

NEW CONSTRUCTION WAREHOUSE IN HOMESTEAD

146 SW 2ND ST
HOMESTEAD, FL 33030

FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents a 16,153 SF warehouse facility, scheduled for completion in December 2024. Constructed with pre-fabricated steel for exceptional durability and efficiency, this facility offers impressive ceiling clearances, with the main warehouse reaching 33' at the center and 22' at the sides. An additional 2,500 SF office or storage area provides 24' center clearance and 16' at the sides, offering flexible usage options. The property features two dock-height loading bays with 27' center clearance, One street-level door for versatile logistics, three-phase power, a full fire suppression system, and city sewer and water connections. There are 11 assigned parking spaces, with an optional 13,500 SF vacant lot available for purchase as part of the deal.

Situated in the heart of Homestead, FL, this property benefits from excellent accessibility. It provides quick and easy access to key distribution routes, located near major thoroughfares, including US-1 and the Florida Turnpike. The warehouse's location in a thriving industrial and commercial area ensures close proximity to local services and a growing population base, making it an ideal hub for business operations



For more information, please contact one of the following individuals:

MARKET ADVISORS

ANDREW WHITBY

Senior Vice President
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PROPERTY HIGHLIGHTS

- Two dock-height loading bays, one street-level doors
- Three-phase power, full fire suppression system
- City sewer and water connections
- 11 assigned parking spaces
- Optional 13,500 SF adjacent lot for lease
- Completion Expected in December 2024



New Construction Warehouse:
16,153 SF warehouse with pre-fab steel construction



Highlights:

- 33' clearance at the center
- 22' at the sides
- 2,500 SF with 24' clearance for office or break room
- Two dock-height loading bays
- One street-level doors\
- Three-phase power
- Full fire suppression system in place
- 11 assigned parking spaces

LEASE SPACES



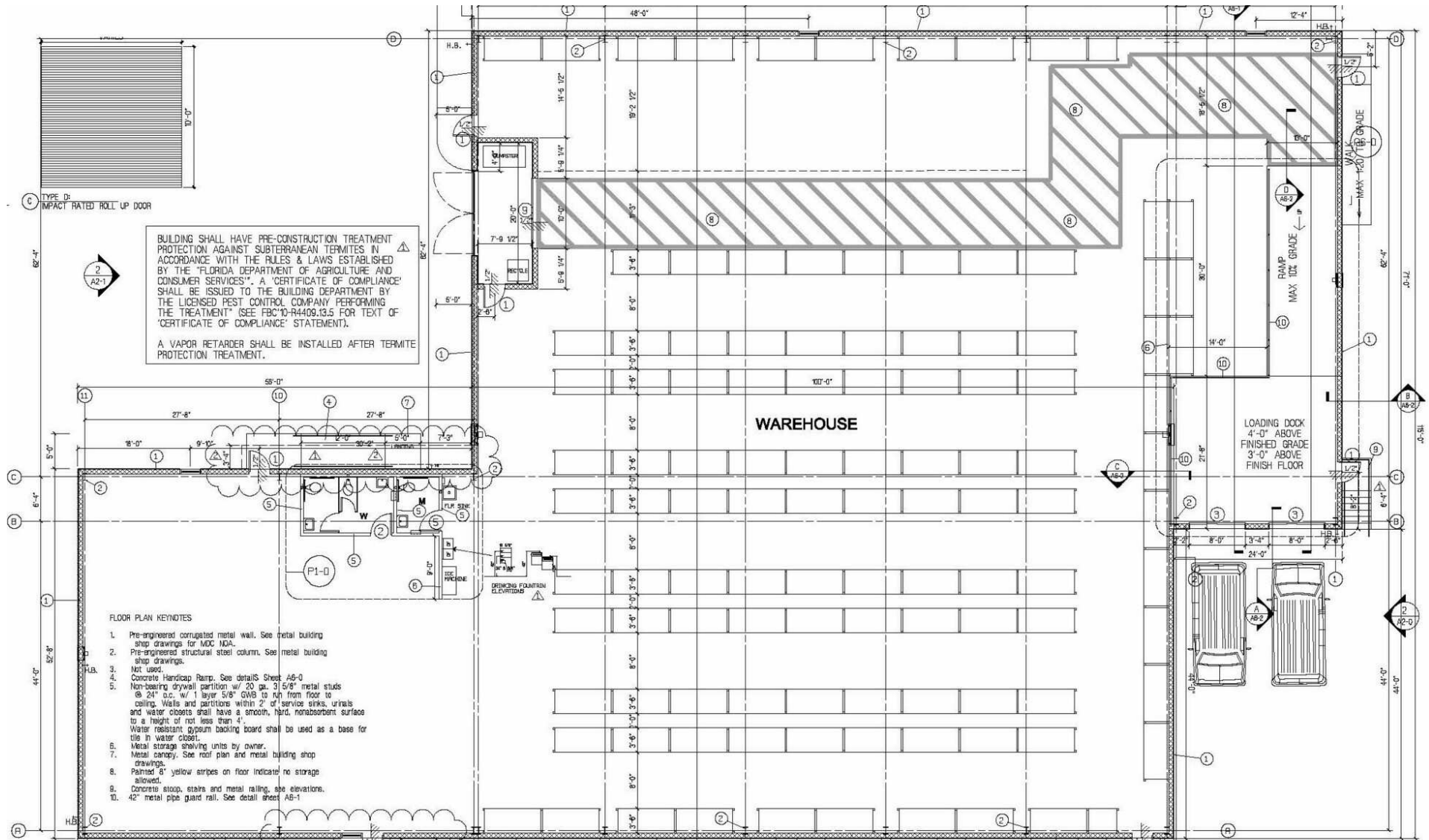
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
146	Available	16,153 SF	Modified Gross	\$20.00 SF/yr	Tenant is responsible for the landscaping, electricity, and water.

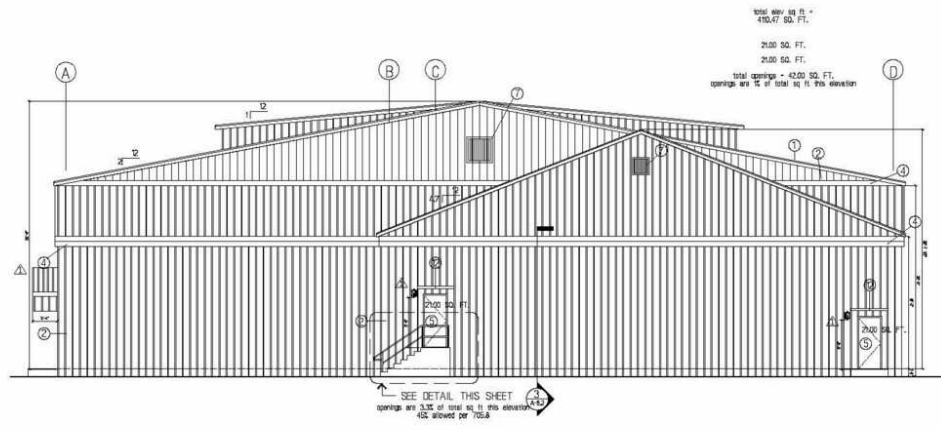
PARCELS HIGHLIGHT



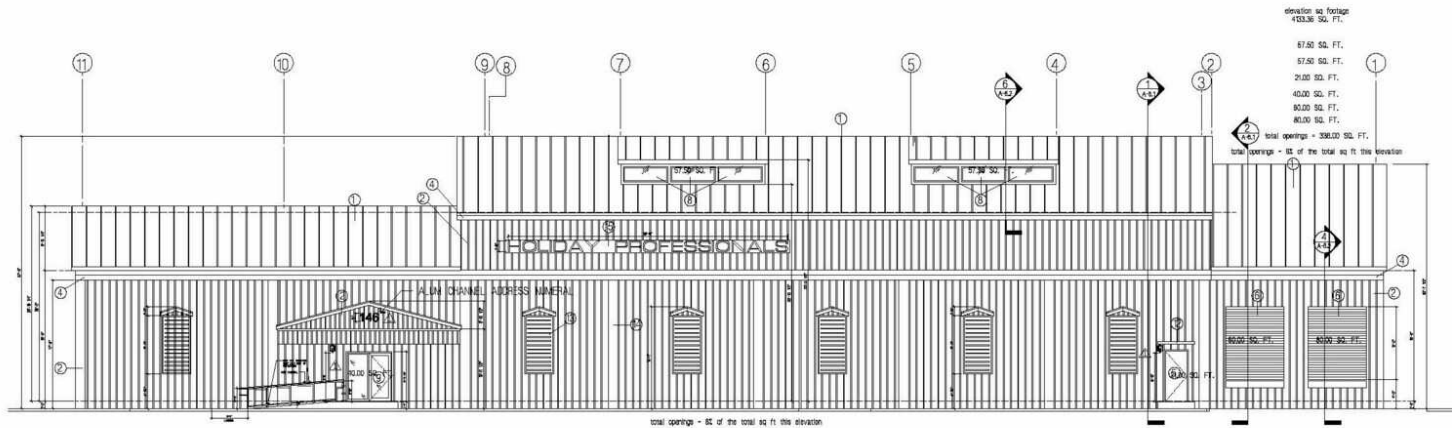
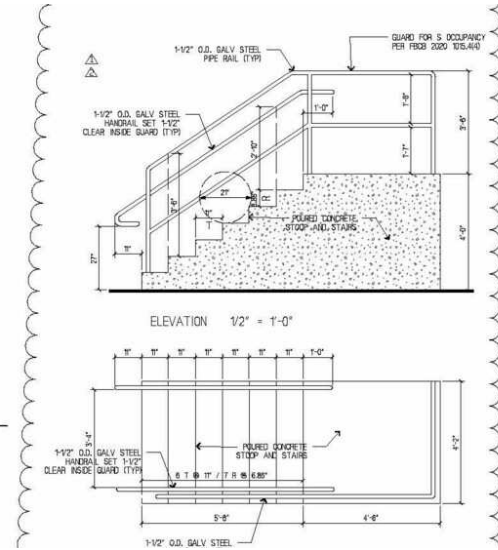
FLOOR PLAN



BUILDING ELEVATIONS



NORTH BUILDING ELEVATION
SCALE 1/8" = 1'-0"

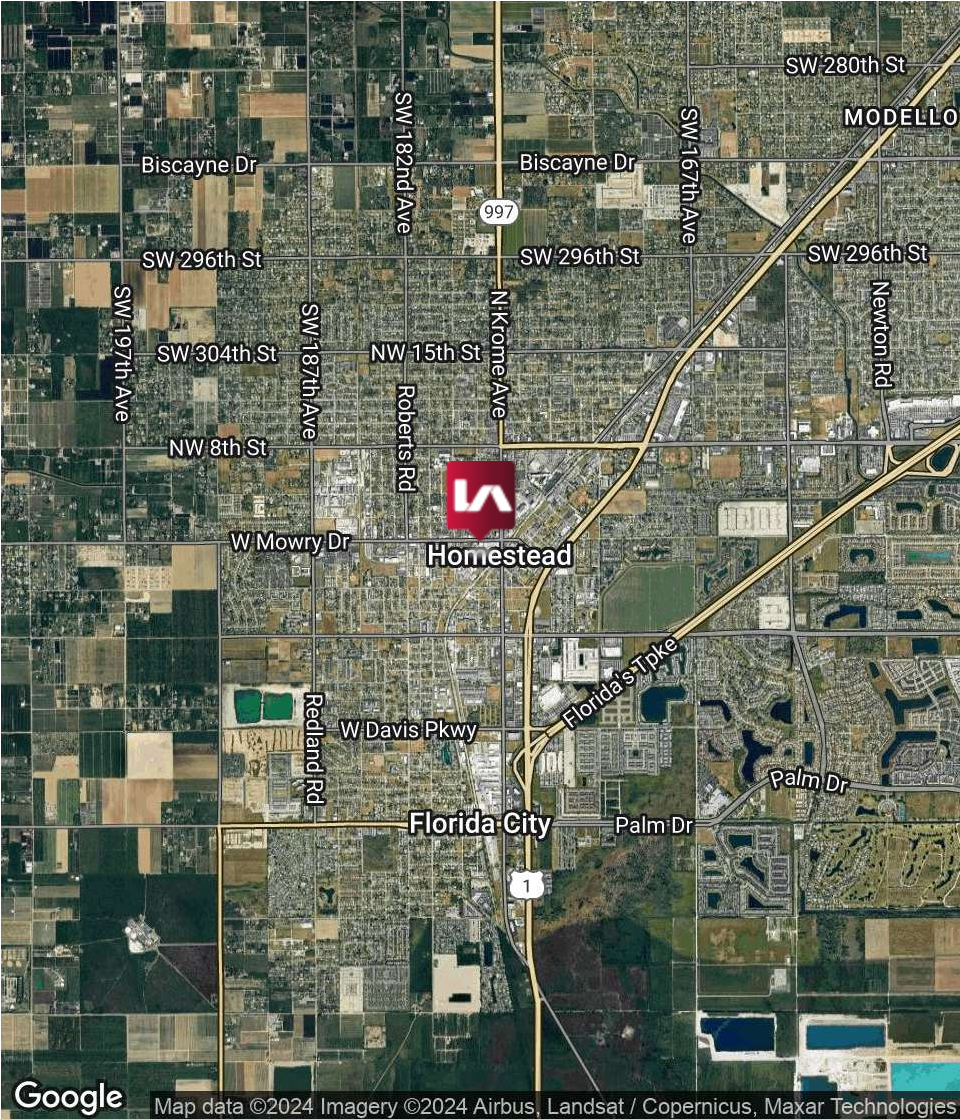


EAST BUILDING ELEVATION
SCALE 1/8" = 1'-0"

CONSTRUCTION PROGRESS



REGIONAL MAP



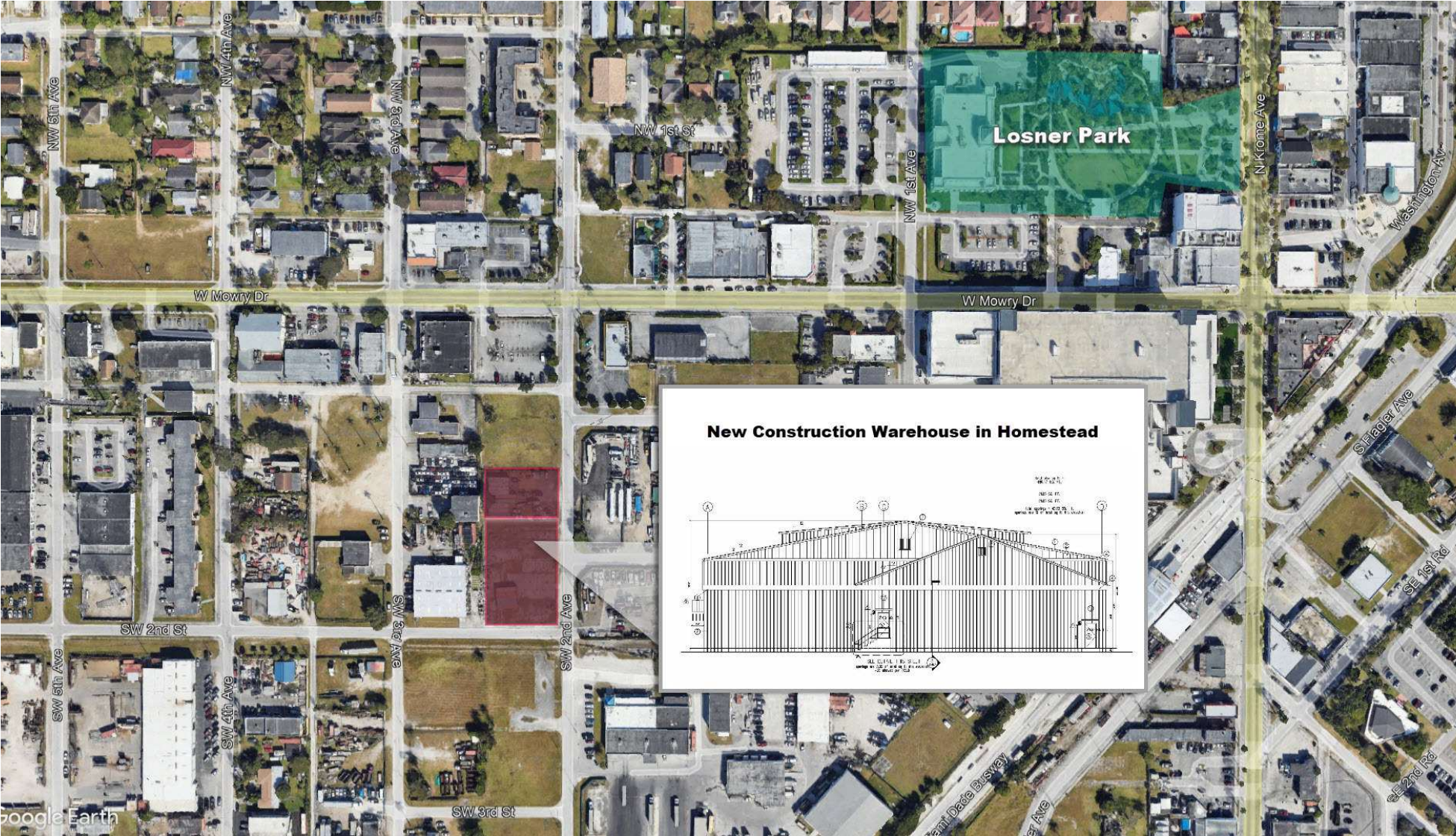
LOCATION OVERVIEW

Centrally located in Homestead, FL, with convenient access to US-1 and the Florida Turnpike. Positioned in a growing industrial hub, perfect for businesses needing regional distribution access.

CITY INFORMATION

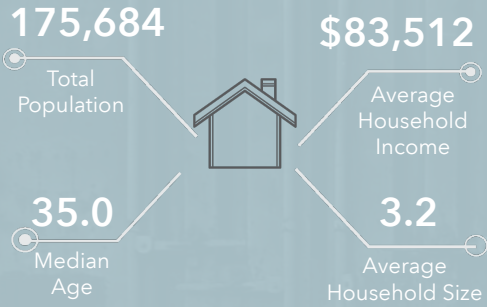
CITY:	Homestead
MARKET:	South Florida
SUBMARKET:	South Dade

AREA OVERVIEW

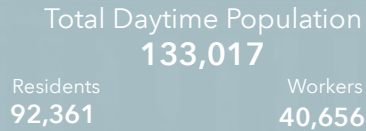


DEMOGRAPHIC PROFILE

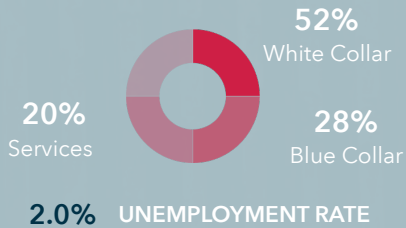
KEY FACTS



DAYTIME POPULATION



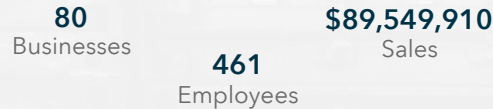
EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



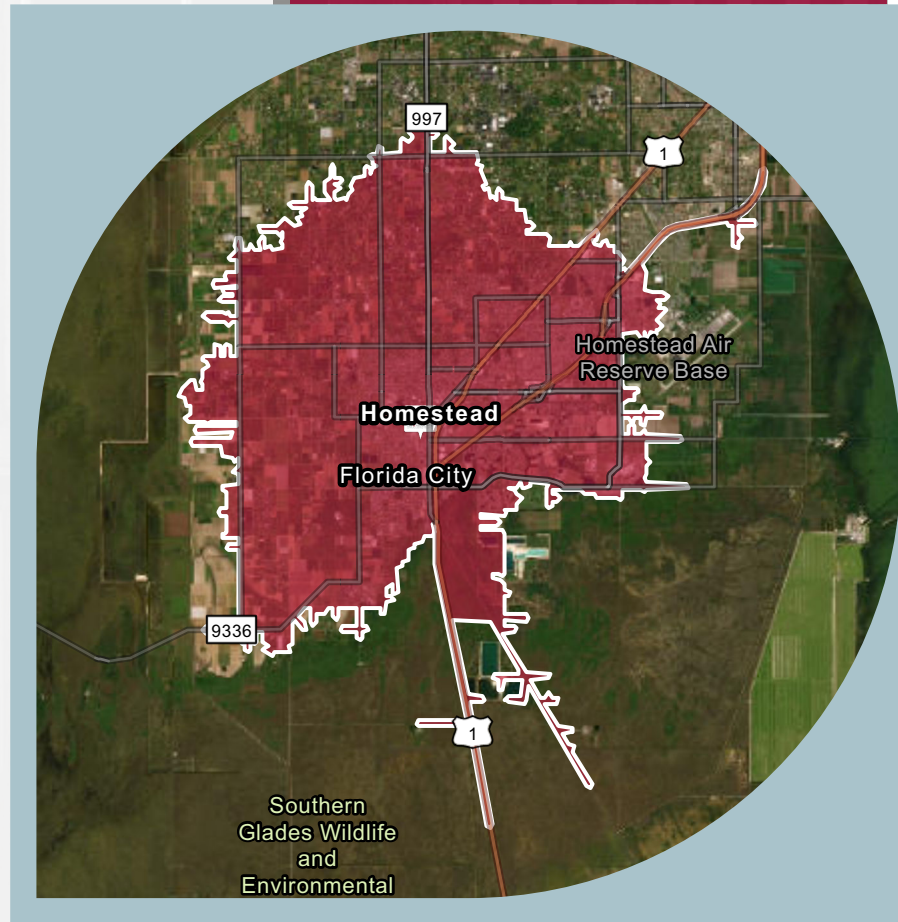
Manufacturing



Wholesale Trade

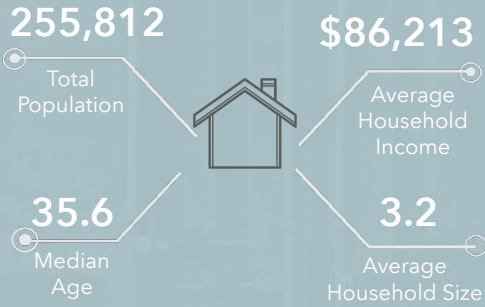


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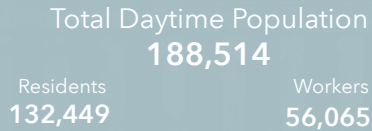


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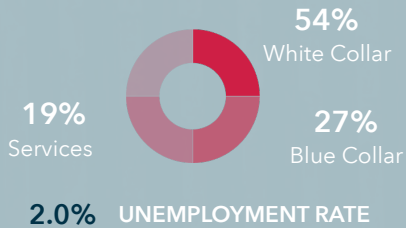
KEY FACTS



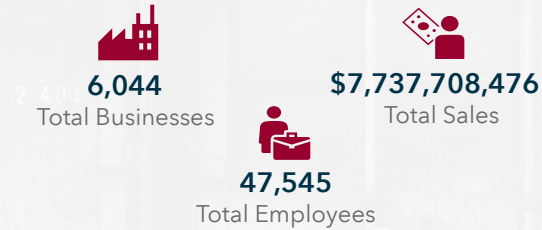
DAYTIME POPULATION



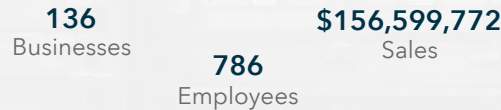
EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



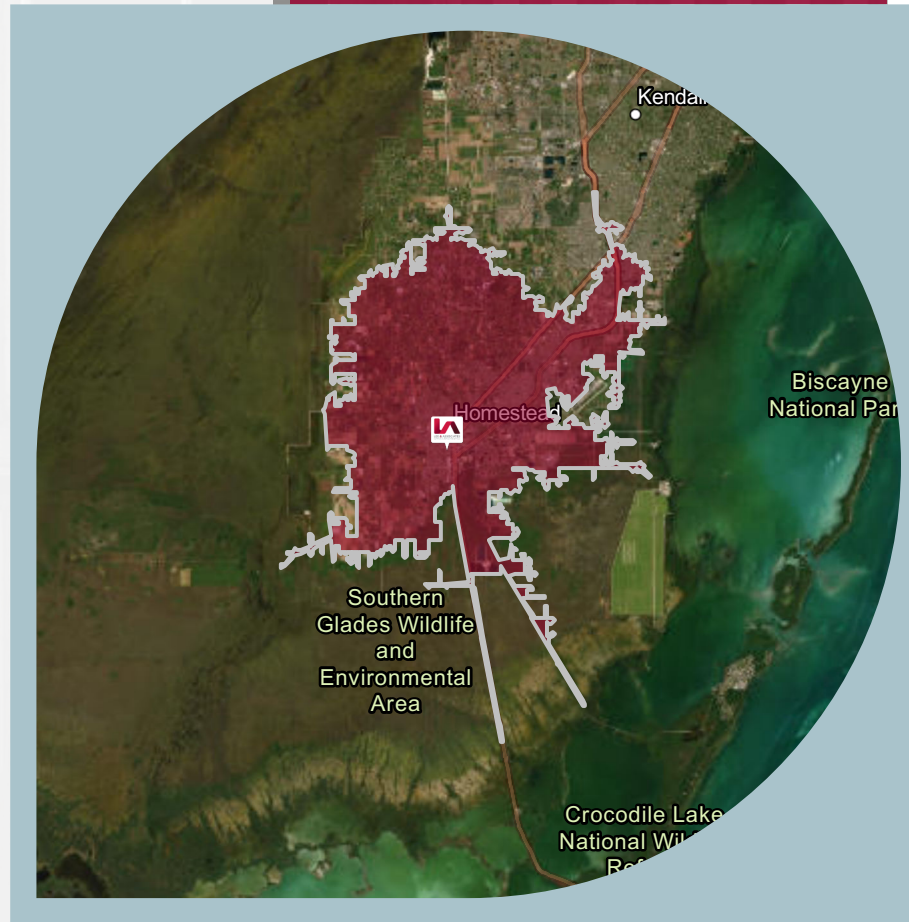
Manufacturing



Wholesale Trade

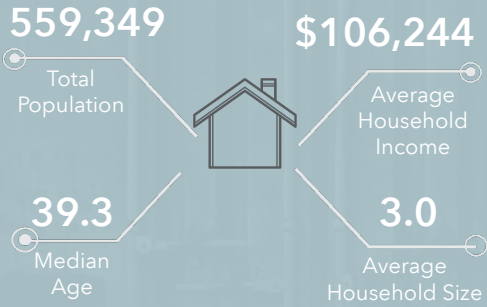


Drive time of 20 minutes

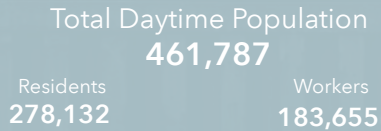


DEMOGRAPHIC PROFILE

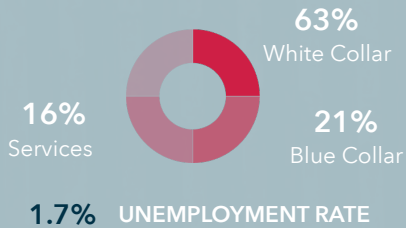
KEY FACTS



DAYTIME POPULATION



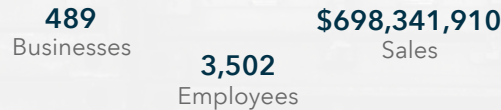
EMPLOYMENT



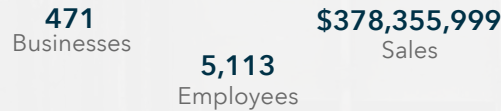
BUSINESS & INDUSTRY



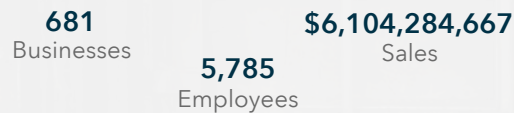
Transportation/Warehouse



Manufacturing



Wholesale Trade



Drive time of 30 minutes

