

AVAILABLE  
for lease

Fairchild Partners<sup>®</sup>  
Licensed Real Estate Brokers



# aventura INDUSTRIAL PARK

199501-19599 Northeast 10th Avenue, Miami, FL



east  
capital partners

▶ ±164,000 sq. ft.  
Industrial Park with  
Warehouses + Offices

IMMEDIATE & FUTURE AVAILABILITY

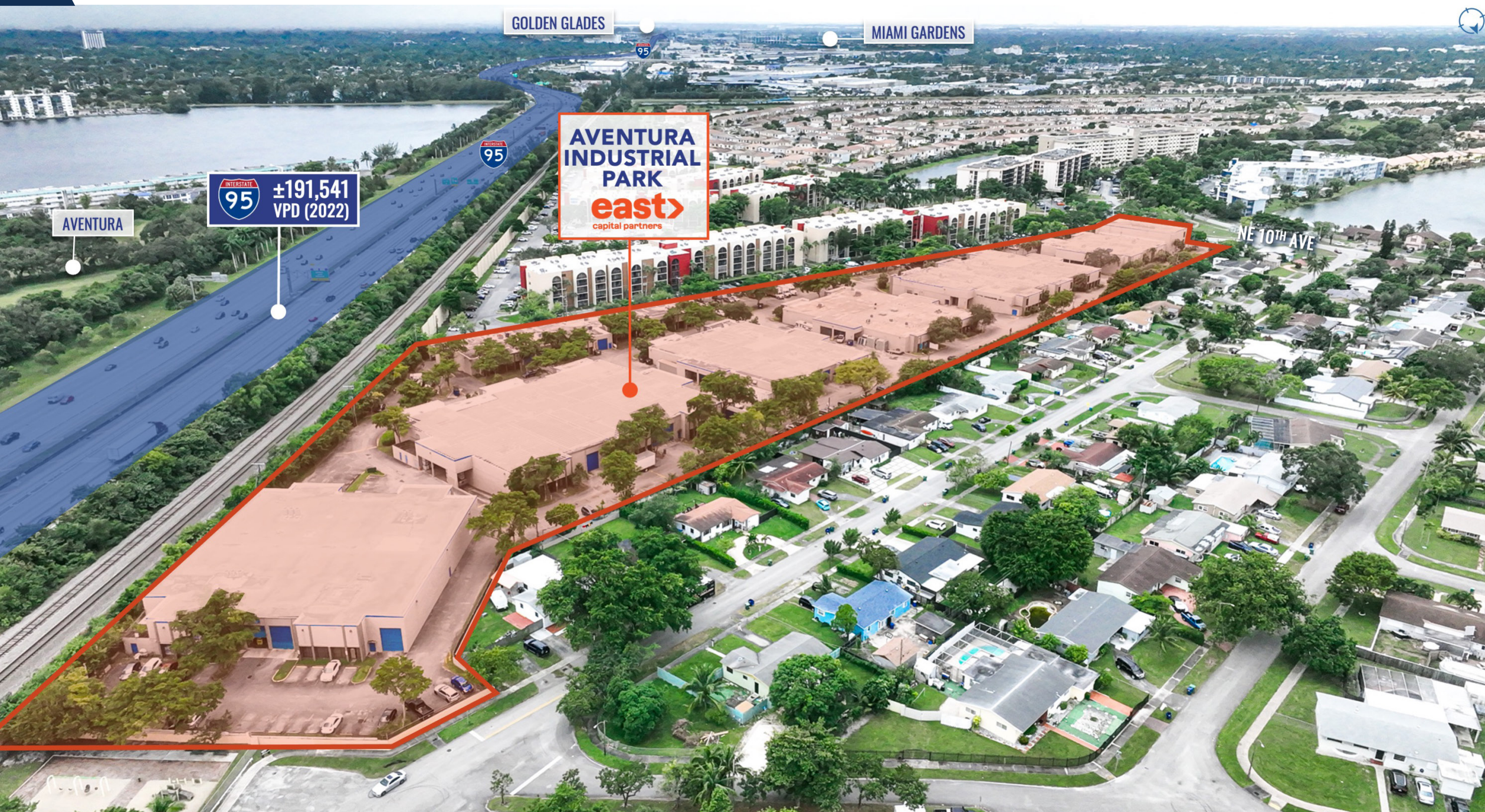
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INDUSTRIAL PARK

for lease



SEVEN (7) BUILDINGS OFFERING BOTH IMMEDIATE + FUTURE AVAILABILITY



Warehouses  
+ Offices  
Available  
For Lease

Various Floorplans  
Available



Adjacent to  
I-95 near the  
Miami-Dade  
and Broward  
County  
border

±1.5-mi from I-95



Access from  
Ives Dairy Rd  
(NE 205th St)  
and NE 10th  
Avenue



Secure  
Property

Fenced After Hours



Institutional  
Ownership



INTERSTATE 95 ±191,541 VPD (2022)

BUILDING 7

BUILDING 6

BUILDING 5

BUILDING 4

BUILDING 3

BUILDING 2

BUILDING 1

OFFICE BUILDING

### INDUSTRIAL SMALL BAY WAREHOUSE ±146,600 total sq. ft.

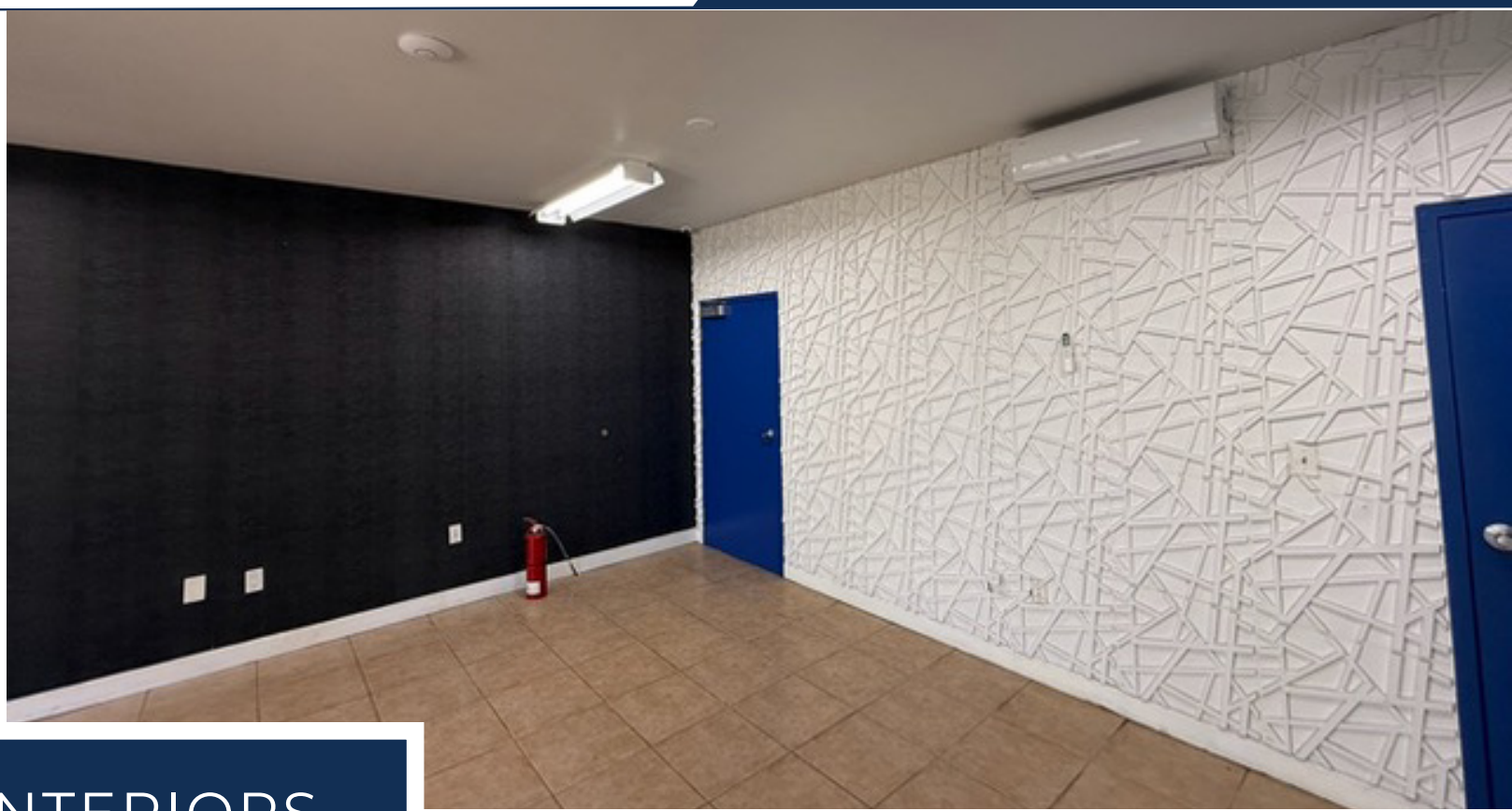
Seven (7) building industrial park offering small bay warehouses with 3-Phase power and various floorplans.

- Warehouses from ±500 to 20,000 sq. ft. with small office spaces available
- Various Configurations with a mix of industrial layouts with glass front office/showroom spaces
- Both dock-high and street level door options

### OFFICE BUILDING ±17,400 total sq. ft.

Three (3) story office building offering professional offices averaging 2,000 SF

- Offices from 500 to 4,000+ sq. ft.
- Office buildouts have been recently renovated
- Multiple Office Layouts Available
- Assigned Parking available



TYPICAL INTERIORS



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## INDUSTRIAL PARK

### Location + Access

➤ Easily Accessible to Both I-95 and the Florida Turnpike;  
Proximate to FLL, Port Everglades, MIA, and PortMiami



±1.5 MILES FROM INTERSTATE 95

±3.5 MILES FROM THE FLORIDA TURNPIKE

±5 MILES FROM THE DOLPHIN EXPRESSWAY

±10 MINUTES FROM THE PALMETTO EXPRESSWAY

±15 MIN FROM FLL; ±20 MIN FROM MIA; AND ±15 MIN FROM OPA LOCKA EXECUTIVE AIRPORT

±20 MINUTES FROM PORT EVERGLADES AND ±25 MINUTES FROM PORTMIAMI

±15 MIN FROM FLORIDA INT'L UNIVERSITY, BARRY UNIVERSITY, AND ST. THOMAS UNIVERSITY

### NORTH MIAMI BEACH/ AVENTURA SUBMARKET

North Miami and Aventura form a vibrant submarket in Northeast Miami-Dade County, renowned for its robust economic activity, growing population, and strategic connectivity. Positioned with I-95 frontage at the border between Miami-Dade and Broward Counties, the Property offers exceptional visibility and access to two of South Florida's largest economic hubs. The submarket benefits from proximity to key transportation networks, including I-95, the Florida Turnpike, and the Golden Glades Interchange, as well as seamless connectivity to Fort Lauderdale-Hollywood International Airport (FLL), Port Everglades in Broward, and PortMiami and Miami International Airport in Miami-Dade County — all within an hour's drive.

With over 525,000 residents living within a 5-mile radius, the North Miami/Aventura submarket provides businesses with access to South Florida's diverse consumer base and major transport infrastructure, fostering an ideal environment for growth. Major tenants in the area include BulletLine, Caterpillar, Performance Food Group, and Iron Mountain.



The area stands out for its mix of retail, industrial, and professional sectors, bolstered by ongoing urban development initiatives and infrastructure improvements. This Property's prominent location within this dynamic submarket ensures unmatched connectivity, visibility, and access to a highly skilled, multicultural workforce, making it a strategic choice for businesses seeking long-term growth potential and operational efficiency.



### 3-Mile Demographics

			
<b>±204,342</b> POPULATION	<b>±\$73,873</b> AVG HH INCOME	<b>±14,569</b> TOTAL BUSINESSES	<b>±91,464</b> TOTAL EMPLOYEES

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## leasing contacts



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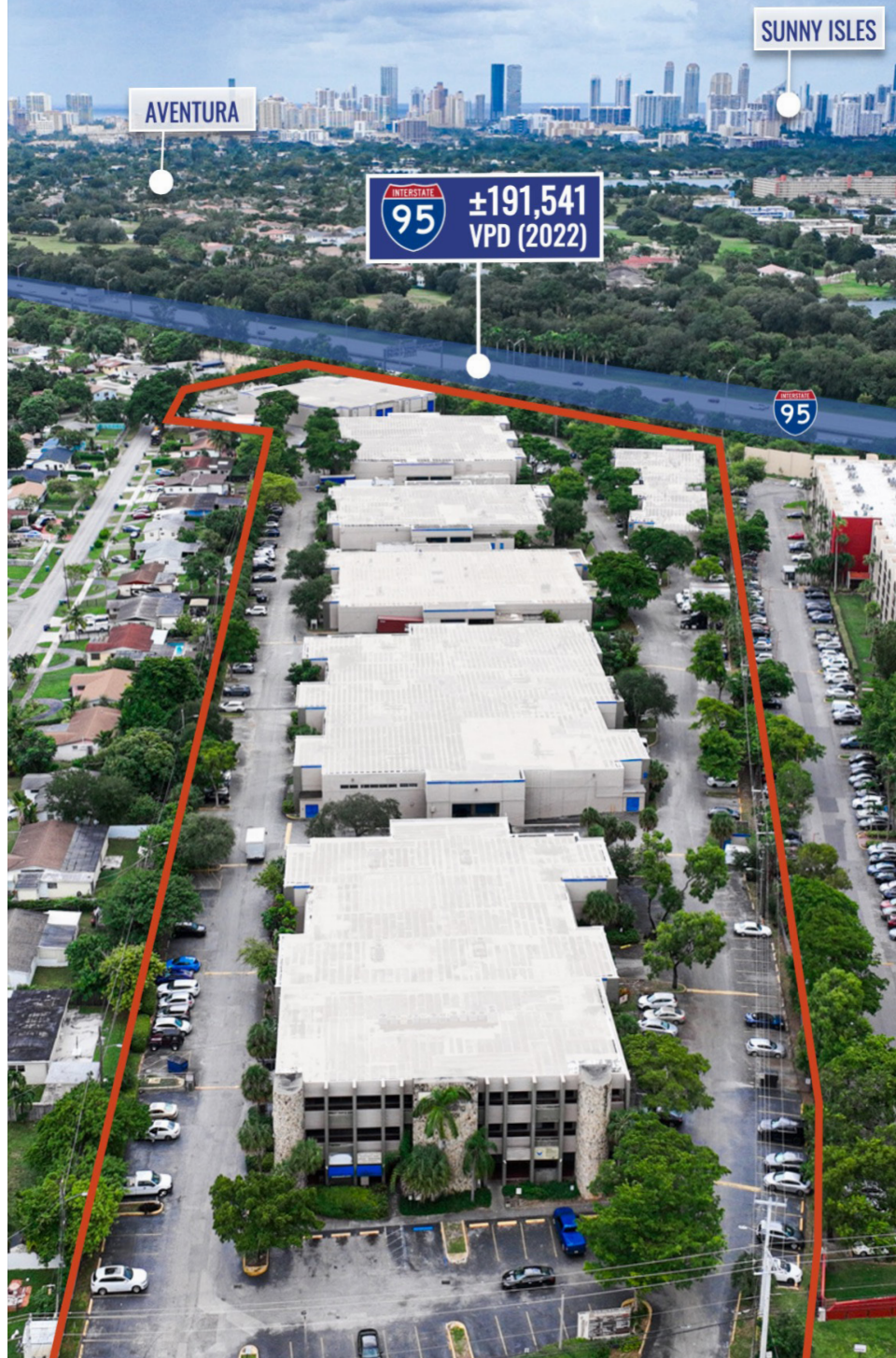
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