

2-9.7 ACRES

FOR LEASE

CBRE



DADE OUTDOOR STORAGE YARD

13045 Cairo Lane, Opa Locka, FL 33054



CALL

305 807 0004

Larry Genet

Vice Chairman

+1 305 807 0004

larry.genet@cbre.com

Michael Oretsky

Vice President

+1 954 798 4284

michael.oretsky@cbre.com

THE FEATURES

- ▶ 2 - 9.7 Acres (416,674 SF) immediately available for lease - can be divided
- ▶ 4,500 SF office building on-site
- ▶ Capital Improvements Project - full asphalt replacement
- ▶ Approved for auto salvage and truck parking
- ▶ Delivered vacant
- ▶ Fully fenced, lit and secured
- ▶ Zoned I-4, City of Opa Locka
- ▶ In a Government HUBZone - Critical to winning government contracts
- ▶ Convenient access to main thoroughfares - 4 miles from the Palmetto Expressway and I-95
- ▶ 2 mins from Miami Opa-Locka Executive Airport
- ▶ Asking Rate: \$4.25 PSF NNN + \$0.58 PSF Opex

2-9.7 ACRES

13045 Cairo Lane, Opa Locka, FL 33054

FOR LEASE

Current Zoning Analysis

I-4 - INDUSTRIAL DISTRICT, STORAGE AND SALVAGE

A. Uses Permitted.

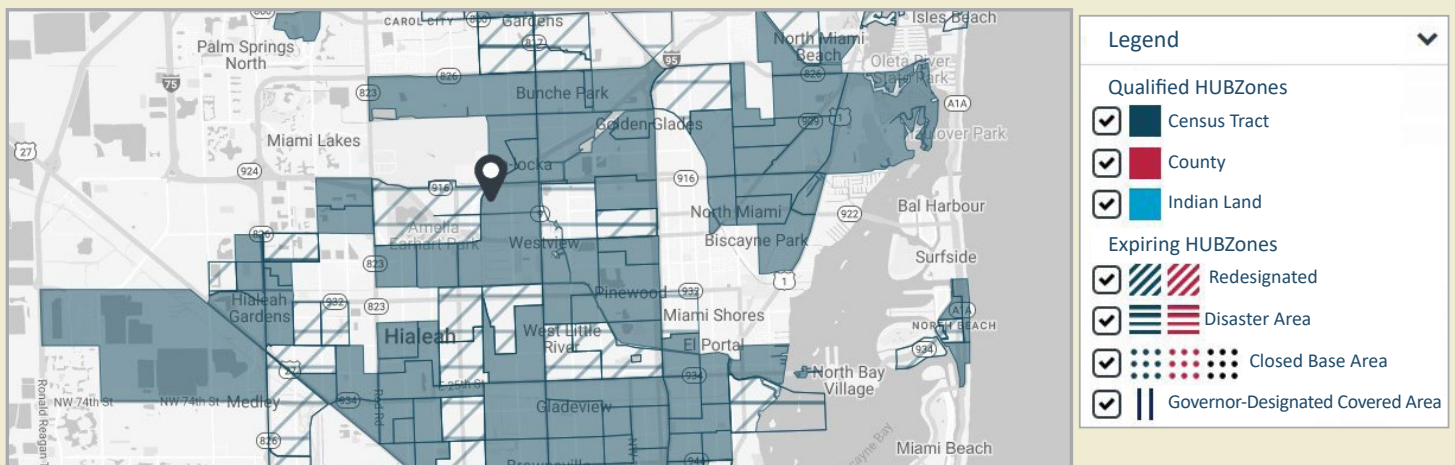
Use Type	Code	Use Type	Code	Use Type	Code
Adult businesses		Generators, permanent		Rock and sand yards	P
Automobile or auto parts junkyards	P	Gun shops		Saw mills	P
Auto broker as per Ordinance 11-05		I-1 first uses		Scrap metal yards	P
Auto service station (filling station for service vehicles for a licensed business, not visible from street)		I-2 first uses		Shipping Container	SE
Automotive wrecking yards	P	I-3 first uses		Architecture Retail and/or Office (stacking no more than three)	
Awnings, canopies, carports, roof overhangs, balconies, architectural structures		Industrial kitchen		Storage and wholesaling facility	
B-1 first uses		Industrial, light		Storage of attached or unattached used auto parts and tires	P
B-3 first uses		Industrial		Storage, warehouse	
Biomedical Research		Industrial and office flex space		Tractor Trailer Truck and/or Major Vehicle - (10,000 lbs. or greater) Parking	P
Cement and clay products	P	Live/work spaces			
Commercial recyclable material storage area		Maintenance building, common			
Construction trades	P	Manufacturing			
Construction trailer - temporary	P	Manufacturing, light			
Crematory/Embalming		Microbrewery (must comply with Federal, State and County regulations)			
Donation bins		Motion picture studios		Tow Truck & Tow Vehicle Storage	P
Dry cleaning plant		Nightclub			
"Eco-friendly accessory structures and features - (i.e. solar panels, wind turbines),"		Outdoor storage		Used vehicle parts sales, other than automobile or auto parts junkyards	
Enclosed recreation area - common		Passenger terminals		Utility sheds, storage buildings, fallout shelters	A
Farmers' Market		Petroleum storage tank not exceeding 30,000 gallons		Vehicle sales in an enclosed area	
Fleet operations		Public utility structures	P	Vehicle service/major	
Gatehouse, guardhouse		Recording and TV/Radio/Film		Wireless antenna support structures, amateur radio antennas	A
		Recycling center inside a wholly enclosed building			
		Outside Recycling Center	P		
		Religious Facilities			
		Retail (of products manufactured in District, not to exceed 20% of the floor area)			

Code Uses:
P = Permitted
SE = Special Exception
A = Accessory
AR = Administrative Review
Blank = Not Permitted

Other uses are permitted subject to approval. See the Zoning

HUBZone Map

Dade Outdoor Storage Yard site is within a qualified HUBZone.



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.