

**OPPORTUNITY TO
PURCHASE LARGEST
AVAILABLE**

WAREHOUSE

Located in in Bird Rd Arts District

**4334 SW 73rd Ave
Miami, FL 33155**

+/- 27,000SF AVAILABLE

\$9,350,000.00

27,000 +/- Sq Ft Warehouse with 15% of upscale office in the Bird Road Arts District. Unique opportunity to own the largest Warehouse Condo unit in the Bird Rd art district. Large open, fully sprinklered warehouse space with street level and dock high bay doors.





VERSATILE

JOSEPH WESTON

305.510.2298
jweston@madduxco.com

SCOTT WESTON

786.942.614
jscottweston@aol.com

MADDUX AND COMPANY

7250 SW 39th Terrace
Miami, FL 33155

305.264.9661
www.madduxco.com

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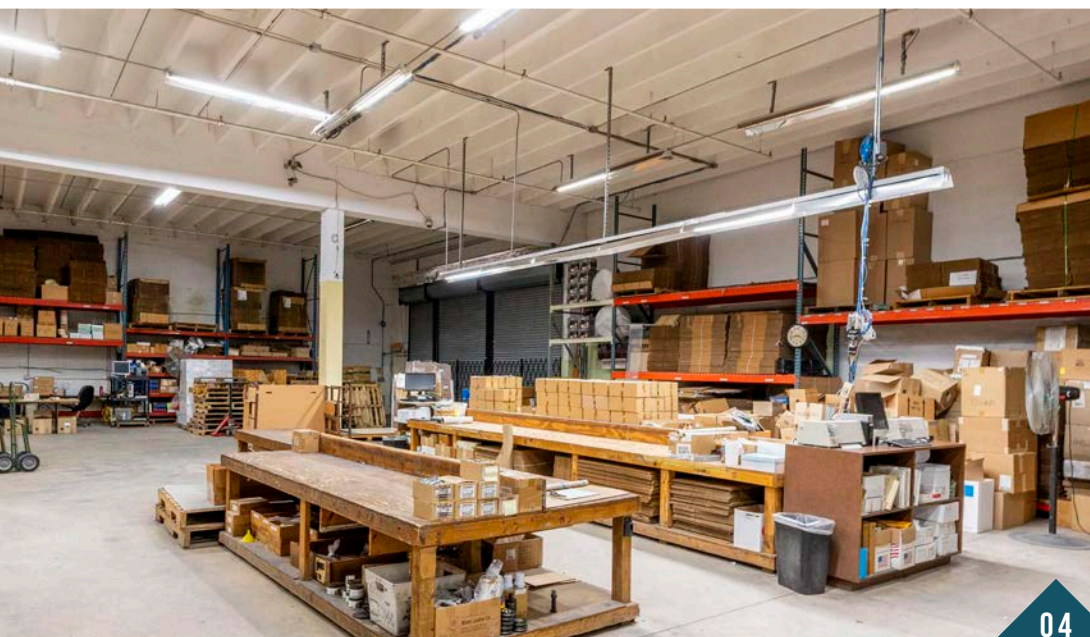
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4334 SW 73RD AVE PRIME OPPORTUNITY

Versatile warehouse & office space

Prime Business Destination

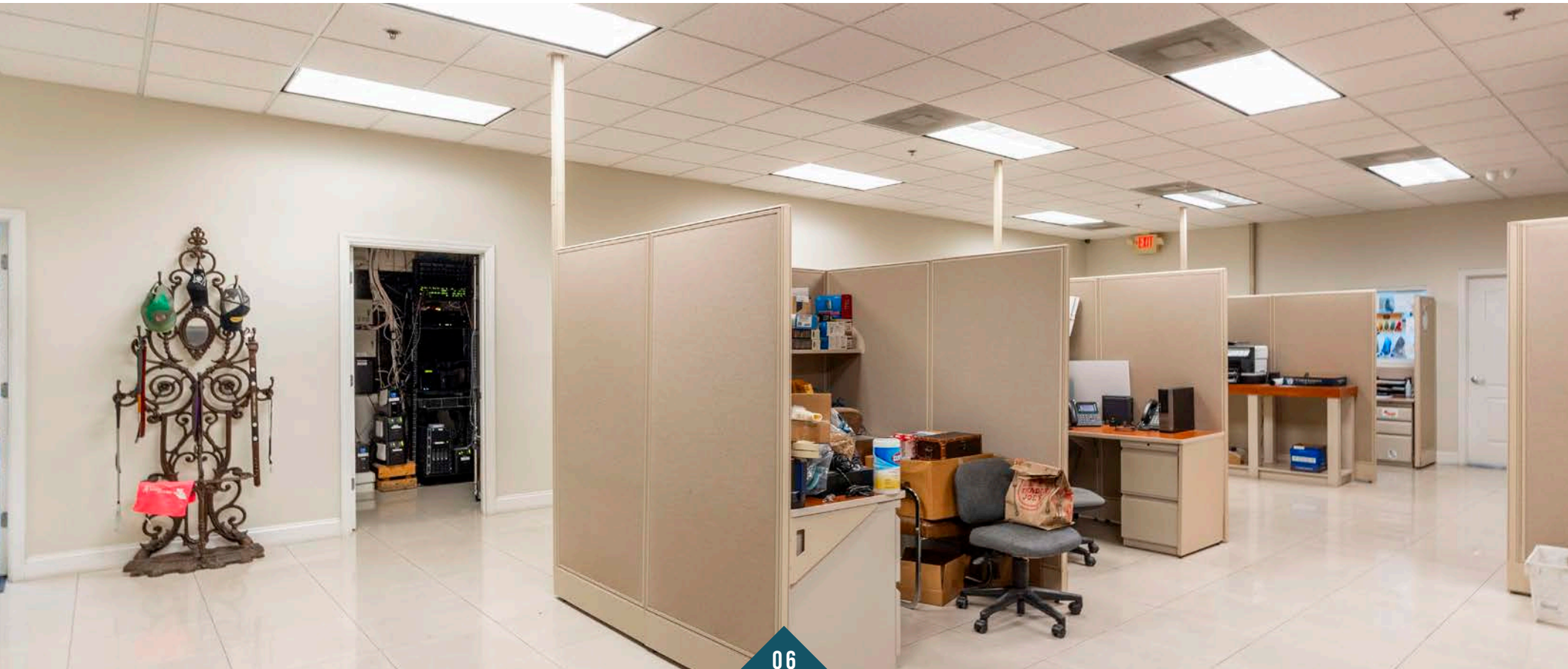
Located in the heart of Miami's Bird Road Arts District, this 27,000 ± SF warehouse and office condo presents a rare ownership opportunity. As the largest warehouse condo in the district, the property offers a fully sprinklered warehouse space with 15% upscale office buildout, making it ideal for a variety of industrial, creative, or commercial uses. With a competitive price of \$9,350,000.00, this asset provides both functionality and investment potential in a thriving business corridor.



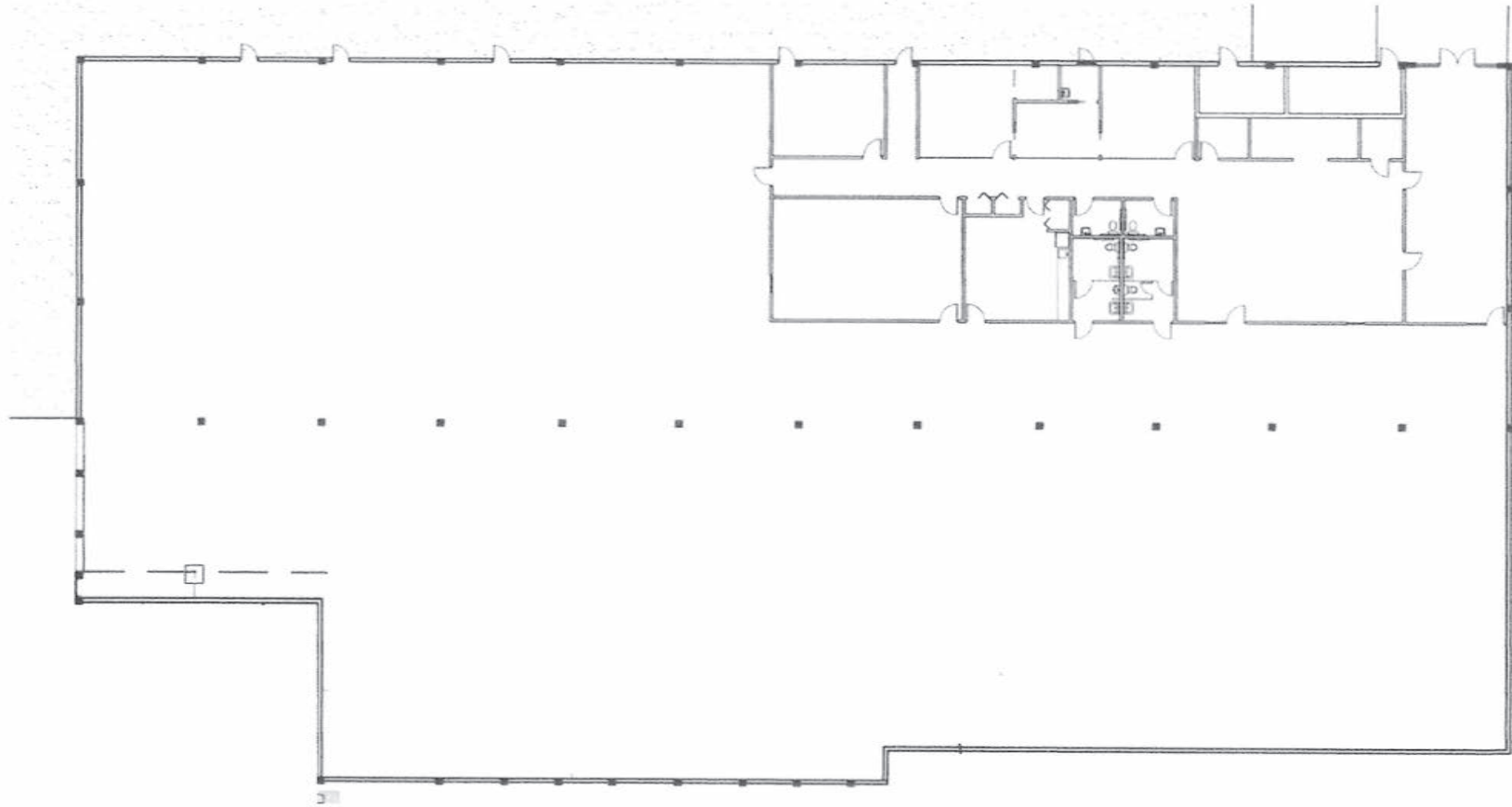
Key Features:

- **Prime Location:** Situated in the Bird Road Arts District, a well-established industrial and creative hub.
- **Versatile Layout:** Expansive warehouse space complemented by high-end office finishes.
- **Superior Accessibility:** Convenient access to SR-826 (Palmetto Expressway) and US-1, linking to Miami International Airport and Port Miami.
- **Efficient Operations:** Equipped with dock-high and street-level loading doors for seamless logistics.
- **Safety & Compliance:** Fully sprinklered system ensures adherence to modern fire safety regulations.





FLOOR PLAN



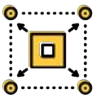
PROPERTY HIGHLIGHTS

**PRIME LOCATION**

Located in the Bird Road Arts District, the property offers a unique blend of industrial functionality and artistic flair, attracting a diverse range of businesses and clientele.

**IMMEDIATE HIGHWAY ACCESS**

Strategically positioned near SR-826 (Palmetto Expressway) and US-1, providing seamless connectivity to Miami International Airport, Port Miami, and key business districts.

**EXPANSIVE WAREHOUSE WITH OFFICE SPACE**

A rare opportunity to own the largest warehouse condo in the district, featuring a fully open warehouse layout with 15% upscale office space, ideal for businesses requiring administrative and operational efficiency.

**FULLY SPRINKLERED**

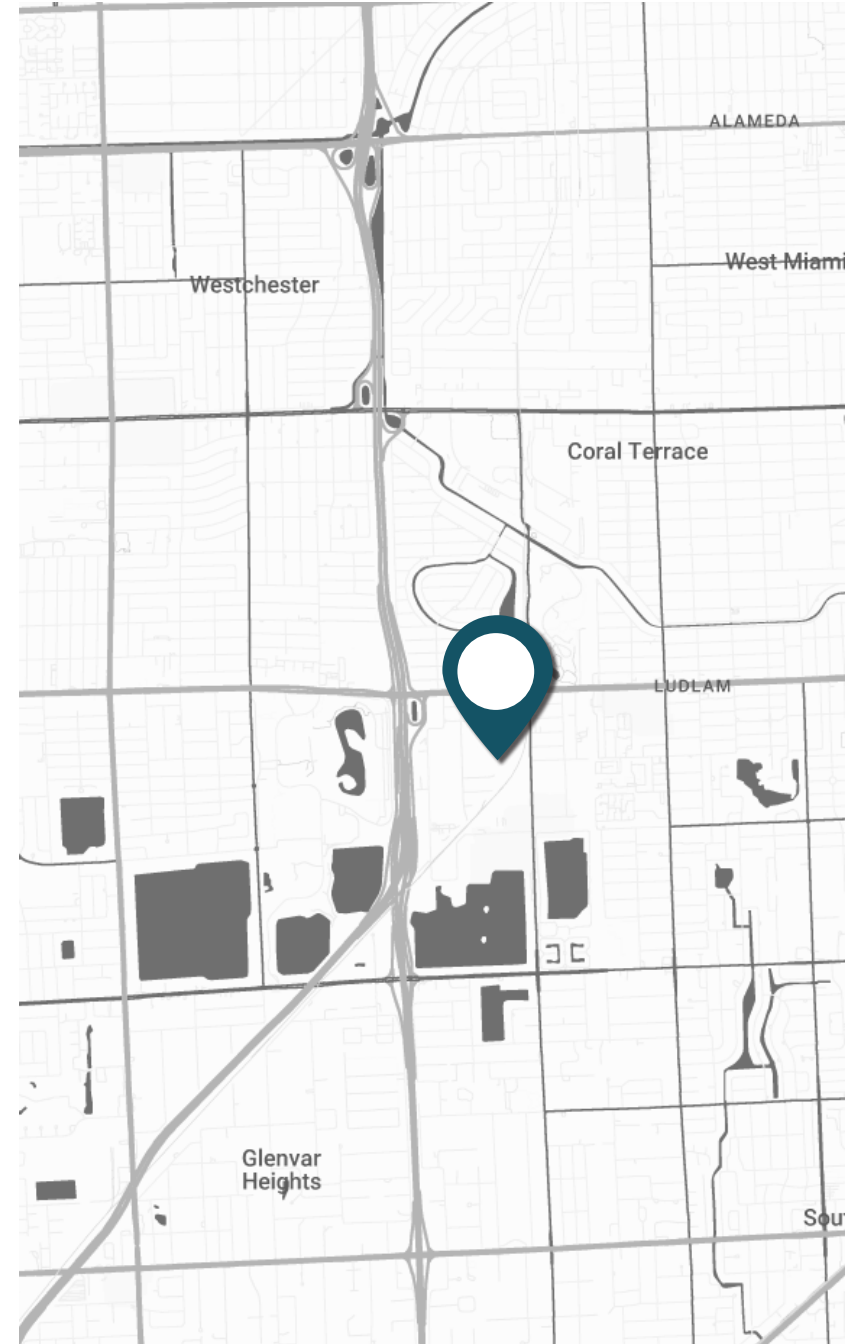
The property is equipped with a comprehensive fire suppression system, meeting stringent safety regulations and reducing risk for owners and tenants.

**THRIVING BUSINESS ENVIRONMENT**

Designed for logistical ease with both dock-high and street-level loading bays, accommodating a variety of industrial, storage, and distribution needs.

**BOOMING INDUSTRY**

Situated in a high-demand industrial and retail corridor with a growing commercial presence, benefiting from Miami's expanding economy and proximity to established business hubs.



BIRD ROAD ARTS DISTRICT A THRIVING HUB OF CREATIVITY AND COMMERCE

Nestled in the heart of Miami, the Bird Road Arts District (BRAD) has evolved from a modest industrial area into a vibrant enclave that seamlessly blends artistic innovation with commercial enterprise. Established in the 1980s, BRAD has become a cornerstone of Miami's cultural landscape, attracting a diverse community of artists, entrepreneurs, and visitors.



A rich tapestry of art and culture, BRAD is home to over 30 artist studios, galleries, and creative spaces, fostering a dynamic environment where creativity flourishes. The district's monthly Bird Road Art Walk offers an intimate glimpse into the artistic process, allowing visitors to engage directly with artists and experience a wide array of mediums and styles. This event has become a staple in Miami's cultural calendar, drawing art enthusiasts from across the region.

Strategic positioned just east of the Palmetto Expressway and south of Bird Road (SW 40th Street), BRAD offers unparalleled accessibility. Its proximity to major highways ensures seamless connectivity to Miami International Airport, downtown Miami, and other key areas, making it an ideal location for businesses seeking both convenience and visibility.

Economic vitality and growth are spurred by the district's unique blend of artistic and commercial spaces. From galleries and studios to retail shops and eateries, the synergy has cultivated a robust local economy, contributing to the area's reputation as a desirable destination for both work and leisure.

Community engagement and events are at the heart of BRAD's identity. Regular events, workshops, and collaborative projects foster a sense of belonging and collective purpose among residents and visitors alike. These initiatives not only enrich the cultural fabric of the district but also provide platforms for local talent to showcase their work and engage with a broader audience.







LOWE'S YouFit SMALL BUSINESS
 goodwill NIGHT COOKIES & CREAM! McDonald's RAW & RYDLE'S Pizzeria

KIRKLAND'S PartyCity
 YOUR HOME DÉCOR STORE
 ROSS DRESS FOR LESS five BELOW ups ALDI
 CVS pharmacy BURGER KING TACO BELL

BJ's YouFit SMALL BUSINESS SUBWAY
 PolloTropical CITRUS MARINATED CHICKEN DOLLAR TREE MARAKAS PIZZA

(44,500 VPD)

CORALWAY (53,000 VPD)

Walmart Publix
 T.J. maxx Walgreens Starbucks COFFEE
 Burlington

826

TARGET Publix BEST BUY Starbucks COFFEE TACO BELL
 McDonald's Pizza Hut AMERICAN SIGNATURE FURNITURE®

976

(69,000 VPD)

S Sedano's
 Office DEPOT Denny's

973

TROPICAL PARK

(163,500 VPD)

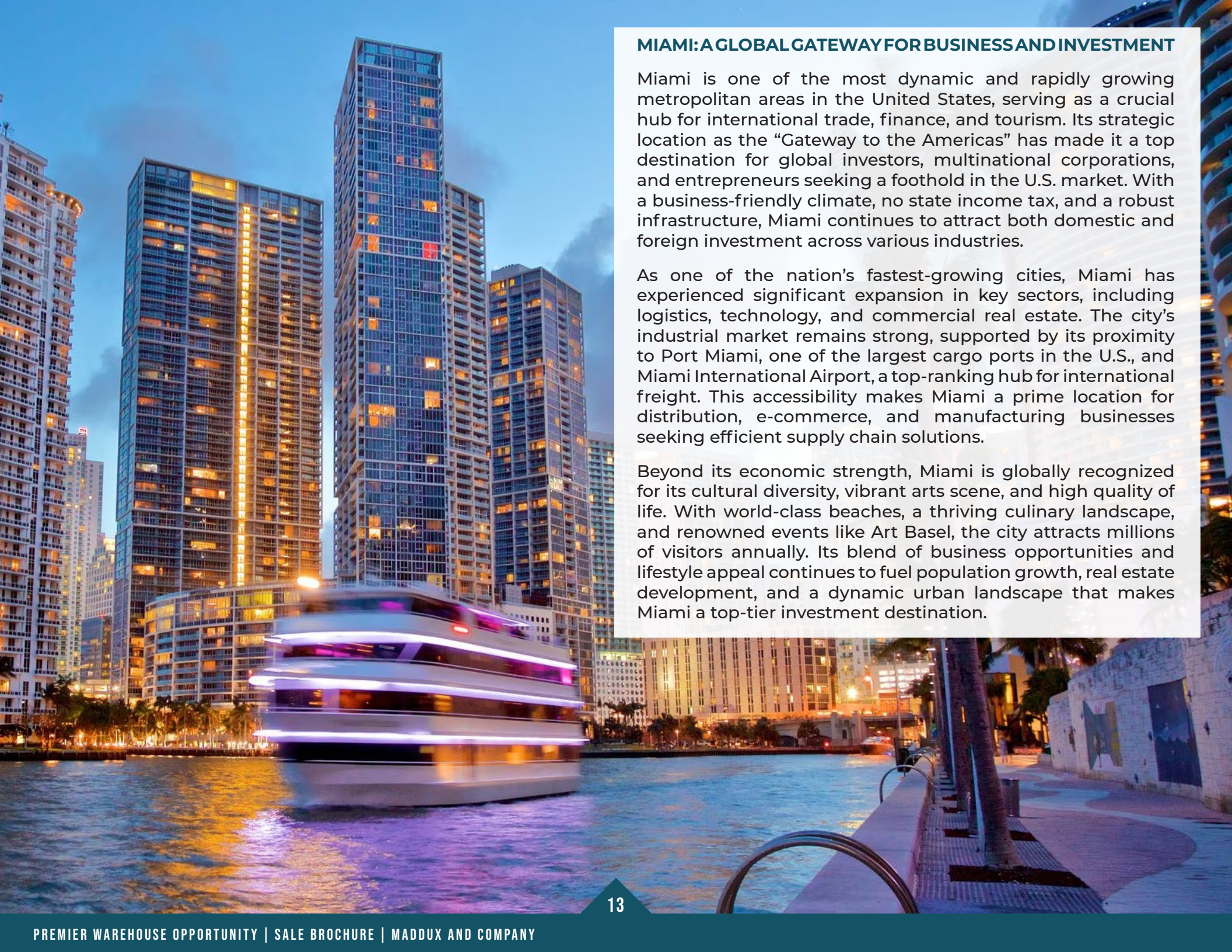
SUBJECT PROPERTY

Lake Catalina

TOLL 874

Twin Island Lake





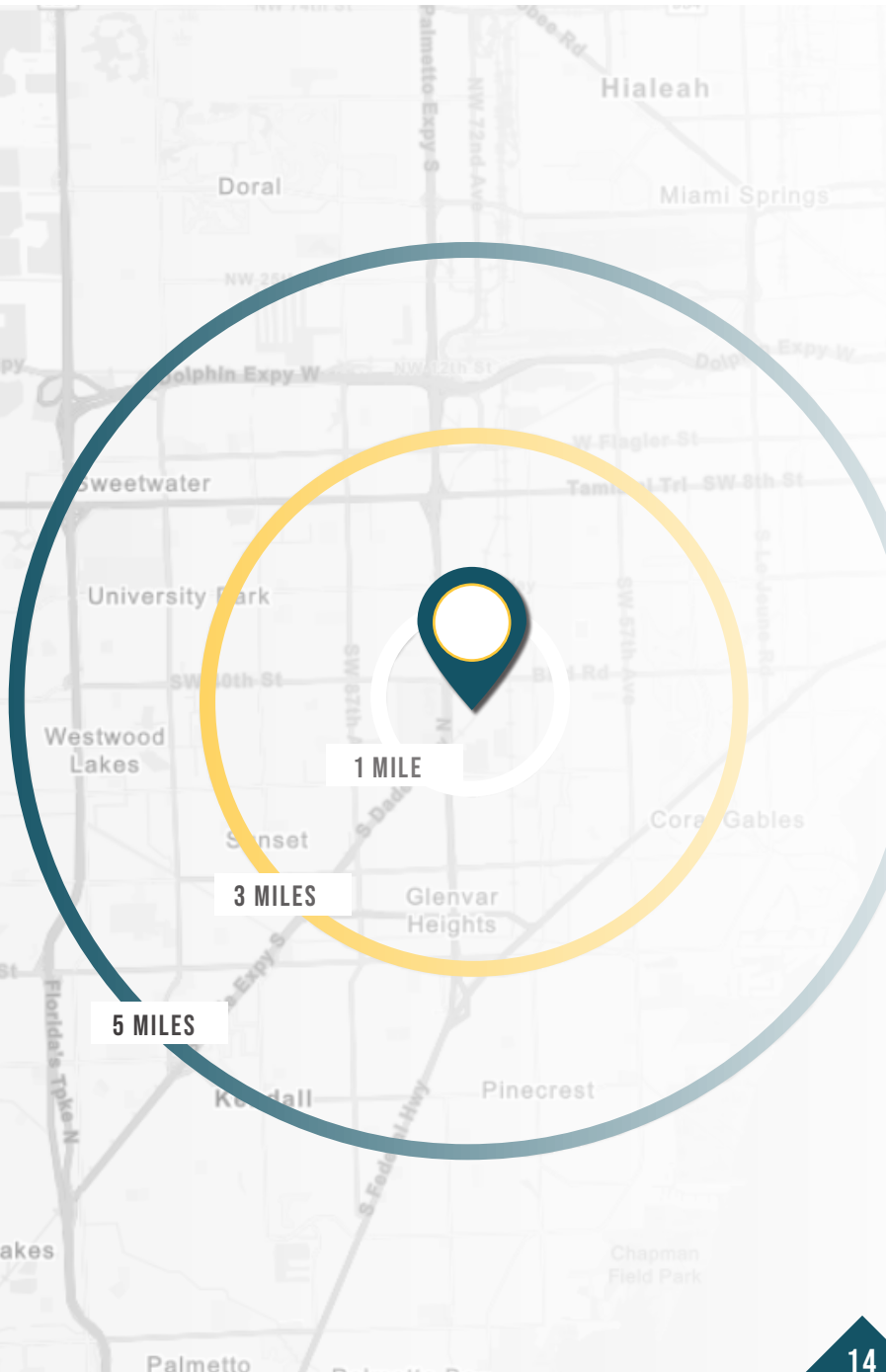
MIAMI: A GLOBAL GATEWAY FOR BUSINESS AND INVESTMENT

Miami is one of the most dynamic and rapidly growing metropolitan areas in the United States, serving as a crucial hub for international trade, finance, and tourism. Its strategic location as the “Gateway to the Americas” has made it a top destination for global investors, multinational corporations, and entrepreneurs seeking a foothold in the U.S. market. With a business-friendly climate, no state income tax, and a robust infrastructure, Miami continues to attract both domestic and foreign investment across various industries.

As one of the nation’s fastest-growing cities, Miami has experienced significant expansion in key sectors, including logistics, technology, and commercial real estate. The city’s industrial market remains strong, supported by its proximity to Port Miami, one of the largest cargo ports in the U.S., and Miami International Airport, a top-ranking hub for international freight. This accessibility makes Miami a prime location for distribution, e-commerce, and manufacturing businesses seeking efficient supply chain solutions.

Beyond its economic strength, Miami is globally recognized for its cultural diversity, vibrant arts scene, and high quality of life. With world-class beaches, a thriving culinary landscape, and renowned events like Art Basel, the city attracts millions of visitors annually. Its blend of business opportunities and lifestyle appeal continues to fuel population growth, real estate development, and a dynamic urban landscape that makes Miami a top-tier investment destination.

DEMOGRAPHIC DATA



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	14,212	164,906	466,567
Households	5,693	61,135	176,672
Families	3,617	40,976	117,501
Average Household Size	2.48	2.60	2.58
Owner Occupied Housing Units	3,245	35,997	93,565
Renter Occupied Housing Units	2,448	25,138	83,107
Median Age	45.8	44.2	44.2
Median Household Income	\$89,589	\$89,198	\$81,038
Average Household Income	\$121,910	\$129,128	\$120,807
2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	14,612	163,913	464,132
Households	5,926	62,175	180,368
Families	3,820	41,929	120,377
Average Household Size	2.45	2.54	2.51
Owner Occupied Housing Units	3,388	37,615	98,074
Renter Occupied Housing Units	2,538	24,560	82,294
Median Age	46.8	44.8	44.8
Median Household Income	\$107,301	\$107,859	\$98,816
Average Household Income	\$146,268	\$151,790	\$142,215



JOSEPH WESTON

305.510.2298
jweston@madduxco.com

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786.942.6143
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