



210 N Krome Ave, Florida City, FL 33034

±30,472 SF Multi-Tenant Industrial | Offering Memorandum

Property Overview

Stabilized multi-tenant industrial warehouse located along N Krome Avenue (SR-997) within the Florida City / Homestead industrial corridor. The property benefits from strong in-place cash flow, diversified tenancy, ample surface parking, and long-term demand drivers in South Miami-Dade.

Financial Summary

Asking Price	\$7,800,000
Total Monthly Rent	\$38,174
Total Annual Rent	\$458,088
Total Operating Expenses	\$66,790
Net Operating Income (NOI)	\$391,298
Building Size	30,472 SF
NNN (Annual)	\$2.19 PSF

Operating Expense Breakdown

Expense	Annual Amount
Water	\$3,180
Waste	\$5,496
Electric (FPL)	\$1,440
Lawn Maintenance	\$960
Insurance	\$19,000
Property Taxes	\$36,714
Total Operating Expenses	\$66,790

Rent Roll

Bays	Tenant	Monthly Rent
206 / 208 / 310	General Upholstery	\$4,217
212 / 214	Window & Doors	\$2,800
216 / 218	Oscar Church	\$2,753
220 / 222 / 224 / 226	AJ Tires	\$5,458
224 / 228 / 236	Day Care	\$12,024
238	Southeast Car Sales	\$1,200
240	Plastering	\$1,410
242 / 244	Noe And Electronics	\$2,763
246	Storage Marcelo	\$1,300
248	Jungle Pets	\$1,520
252	AC Wholesales	\$2,729

Broker Contact

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Aerial Photography







