld	3
819 SW 10th Ave	★★★★★	\$1.50 - 1.80(Est.)	

Average

\$2.69

8

(Arrows indicate trend over last quarter)

Peer Property Comparison

819 SW 10th Ave

Property Name / Address	Star Rating	12 Mo. Leasing Activity in SF	12 Mo. Net Absorption in SF
4 676 NW 23rd St	★★★★★	1,462	(1,462)
17 2175 NW 26th Ave	★★★★★	0	3,500
819 SW 10th Ave	★★★☆☆	0	0
3 120 NW 24th St	★★★★★	0	0
7 1341 NW 22nd St	★★★★★	0	0
12 339-343 NW 25th St	★★★★★	0	0
13 3630 NW 50th St	★★★★★	0	0
16 3904 NW 32 Ave	★★★★★	0	0
15 591 NW 29th St	★★★★★	0	(35)
5 1015 NW 23rd St	★★★★★	0	(2,000)
14 748 NW 24th St	★★★★★	0	(2,370)
10 2340 NW 7th Pl	★★★★★	0	(3,400)
11 261 NW 23rd St	★★★★★	0	(3,500)
6 2529 NW 23rd St	★★★★★	0	(3,700)
9 1847 NW 21st St	★★★★★	0	(3,885)
1 239 NW 26th St	★★★★★	0	(4,136)
2 425 NW 26th St	★★★★★	0	(4,350)
8 530 NW 26th St	★★★★★	0	(4,900)
Average		81	(1,680)

Peer Property Detail With Availability

819 SW 10th Ave

1 239 NW 26th St

Miami, FL 33127 - Distance to Subject Property: 2.59 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
Available SF:	4,136	0
Asking Rent:	\$5.75/SF/Mo	-
Months To Lease:	-	-
Time On Market:	34 mo	-

PROPERTY

Type:	Warehouse	Docks:	None
Year Built/Renov:	1951	Drive Ins:	1 tot./8'w x 10'h
RBA:	4,136 SF	Truck Court:	-
Tenancy:	Single	Rail Served:	None
Ceiling Height:	20'	Power:	3p
Cranes:	None	Land Acres:	0.17 AC
Construction:	Reinforced Concrete	Taxes:	\$8.52/SF (2024)
Parking:	5 Surface Spaces are available; Ratio of 1.21/1,000 SF		
Features:	24 Hour Access, Air Conditioning, Courtyard		

AVAILABILITY

Spaces:	1
Square Feet:	4,136
Range:	4,136
Max Contig:	4,136
% Sublet:	0%
Asking Rent:	\$5.75/NNN

2 425 NW 26th St

Miami, FL 33127 - Distance to Subject Property: 2.55 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
Available SF:	4,350	0
Asking Rent:	\$5.00/SF/Mo	-
Months To Lease:	-	-
Time On Market:	4 mo	-

PROPERTY

Type:	Warehouse	Docks:	None
Year Built/Renov:	1954	Drive Ins:	1 tot./8'w x 8'h
RBA:	4,350 SF	Truck Court:	-
Tenancy:	Multi	Rail Served:	None
Ceiling Height:	-	Power:	-
Cranes:	None	Land Acres:	0.11 AC
Construction:	Masonry	Taxes:	\$5.32/SF (2024)
Parking:	-		
Features:	-		

AVAILABILITY

Spaces:	1
Square Feet:	4,350
Range:	4,350
Max Contig:	4,350
% Sublet:	0%
Asking Rent:	\$5/NNN

Peer Property Detail With Availability

819 SW 10th Ave

3 120 NW 24th St



Miami, FL 33127 - Distance to Subject Property: 2.51 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
Available SF:	5,400	0
Asking Rent:	\$4.58/SF/Mo	-
Months To Lease:	-	-
Time On Market:	18 mo	-

PROPERTY

Type:	Warehouse	Docks:	None
Year Built/Renov:	1968	Drive Ins:	1 tot./10'w x 12'h
RBA:	5,600 SF	Truck Court:	-
Tenancy:	Single	Rail Served:	None
Ceiling Height:	-	Power:	-
Cranes:	None	Land Acres:	0.16 AC
Construction:	Reinforced Concrete	Taxes:	\$6.45/SF (2024)
Parking:	2 Surface Spaces are available; Ratio of 0.36/1,000 SF		
Features:	-		

AVAILABILITY

Spaces:	1
Square Feet:	5,400
Range:	5,400
Max Contig:	5,400
% Sublet:	0%
Asking Rent:	\$4.58/NNN

4 676 NW 23rd St



Miami, FL 33127 - Distance to Subject Property: 2.32 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
Available SF:	2,924	0
Asking Rent:	\$3.42/SF/Mo	-
Months To Lease:	7 mo	-
Time On Market:	2 mo	-

PROPERTY

Type:	Warehouse	Docks:	None
Year Built/Renov:	1981	Drive Ins:	1 tot./15'w x 10'h
RBA:	2,924 SF	Truck Court:	-
Tenancy:	Multi	Rail Served:	None
Ceiling Height:	17'	Power:	-
Cranes:	None	Land Acres:	0.11 AC
Construction:	-	Taxes:	\$3.30/SF (2024)
Parking:	4 Surface Spaces are available; Ratio of 1.69/1,000 SF		
Features:	24 Hour Access, Air Conditioning, Fenced Lot, Storage Space		

AVAILABILITY

Spaces:	2
Square Feet:	2,924
Range:	1,462
Max Contig:	1,462
% Sublet:	0%
Asking Rent:	\$3.42/NNN

Peer Property Detail With Availability

819 SW 10th Ave

5 1015 NW 23rd St



Miami, FL 33127 - Distance to Subject Property: 2.34 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	33.0%	0%
Available SF:	2,000	0
Asking Rent:	\$2.75/SF/Mo	-
Months To Lease:	-	-
Time On Market:	3 mo	-

PROPERTY

Type:	Warehouse	Docks:	None
Year Built/Renov:	2009	Drive Ins:	3 tot./10'w x 10'h
RBA:	6,059 SF	Truck Court:	-
Tenancy:	Multi	Rail Served:	None
Ceiling Height:	16'	Power:	1p Heavy
Cranes:	None	Land Acres:	0.32 AC
Construction:	Reinforced Concrete	Taxes:	\$4.12/SF (2024)
Parking:	6 Surface Spaces are available; Ratio of 0.99/1,000 SF		
Features:	Air Conditioning		

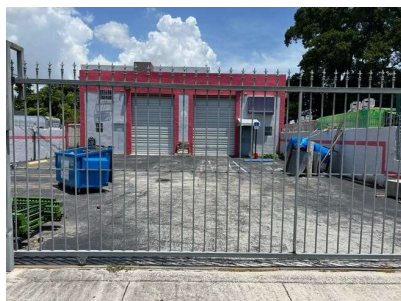
AVAILABILITY

Spaces:	1
Square Feet:	2,000
Range:	2,000
Max Contig:	2,000
% Sublet:	0%
Asking Rent:	\$2.75/NNN

6 2529 NW 23rd St



Miami, FL 33142 - Distance to Subject Property: 2.84 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
Available SF:	3,700	0
Asking Rent:	\$2.50/SF/Mo	-
Months To Lease:	-	-
Time On Market:	4 mo	-

PROPERTY

Type:	Warehouse	Docks:	None
Year Built/Renov:	1986	Drive Ins:	2 tot./10'w x 12'h
RBA:	3,700 SF	Truck Court:	-
Tenancy:	Single	Rail Served:	None
Ceiling Height:	20'	Power:	3p
Cranes:	None	Land Acres:	0.17 AC
Construction:	Masonry	Taxes:	\$3.36/SF (2024)
Parking:	6 Surface Spaces are available; Ratio of 1.62/1,000 SF		
Features:	Fenced Lot, Signage		

AVAILABILITY

Spaces:	1
Square Feet:	3,700
Range:	3,700
Max Contig:	3,700
% Sublet:	0%
Asking Rent:	\$2.50/+UTIL

Peer Property Detail With Availability

819 SW 10th Ave

7 1341 NW 22nd St



Miami, FL 33142 - Distance to Subject Property: 2.29 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	46.1%	0%
Available SF:	5,794	0
Asking Rent:	\$2.17/SF/Mo	-
Months To Lease:	-	-
Time On Market:	-	-

PROPERTY

Type:	Warehouse	Docks:	1 ext
Year Built/Renov:	1940; 2018	Drive Ins:	1 tot.
RBA:	9,496 SF	Truck Court:	-
Tenancy:	Multi	Rail Served:	None
Ceiling Height:	18'	Power:	-
Cranes:	-	Land Acres:	0.40 AC
Construction:	Reinforced Concrete	Taxes:	\$4.23/SF (2024)
Parking:	5 Surface Spaces are available; Ratio of 1.38/1,000 SF		
Features:	24 Hour Access, Air Conditioning, Fenced Lot, Floor Drains, Front Lo...		

AVAILABILITY

Spaces:	3
Square Feet:	5,794
Range:	1,414 - 2,340
Max Contig:	2,340
% Sublet:	0%
Asking Rent:	\$2.17/MG

8 530 NW 26th St



Miami, FL 33127 - Distance to Subject Property: 2.47 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
Available SF:	4,900	0
Asking Rent:	\$2.17/SF/Mo	-
Months To Lease:	7 mo	-
Time On Market:	1 mo	-

PROPERTY

Type:	Warehouse	Docks:	None
Year Built/Renov:	1956	Drive Ins:	-
RBA:	4,900 SF	Truck Court:	-
Tenancy:	Single	Rail Served:	-
Ceiling Height:	14'	Power:	-
Cranes:	None	Land Acres:	0.16 AC
Construction:	Masonry	Taxes:	\$4.38/SF (2024)
Parking:	-		
Features:	Air Conditioning		

AVAILABILITY

Spaces:	1
Square Feet:	4,900
Range:	4,900
Max Contig:	4,900
% Sublet:	0%
Asking Rent:	\$2.17/FS

Peer Property Detail With Availability

819 SW 10th Ave

9 1847 NW 21st St
Miami, FL 33142 - Distance to Subject Property: 2.31 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
Available SF:	3,885	0
Asking Rent:	\$2.08/SF/Mo	-
Months To Lease:	-	-
Time On Market:	4 mo	-

PROPERTY

Type:	Warehouse	Docks:	None
Year Built/Renov:	1980	Drive Ins:	2 tot./10'w x 10'h
RBA:	3,885 SF	Truck Court:	-
Tenancy:	Multi	Rail Served:	None
Ceiling Height:	10'	Power:	Yes
Cranes:	None	Land Acres:	0.16 AC
Construction:	Masonry	Taxes:	\$2.31/SF (2024)
Parking:	10 Surface Spaces are available; Ratio of 2.57/1,000 SF		
Features:	24 Hour Access, Air Conditioning, Fenced Lot, Front Loading, Storag...		

AVAILABILITY

Spaces:	1
Square Feet:	3,885
Range:	3,885
Max Contig:	3,885
% Sublet:	0%
Asking Rent:	\$2.08/NNN

10 2340 NW 7th Pl
Miami, FL 33127 - Distance to Subject Property: 2.35 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	94.4%	0%
Available SF:	3,400	0
Asking Rent:	\$2.00/SF/Mo	-
Months To Lease:	3 mo	-
Time On Market:	1 mo	-

PROPERTY

Type:	Warehouse	Docks:	-
Year Built/Renov:	1988	Drive Ins:	1 tot./11'w x 12'h
RBA:	3,600 SF	Truck Court:	-
Tenancy:	Single	Rail Served:	None
Ceiling Height:	19.75'	Power:	1p
Cranes:	-	Land Acres:	0.10 AC
Construction:	Masonry	Taxes:	\$3.64/SF (2024)
Parking:	2 Surface Spaces are available; Ratio of 0.56/1,000 SF		
Features:	Air Conditioning		

AVAILABILITY

Spaces:	1
Square Feet:	3,400
Range:	3,400
Max Contig:	3,400
% Sublet:	0%
Asking Rent:	\$2/NNN

Peer Property Detail With Availability

819 SW 10th Ave

11 3630 NW 50th St



Miami, FL 33142 - Distance to Subject Property: 4.64 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
Available SF:	3,000	0
Asking Rent:	\$1.67/SF/Mo	-
Months To Lease:	-	-
Time On Market:	8 mo	-

PROPERTY

Type:	Warehouse	Docks:	1 ext
Year Built/Renov:	1953	Drive Ins:	-
RBA:	3,230 SF	Truck Court:	-
Tenancy:	Multi	Rail Served:	None
Ceiling Height:	-	Power:	-
Cranes:	None	Land Acres:	0.13 AC
Construction:	Masonry	Taxes:	\$1.76/SF (2024)
Parking:	5 Surface Spaces are available; Ratio of 1.55/1,000 SF		
Features:	-		

AVAILABILITY

Spaces:	1
Square Feet:	3,000
Range:	3,000
Max Contig:	3,000
% Sublet:	0%
Asking Rent:	\$1.67/MG

12 748 NW 24th St



Miami, FL 33127 - Distance to Subject Property: 2.37 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
Available SF:	2,370	0
Asking Rent:	\$1.63/SF/Mo	-
Months To Lease:	-	-
Time On Market:	2 mo	-

PROPERTY

Type:	Warehouse	Docks:	-
Year Built/Renov:	1956	Drive Ins:	-
RBA:	2,370 SF	Truck Court:	-
Tenancy:	Single	Rail Served:	-
Ceiling Height:	-	Power:	-
Cranes:	-	Land Acres:	0.06 AC
Construction:	Masonry	Taxes:	\$5.68/SF (2024)
Parking:	4 Surface Spaces are available; Ratio of 1.57/1,000 SF		
Features:	Air Conditioning, Monument Signage, Reception, Smoke Detector, St...		

AVAILABILITY

Spaces:	1
Square Feet:	2,370
Range:	2,370
Max Contig:	2,370
% Sublet:	0%
Asking Rent:	\$1.62/FS

Peer Property Detail With Availability

819 SW 10th Ave

13 3904 NW 32 Ave



Miami, FL 33142 - Distance to Subject Property: 3.96 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	0%
Available SF:	10,800	0
Asking Rent:	\$1.42/SF/Mo	-
Months To Lease:	-	-
Time On Market:	1 mo	-

PROPERTY

Type:	Warehouse	Docks:	None
Year Built/Renov:	1957	Drive Ins:	2 tot./10'w x 12'h
RBA:	10,800 SF	Truck Court:	-
Tenancy:	Multi	Rail Served:	-
Ceiling Height:	15'	Power:	3p Heavy
Cranes:	None	Land Acres:	0.35 AC
Construction:	Masonry	Taxes:	\$1.81/SF (2024)
Parking:	-		
Features:	-		

AVAILABILITY

Spaces:	1
Square Feet:	10,800
Range:	5,400 - 10,800
Max Contig:	10,800
% Sublet:	0%
Asking Rent:	\$1.42/NNN

14 2175 NW 26th Ave



Miami, FL 33142 - Distance to Subject Property: 2.75 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	35.7%	0%
Available SF:	3,500	0
Asking Rent:	\$1.25/SF/Mo	-
Months To Lease:	-	-
Time On Market:	4 mo	-

PROPERTY

Type:	Warehouse	Docks:	None
Year Built/Renov:	1969	Drive Ins:	1 tot./10'w x 12'h
RBA:	9,800 SF	Truck Court:	-
Tenancy:	Multi	Rail Served:	None
Ceiling Height:	15.25'	Power:	200-400a/120-240v 3p
Cranes:	None	Land Acres:	0.34 AC
Construction:	Reinforced Concrete	Taxes:	\$3.09/SF (2024)
Parking:	4 Surface Spaces are available; Ratio of 1.14/1,000 SF		
Features:	24 Hour Access, Fenced Lot, Front Loading		

AVAILABILITY

Spaces:	1
Square Feet:	3,500
Range:	3,500
Max Contig:	3,500
% Sublet:	0%
Asking Rent:	\$1.25/NNN

Peer Property Detail With Availability

819 SW 10th Ave

15 339-343 NW 25th St

★★★★★

Miami, FL 33127 - Distance to Subject Property: 2.52 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
Available SF:	6,550	0
Asking Rent:	-	-
Months To Lease:	-	-
Time On Market:	33 mo	-

PROPERTY

Type:	Warehouse	Docks:	None
Year Built/Renov:	1973	Drive Ins:	2 tot./10'w x 10'h
RBA:	6,550 SF	Truck Court:	-
Tenancy:	Single	Rail Served:	-
Ceiling Height:	-	Power:	-
Cranes:	None	Land Acres:	0.22 AC
Construction:	Reinforced Concrete	Taxes:	\$7.20/SF (2024)
Parking:	10 Surface Spaces are available; Ratio of 1.53/1,000 SF		
Features:	-		

AVAILABILITY

Spaces:	1
Square Feet:	6,550
Range:	6,550
Max Contig:	6,550
% Sublet:	0%
Asking Rent:	Withheld

16 591 NW 29th St

★★★★★

Miami, FL 33127 - Distance to Subject Property: 2.68 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	100%	0%
Available SF:	6,035	0
Asking Rent:	\$3.33/SF/Mo	-
Months To Lease:	-	-
Time On Market:	33 mo	-

PROPERTY

Type:	Warehouse	Docks:	None
Year Built/Renov:	1951	Drive Ins:	3 tot./10'w x 12'h
RBA:	6,035 SF	Truck Court:	-
Tenancy:	Multi	Rail Served:	None
Ceiling Height:	15'	Power:	-
Cranes:	None	Land Acres:	0.21 AC
Construction:	Masonry	Taxes:	\$12.58/SF (2024)
Parking:	4 Surface Spaces are available; Ratio of 0.66/1,000 SF		
Features:	Fenced Lot		

AVAILABILITY

Spaces:	1
Square Feet:	6,035
Range:	2,000 - 6,035
Max Contig:	6,035
% Sublet:	0%
Asking Rent:	\$3.33/NNN

Peer Property Detail With Availability

819 SW 10th Ave

17 261 NW 23rd St
Miami, FL 33127 - Distance to Subject Property: 2.46 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	93.7%	0%
Available SF:	3,500	0
Asking Rent:	-	-
Months To Lease:	-	-
Time On Market:	3 mo	-

PROPERTY

Type:	Warehouse	Docks:	None
Year Built/Renov:	1954	Drive Ins:	-
RBA:	3,735 SF	Truck Court:	-
Tenancy:	Single	Rail Served:	None
Ceiling Height:	12'	Power:	-
Cranes:	None	Land Acres:	0.11 AC
Construction:	Masonry	Taxes:	\$4.79/SF (2024)
Parking:	-		
Features:	-		

AVAILABILITY

Spaces:	1
Square Feet:	3,500
Range:	3,500
Max Contig:	3,500
% Sublet:	0%
Asking Rent:	Withheld

No Peers Found