



Miami Produce Center

2140 NW 12th Ave
Miami FL 33142

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01

Building Summary
Building Summary

MIAMI PRODUCE CENTER

HIGHLIGHTS

- Dock-HighColdStorageWarehouse in Miami Produce District
- Multiple Warehouse Spaces Available ±2,900 SF – ±8,341 SF
- Located in Miami's Premier Produce & Food Distribution Hub
- Minutes from I-95, SR-836, Port of Miami & MIA Airport
- Ideal for Produce Distribution, Food Logistics & Wholesale Operators



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	36,928	343,927	607,783

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$53,326	\$104,882	\$111,678

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	14,325	150,733	261,564

Suite	Floor	Size	Lease Rate	Lease Type
30	1	2,919 SF	Undisclosed	Modified Gross
1217	1	8,341 SF	Undisclosed	Modified Gross
1227	1	4,357 SF	Undisclosed	Modified Gross



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Property Description

Property Features

Location Summary

Local Business Map

Aerial View Map

Traffic Counts

Drive Times

Drive Times (Heat Map)

Floor Plan

Additional Map

Property Images

MIAMI PRODUCE CENTER

PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF NET	121,587
RENTABLE AREA (SF)	15,617
LAND SF LAND ACRES	372,002
LOCATION CLASS SUPER	8.53
FLAT FLOORS NUMBER	Urban Core
OF STORIES NUMBER OF	Yes
BUILDINGS NUMBER OF	1
PARKING SPACES	3
TRUCK SPOTS / RAIL LINES	Truck loading yard
CEILING HEIGHT	No
DOCK HIGH DOORS	10' - 24' FT
GRADE LEVEL DOORS	Yes
CROSS DOCK	No
COLUMN SPACING	No
SKYLIGHTS	Typical industrial spacing
FENCED YARD	Yes
OFFICE SF	Yes
OFFICE TO WAREHOUSE RATIO	Approx 950 SF (for the 1217 unit) ~10%

NEIGHBORING PROPERTIES

NORTH SOUTH EAST WEST	Produce Distribution Warehouses
	Commercial / Industrial
	Allapattah Industrial District
	Wholesale Produce Market

MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	3 Phase
LIGHTING	Industrial Fluorescent / LED
REFRIGERATION	Existing Cold Storage System (Ceiling-Mounted Evaporators)

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Concrete / Masonry
EXTERIOR	Concrete Block
PARKING SURFACE	Asphalt / Concrete
ROOF	Flat Built-Up Roof
LANDSCAPING	Minimal

TENANT INFORMATION

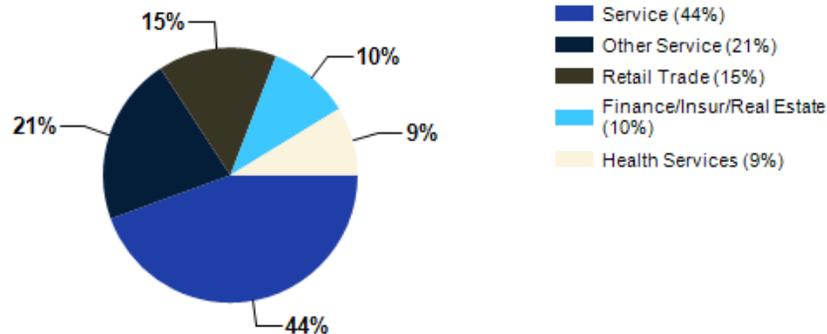
LEASE TYPE	Modified Gross
MAJOR TENANT/S	Produce & Food Distribution Users
SHADOW ANCHOR	Miami Produce Center Distribution Hub



Location Highlights

- The property is located in the Allapattah neighborhood of Miami, known for its diverse community and cultural attractions. Allapattah is a vibrant area with a mix of residential, commercial, and industrial spaces.
- Nearby attractions include the Rubell Museum, a contemporary art museum showcasing works by emerging artists, and the Miami River, offering scenic views and recreational activities.
- Allapattah is in close proximity to major highways, including I-95 and SR 112, providing convenient access to other parts of Miami and beyond for businesses and customers.
- The neighborhood is undergoing revitalization efforts, with new developments bringing in more businesses and residents, contributing to the area's growth and potential for increased foot traffic.
- Allapattah is known for its diverse dining options, with local restaurants offering a variety of cuisines, from traditional Cuban dishes to fusion cuisine, catering to different tastes and preferences.

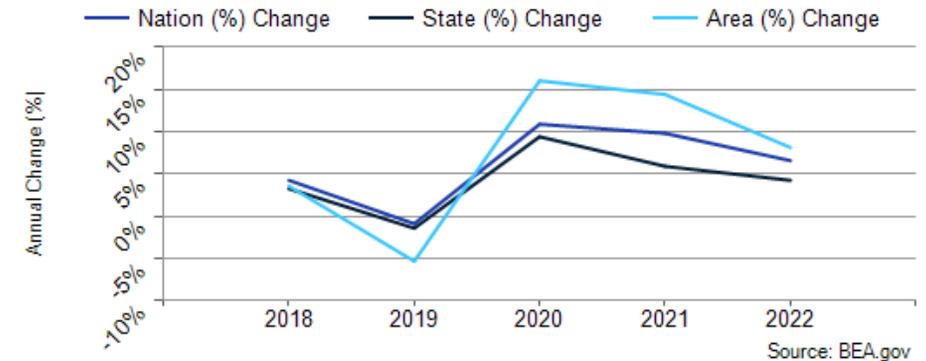
Major Industries by Employee Count



Largest Employers

Miami-Dade County Public Schools Miami-	54,387
Dade County U.S. Federal Government Florida	32,265
State Government Jackson Memorial Hospital	20,100
Public Health Trust University of Miami Miami-	18,900
Dade Community College Baptist Health	11,700
Systems of South Florida	7,574
	7,500
	7,500

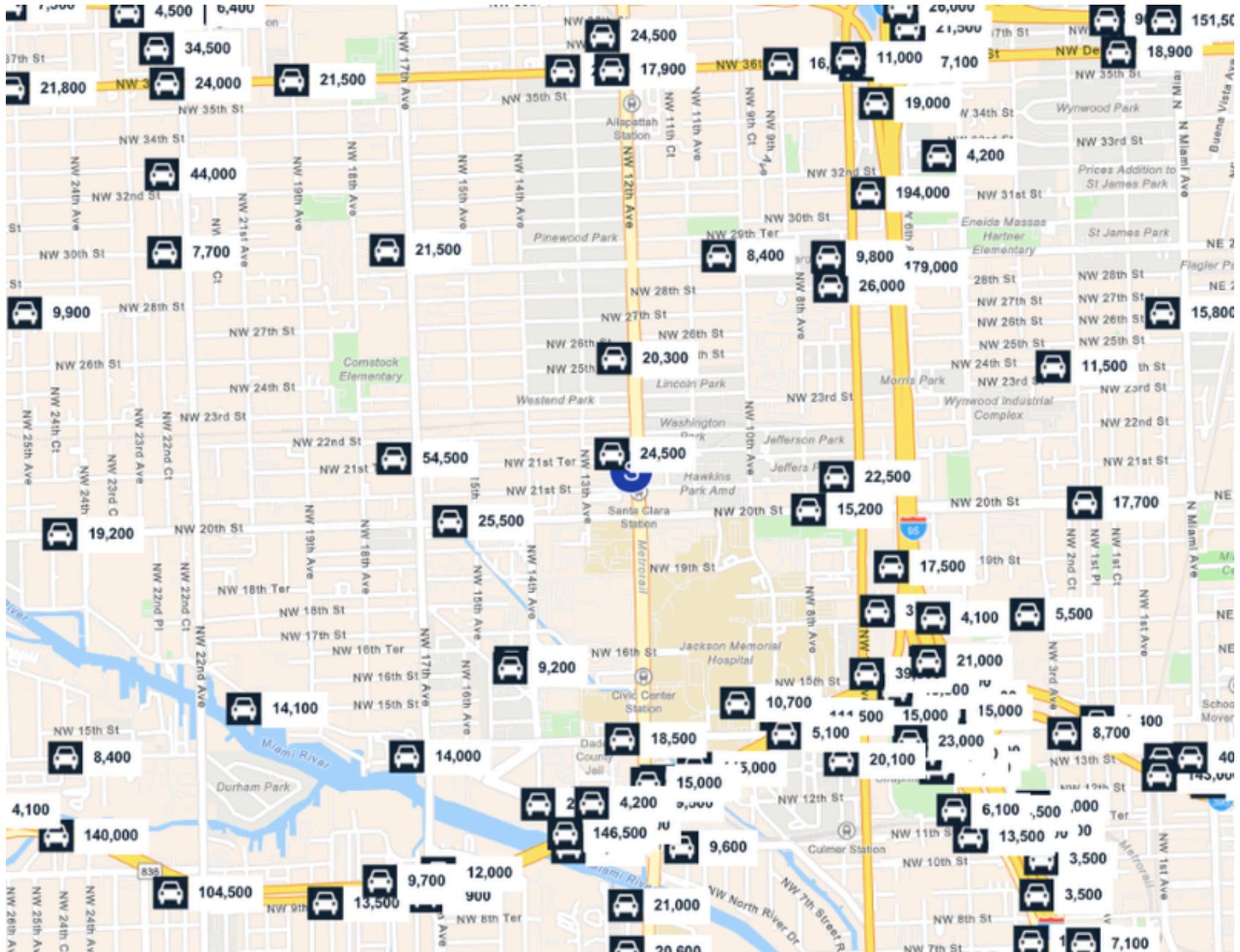
Miami-Dade County GDP Trend



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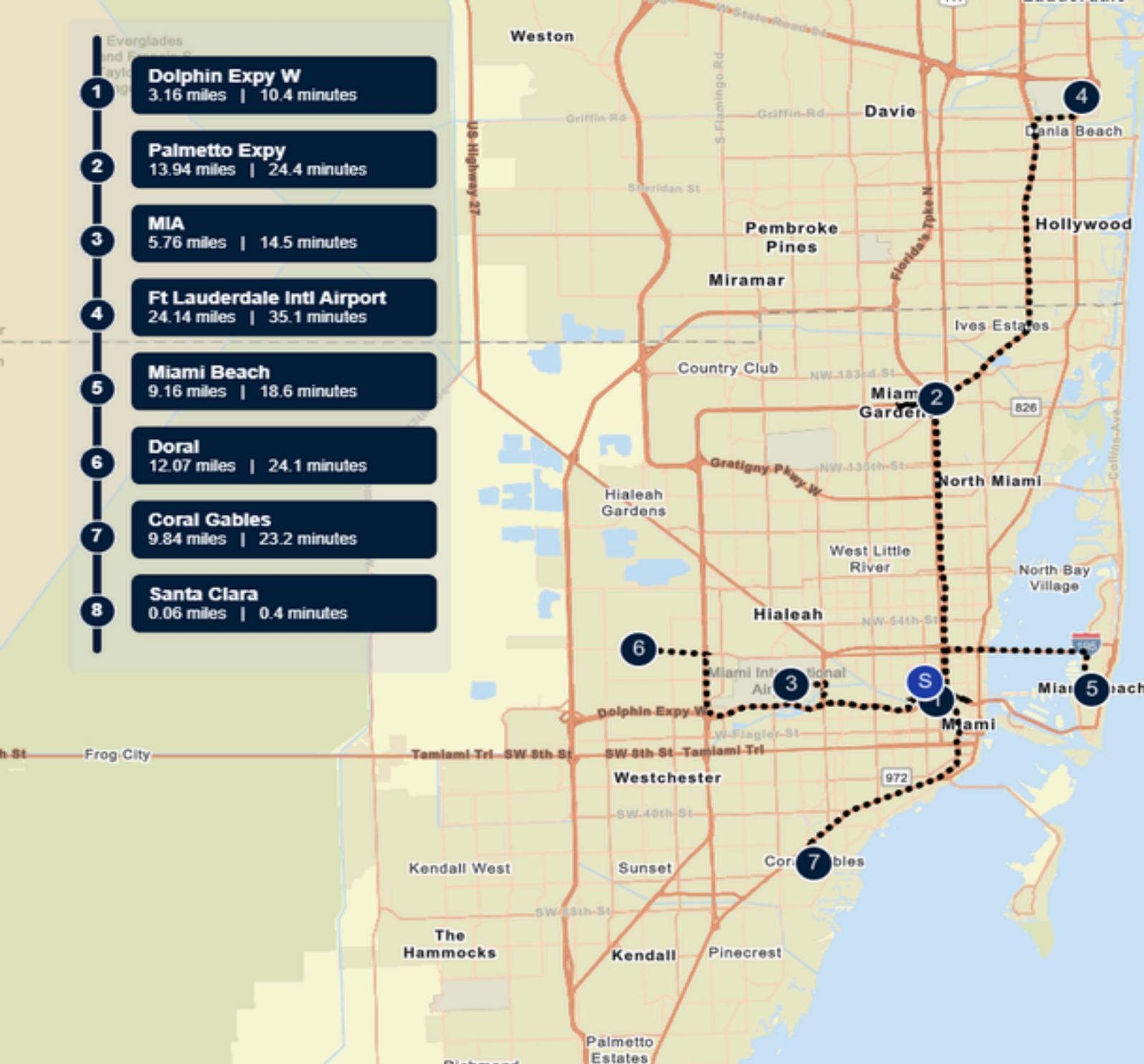


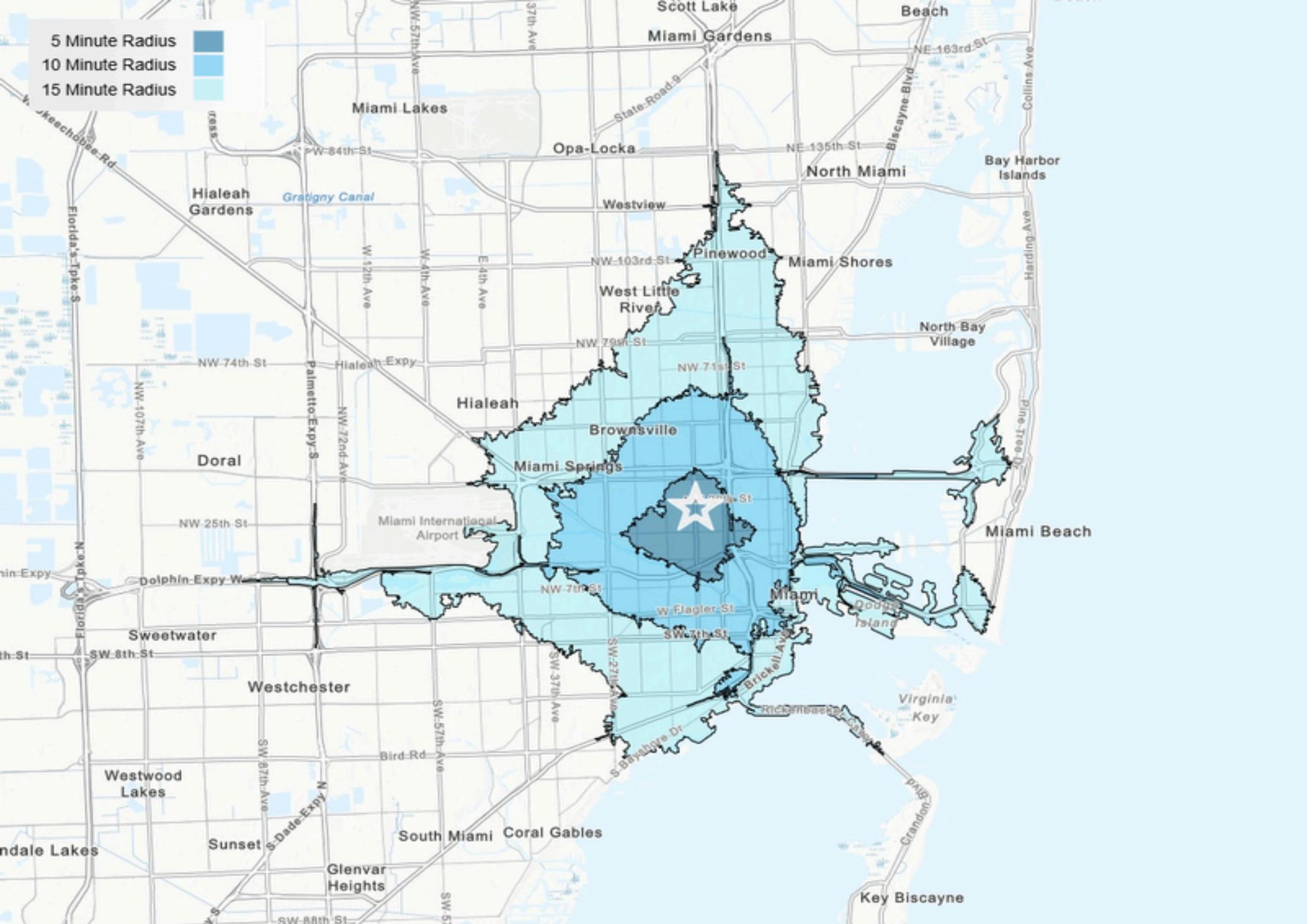


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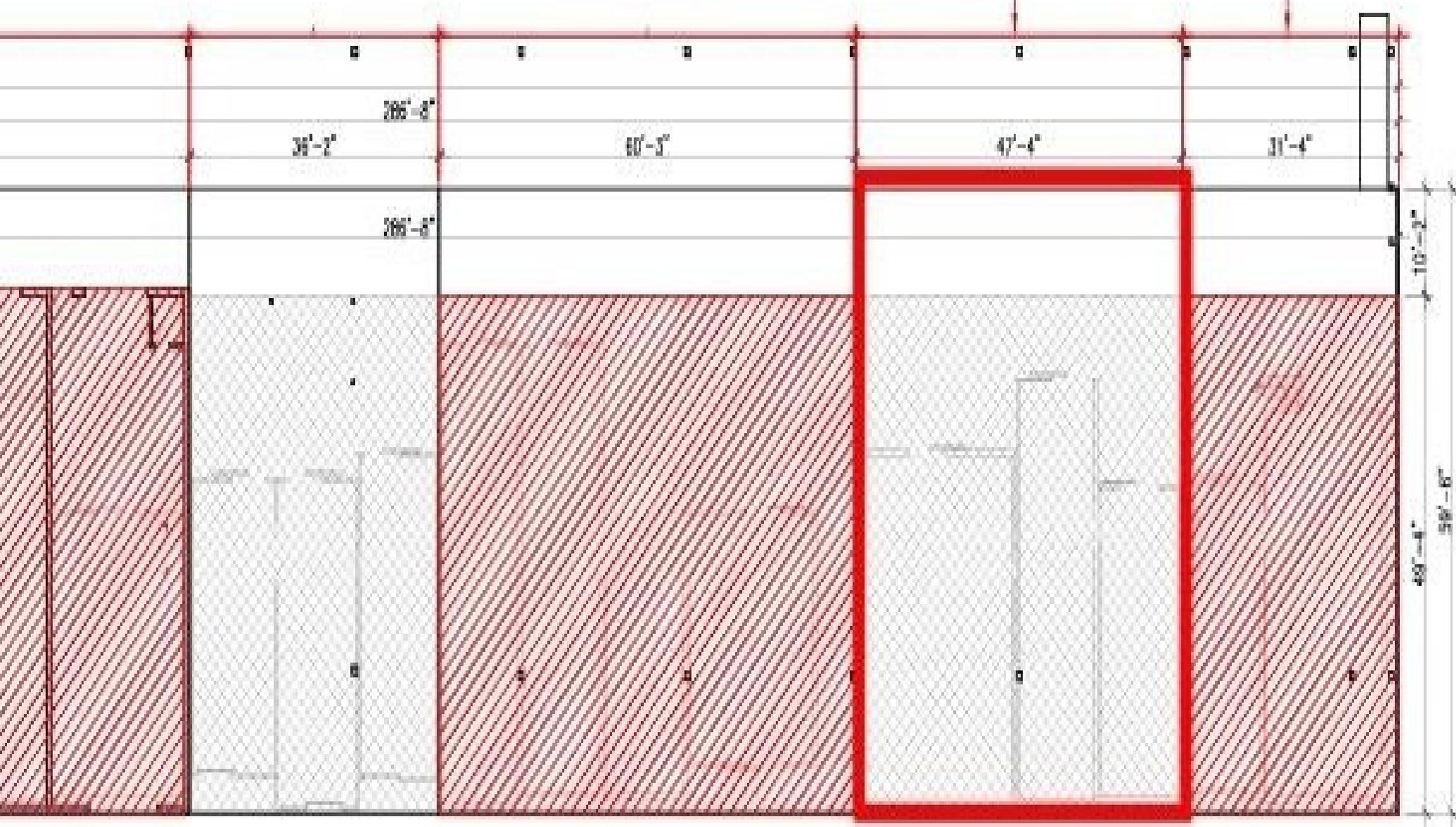
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- 1** Dolphin Expy W
3.16 miles | 10.4 minutes
- 2** Palmetto Expy
13.94 miles | 24.4 minutes
- 3** MIA
5.76 miles | 14.5 minutes
- 4** Ft Lauderdale Intl Airport
24.14 miles | 35.1 minutes
- 5** Miami Beach
9.16 miles | 18.6 minutes
- 6** Doral
12.07 miles | 24.1 minutes
- 7** Coral Gables
9.84 miles | 23.2 minutes
- 8** Santa Clara
0.06 miles | 0.4 minutes





2151NW 13TH AVE #30



1217 NW 21st Street

ROLL UP DOOR

44'-6"

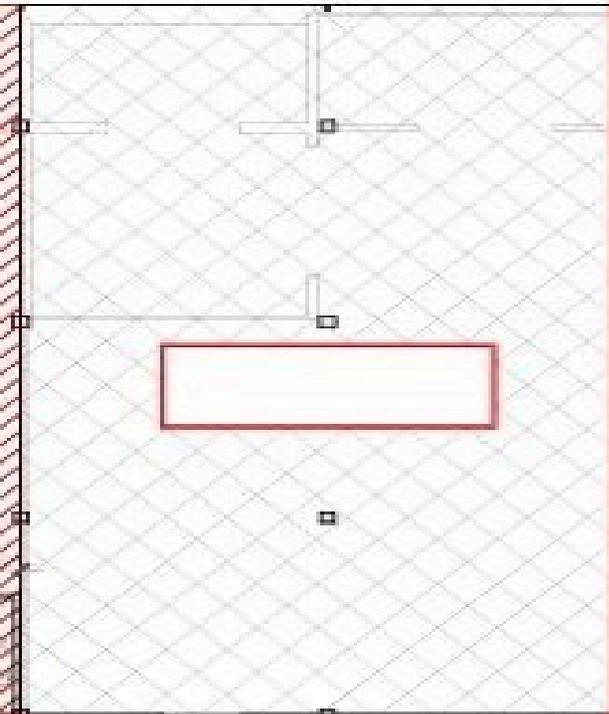
84'-3"

ELECT. ROOM

71'-9"

95'-7"

23'-10"





14'-0"

4'-0"

11'-0"



COOLER

COOLER



BATHROOM

1227 NW 21st Street

OFFICE

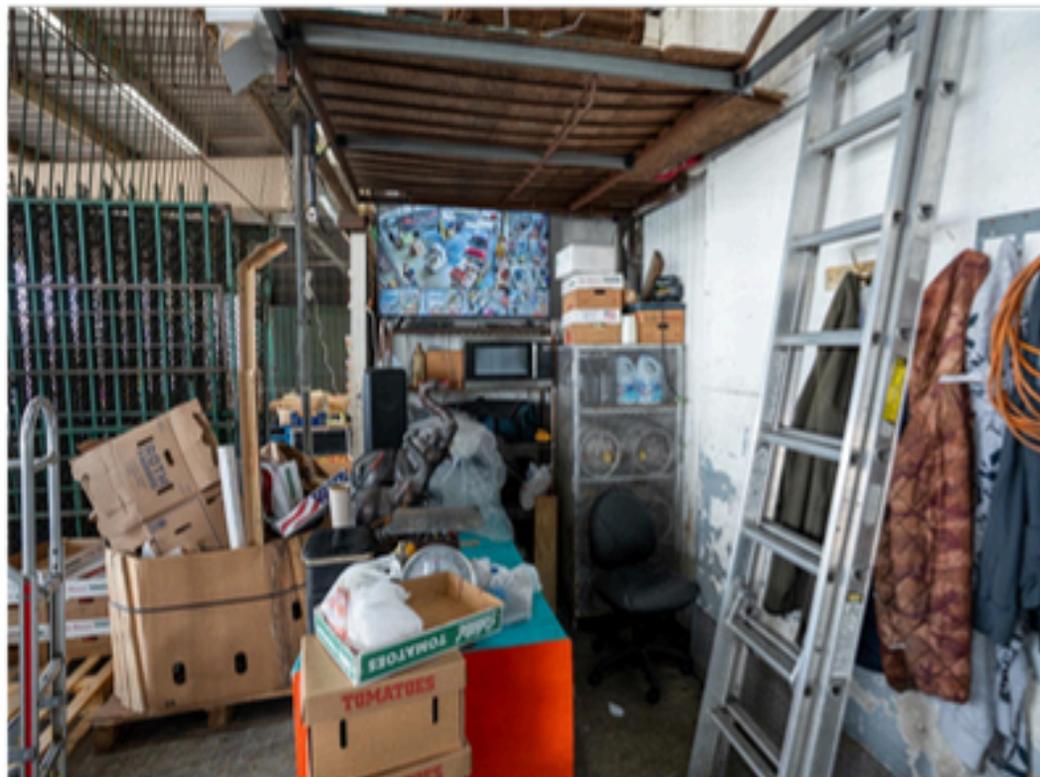
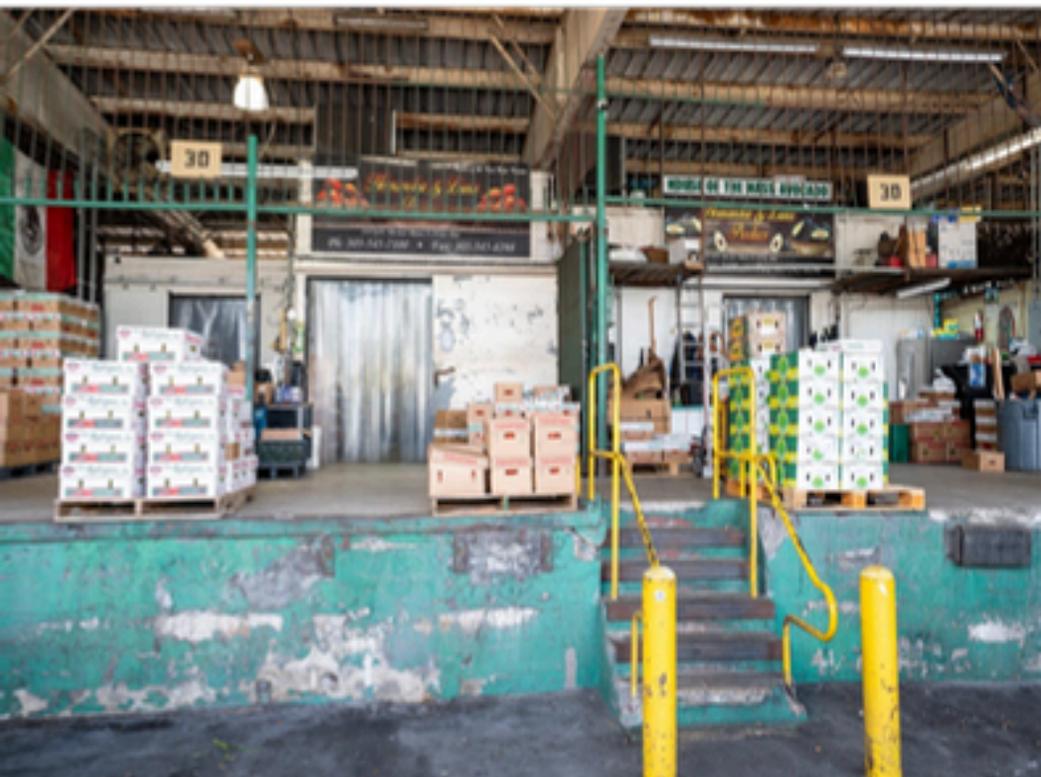
BATHROOM

OFFICE

14'-0"

4'-0"









03

Demographics

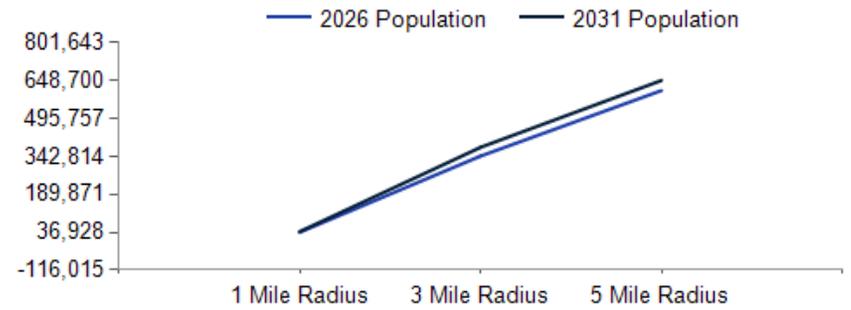
General Demographics

Race Demographics

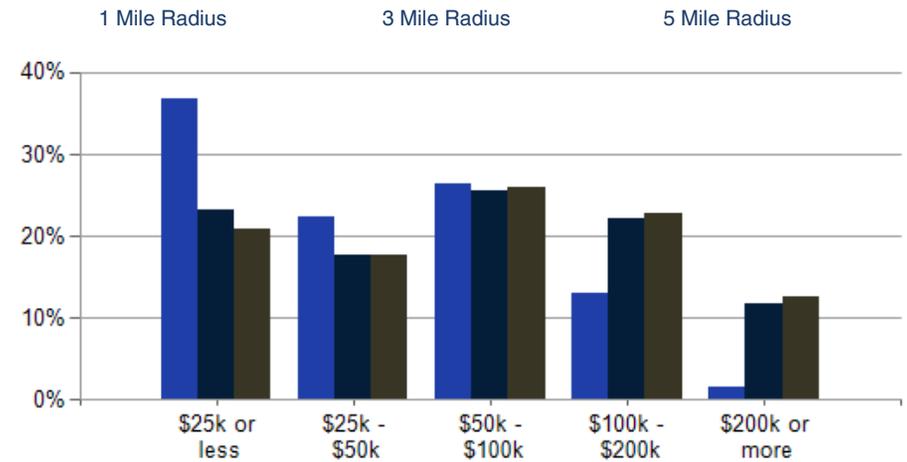
MIAMI PRODUCE CENTER

POPULATION				1 MILE	3 MILE	5 MILE
2000	Population	2010	Population	29,865	257,211	502,248
2026	Population	2031	Population	32,760	285,166	541,652
2026	African American	2026	Population	36,928	343,927	607,783
American Indian	2026	Asian	2026	39,555	379,150	648,700
Hispanic	2026	Other Race	2026	6,400	54,331	90,083
White	2026	Multiracial	2026-2031:	293	1,993	2,737
Population: Growth Rate				364	5,234	8,418
				28,624	234,334	414,228
				7,688	53,149	81,995
				8,055	97,693	180,441
				14,118	131,442	243,973
				6.90%	9.85%	6.55%

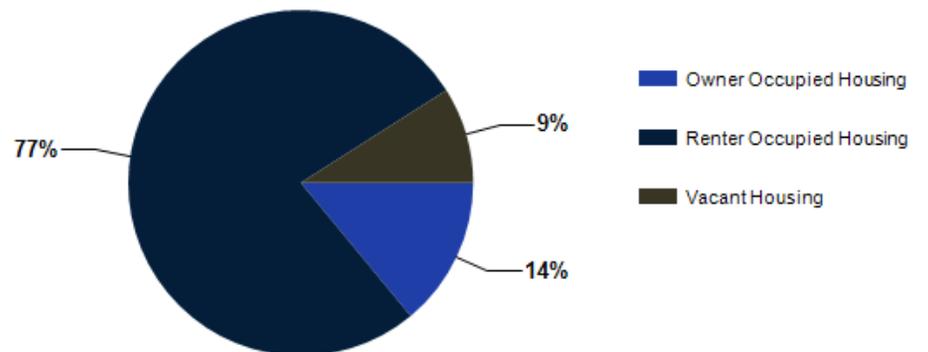
2026 HOUSEHOLD INCOME				1 MILE	3 MILE	5 MILE
less than \$15,000				3,779	22,523	34,172
\$15,000-\$24,999				1,490	12,318	20,324
\$25,000-\$34,999				1,364	11,102	18,998
\$35,000-\$49,999				1,832	15,622	27,403
\$50,000-\$74,999				2,480	23,824	41,233
\$75,000-\$99,999				1,290	14,553	26,845
\$100,000-\$149,999				1,529	22,301	39,104
\$150,000-\$199,999				327	10,895	20,409
\$200,000 or greater				234	17,593	33,075
Median HH Income				\$39,212	\$63,650	\$67,046
Average HH Income				\$53,326	\$104,882	\$111,678



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

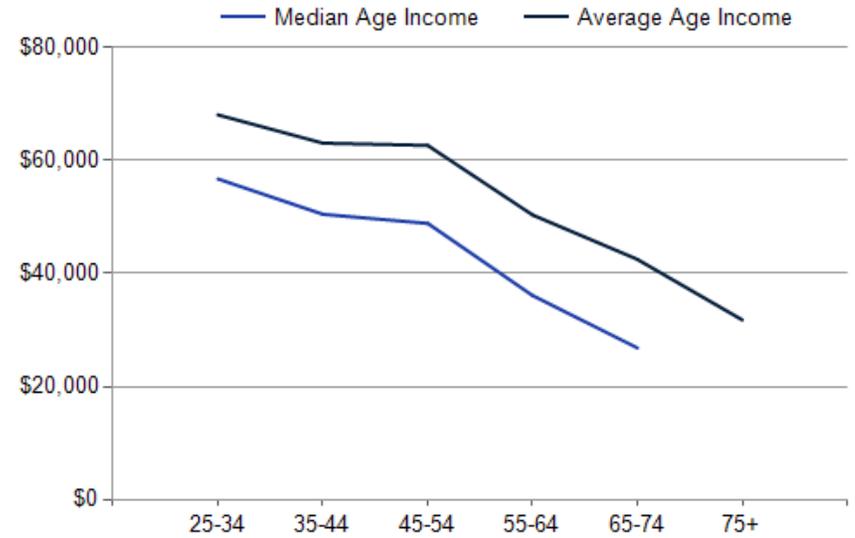
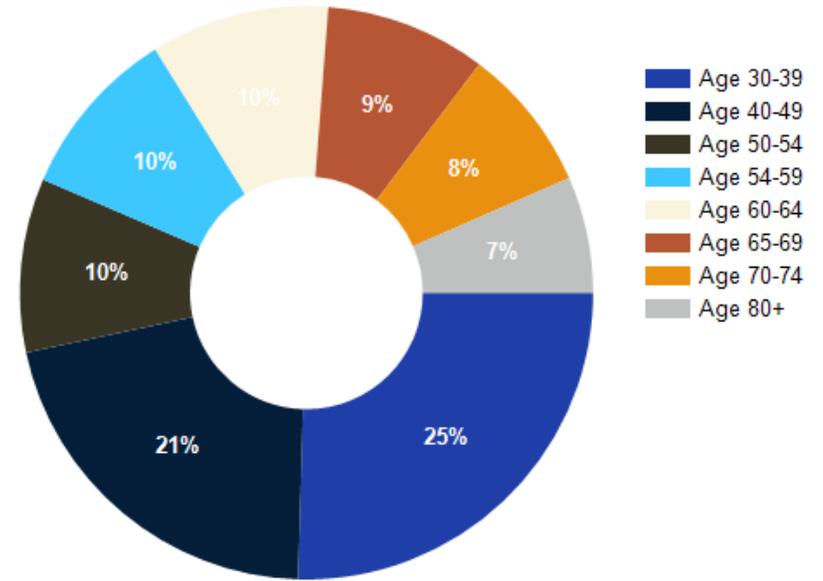


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,865	33,668	52,281
2026 Population Age 35-39	2,741	29,856	49,812
2026 Population Age 40-44	2,569	25,859	44,512
2026 Population Age 45-49	2,094	22,043	39,747
2026 Population Age 50-54	2,159	21,303	40,482
2026 Population Age 55-59	2,134	19,808	38,411
2026 Population Age 60-64	2,214	19,861	38,626
2026 Population Age 65-69	1,999	16,600	31,863
2026 Population Age 70-74	1,792	13,903	26,845
2026 Population Age 75-79	1,443	10,497	21,312
2026 Population Age 80-84	968	7,247	14,715
2026 Population Age 85+	904	7,093	14,939
2026 Population Age 18+	29,654	286,415	507,388
2026 Median Age 2031	40	39	41
Median Age	41	39	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,736	\$84,648	\$82,778
Average Household Income 25-34	\$68,085	\$122,561	\$120,630
Median Household Income 35-44	\$50,485	\$80,575	\$84,178
Average Household Income 35-44	\$63,080	\$129,876	\$134,887
Median Household Income 45-54	\$48,872	\$74,311	\$82,917
Average Household Income 45-54	\$62,678	\$122,224	\$133,337
Median Household Income 55-64	\$36,094	\$56,154	\$65,403
Average Household Income 55-64	\$50,364	\$101,048	\$115,738
Median Household Income 65-74	\$26,815	\$37,285	\$45,171
Average Household Income 65-74	\$42,492	\$73,064	\$86,405
Average Household Income 75+	\$31,767	\$52,879	\$66,193

Population By Age

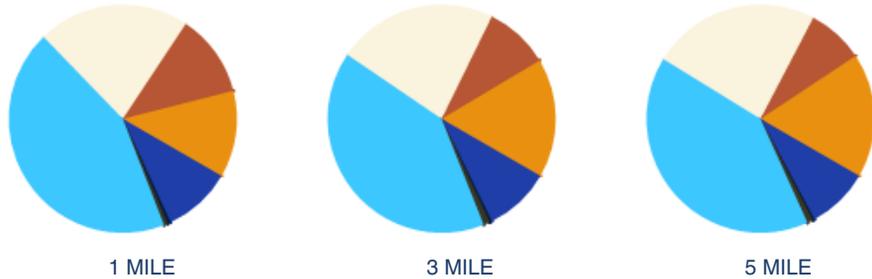


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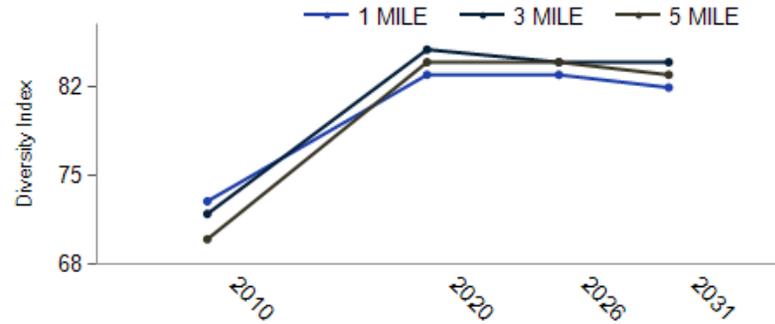
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	84	83
Diversity Index (current year)	83	84	84
Diversity Index (2020)	83	85	84
Diversity Index (2010)	73	73	70

POPULATION BY RACE



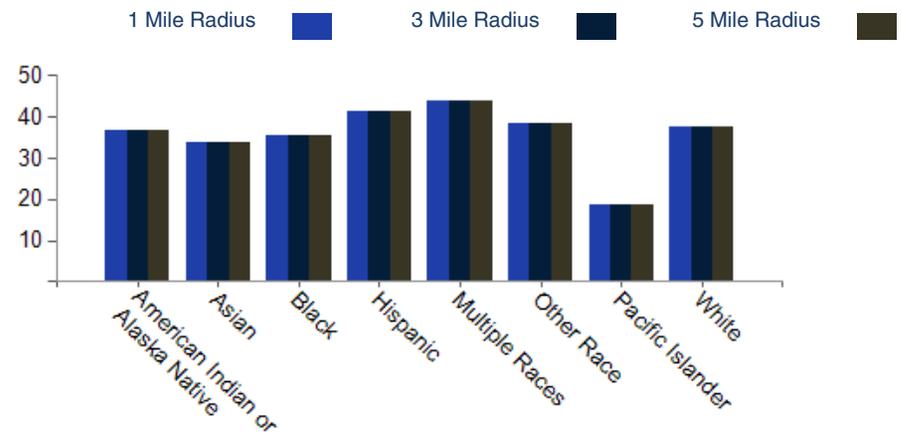
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	10%	9%	9%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	44%	41%	41%
Multiracial	22%	23%	24%
Other Race	12%	9%	8%
White	12%	17%	18%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	37	37	38
Median Asian Age Median Black Age	34	35	37
Median Hispanic Age Median Multiple	36	37	38
Races Age Median Other Race Age Median	41	41	43
Pacific Islander Age Median White Age	44	42	44
	39	38	39
	19	40	41
	37	36	39

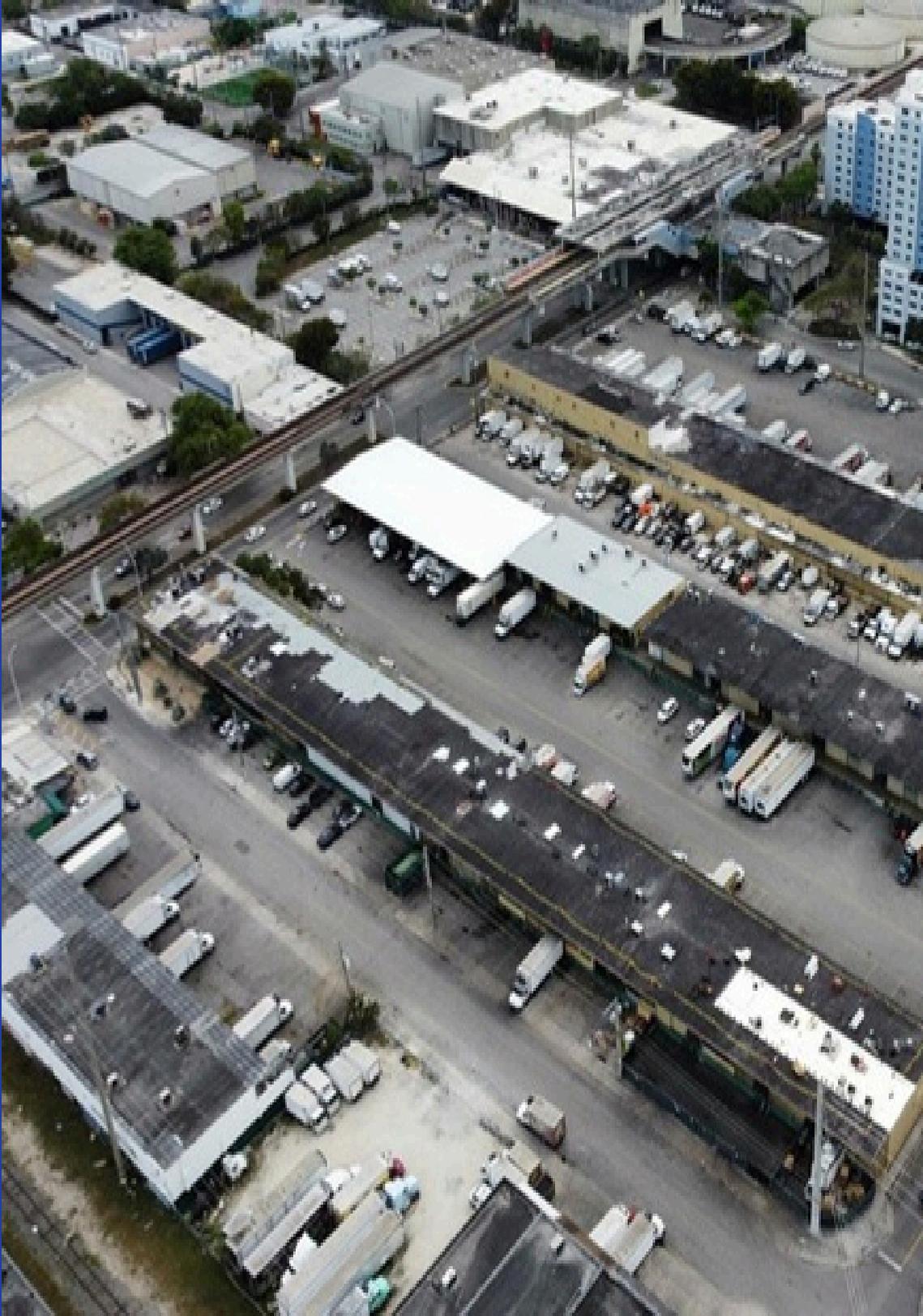
2026 MEDIAN AGE BY RACE



MIAMI PRODUCE CENTER

Company Profile
Advisor Profile

04





Joseph Suarez
Esq. Broker

Trustpoint Realty is a commercial real estate brokerage serving Monroe, Miami-Dade, Broward, and Palm Beach Counties. The team focuses on commercial real estate opportunities including retail centers, warehouses, industrial properties, office buildings, mixed-use projects, and apartment buildings. With over \$100 million in transaction experience behind its leadership and advisors, the firm brings strong market knowledge and negotiation expertise to every deal.

The Trustpoint Realty team works closely with investors, business owners, landlords, and developers to identify opportunities and structure successful transactions. In addition to acquisitions and dispositions, the firm assists property owners with leasing their commercial spaces by connecting landlords with qualified tenants. The team actively markets available spaces, negotiates favorable lease terms, and helps owners maintain strong occupancy in their properties.

Trustpoint Realty has built a network of experienced brokers, marketing professionals, lenders, and trusted industry professionals who collaborate to support every transaction. The firm is committed to protecting its clients' interests and building long-term relationships through trust, transparency, and results. Put your trust in us at Trustpoint Realty.



Miami Produce Center

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Exclusively Marketed by:



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