



11300 SW 208 DR  
MIAMI FL 33189

**HIGH-EXPOSURE CORNER  
WAREHOUSE ON DIXIE  
HIGHWAY**



**SCAN FOR INFO**

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**PRICE: \$1,500,000**

High-visibility 3,600 SF warehouse on a 7,500 SF corner lot directly across from Super Target and steps from the US-1 Busway, with  $\pm 46,000$  daily vehicles along Dixie Highway. Currently a tire shop with three bays and ample parking, the building offers flexible use for automotive, warehouse, retail distribution, or service operations, plus easy ingress/egress for vehicle storage or equipment staging. Minutes from the massive Southland Mall redevelopment, this site sits in a rapidly growing corridor with rising demand and long-term upside for an owner-user or investor.

**Building Size ... 3,600 Sq Ft**  
**Lot Size ... 7,500 Sq Ft**  
**Zoning ... IC-ID**



**SPACE FOR**

- **Automotive**
- **Warehouse**
- **Service businesses**
- **Retail**
- **Owner-user / investor**

