

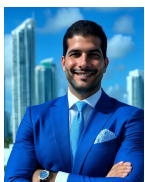
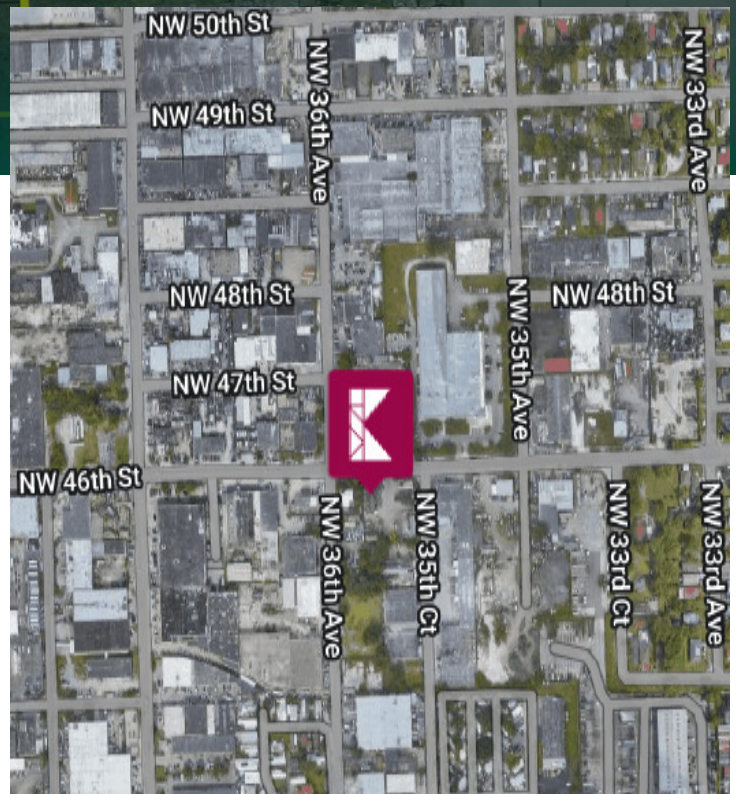


3582 NW 46th STREET
Miami, FL 33142

Sale Price

\$5,500,000.00

Great opportunity for developers, investors, business owners, and anyone seeking Industrial land in Miami. This is 1.28 AC parcel consisting of 4 Folio numbers. All are zoned IU-1 for manufacturing, storage or many other applications. The property is located in Brownsville and is part of an Opportunity zone. The Miami International Airport and the Port of Miami are all easily accessed via SR 112. All major highways are close by. All 4 Folios must be sold together. The property is currently occupied by a truck storage and auto repair tenant on month to month basis



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Table of Contents

PROPERTY INFORMATION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

LOCATION INFORMATION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

ADVISOR BIOS

ADVISOR BIO 1

ADVISOR BIO 2

Confidentiality & Disclaimer

3

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Keyes Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Keyes Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Keyes Company in compliance with all applicable fair housing and equal opportunity laws.



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Section 1

PROPERTY INFORMATION



Property Description

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Property Highlights

Industrial Land in Miami.

Located in an Opportunity Zone.

Close to Airport and Port of Miami.

Possible manufacturing, Storage or other Industrial application. Located in an Industrial area. Electric, city water and city sewer.

Offering Summary

Sale Price:	\$5.5
Lot Size:	55,705 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	6,123	256,485	682,357
Total Population	17,250	654,447	1,704,489
Average HH Income	\$48,246	\$53,643	\$67,731



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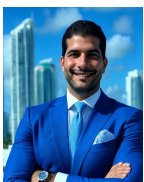
Location Description

Attention developers, investors, and visionary business owners! An exceptional investment opportunity awaits you in the bustling city of Miami. Discover a remarkable 1.28 AC parcel comprising four Folio numbers, perfectly suited for your industrial ventures. Zoned IU-1, this prime piece of land offers endless possibilities for manufacturing, storage, and various other applications.

Located in vibrant Brownsville, this property also holds the distinction of being in an Opportunity Zone, further amplifying its investment potential. Seamlessly connecting you to key transportation hubs, such as the Miami International Airport and the renowned Port of Miami, SR 112 provides effortless accessibility. Moreover, the proximity to major highways ensures unmatched convenience for logistics and distribution.

In a sensational offer, all four Folios must be sold as a package, allowing you to secure an expansive and versatile industrial space. Currently, the property is occupied by a reliable truck storage and auto repair tenant, offering immediate income. Additionally, a house adds another layer of value to this incredible investment opportunity. Whether you are seeking a property for your unique business needs or aiming to diversify your portfolio, this 2opportunity represents a game-changing move. With its strategic location, ample space, and favorable zoning, this Miami gem promises substantial returns for both owner-users and savvy investors.

Do not miss out on this golden opportunity to bolster your success. Act now and secure your stake in Miami's thriving industrial landscape! Contact us today to explore this unrivaled investment prospect.



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Location Information

Street Address	3582 NW 46th STREET
City, State, Zip	Miami, FL 33142
County	Miami-Dade
Market	Miami
Sub-market	Central Miami

Building Information

Number of Lots	4
Best Use	Industrial

Property Highlights

1.28 Acres in Central Miami
Zoned for Light - Industrial use (UI-1)
4 adjoining lots
Currently leased on a month to month basis

Located in an Opportunity Zone.

- o Parking lot, light industrial
- o Opportunity Zone: Yes
- o Measurements

- Sewer information: Other
- Utility source: Municipal Water
- Utility features: Electricity Connected, Sewer Connected, Water Connected, Electricity Available, Sewer Available



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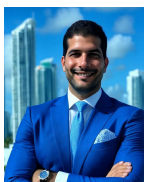


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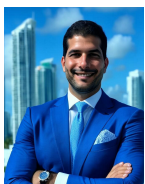
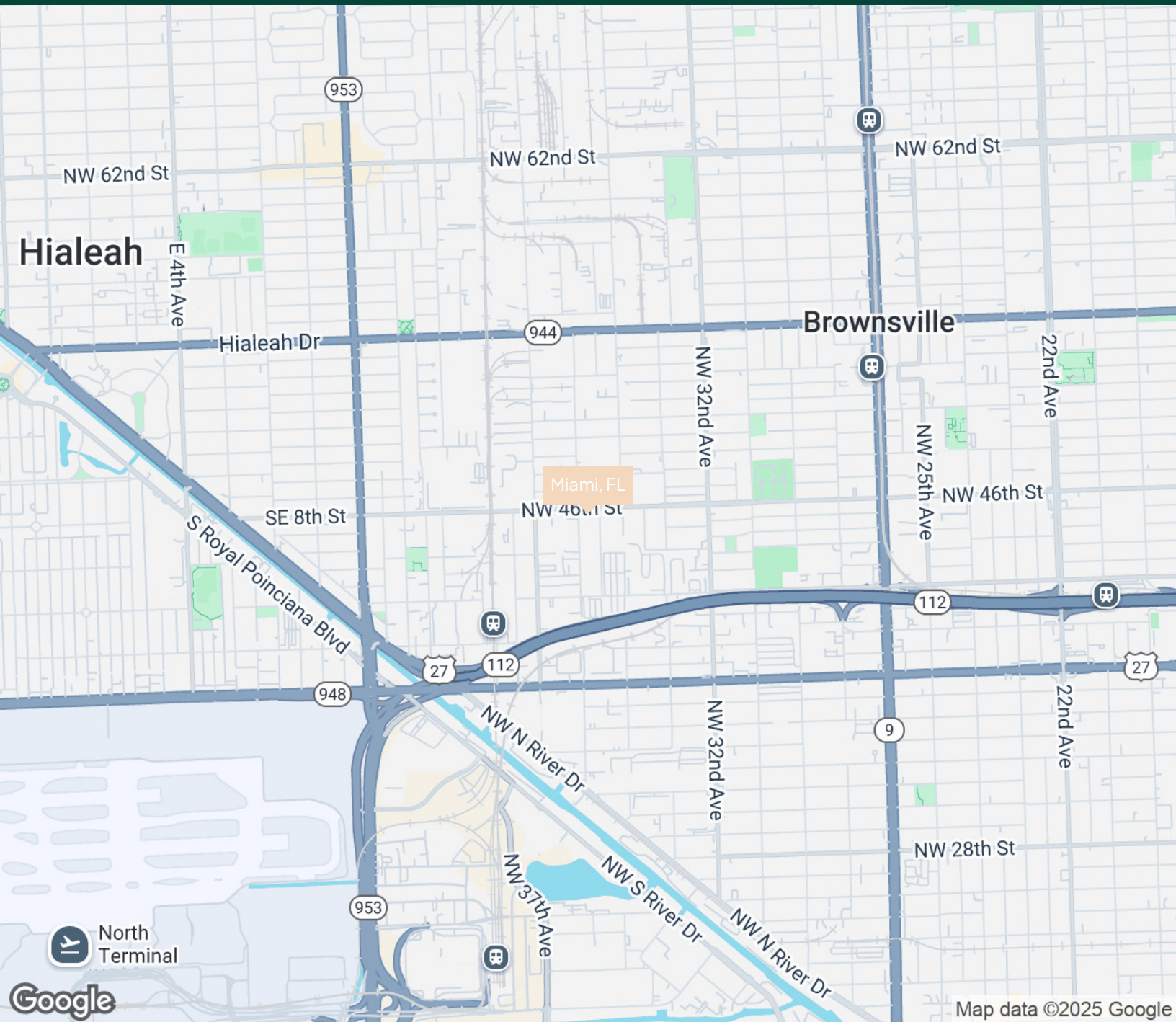
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Section 2

LOCATION INFORMATION



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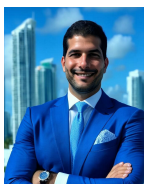
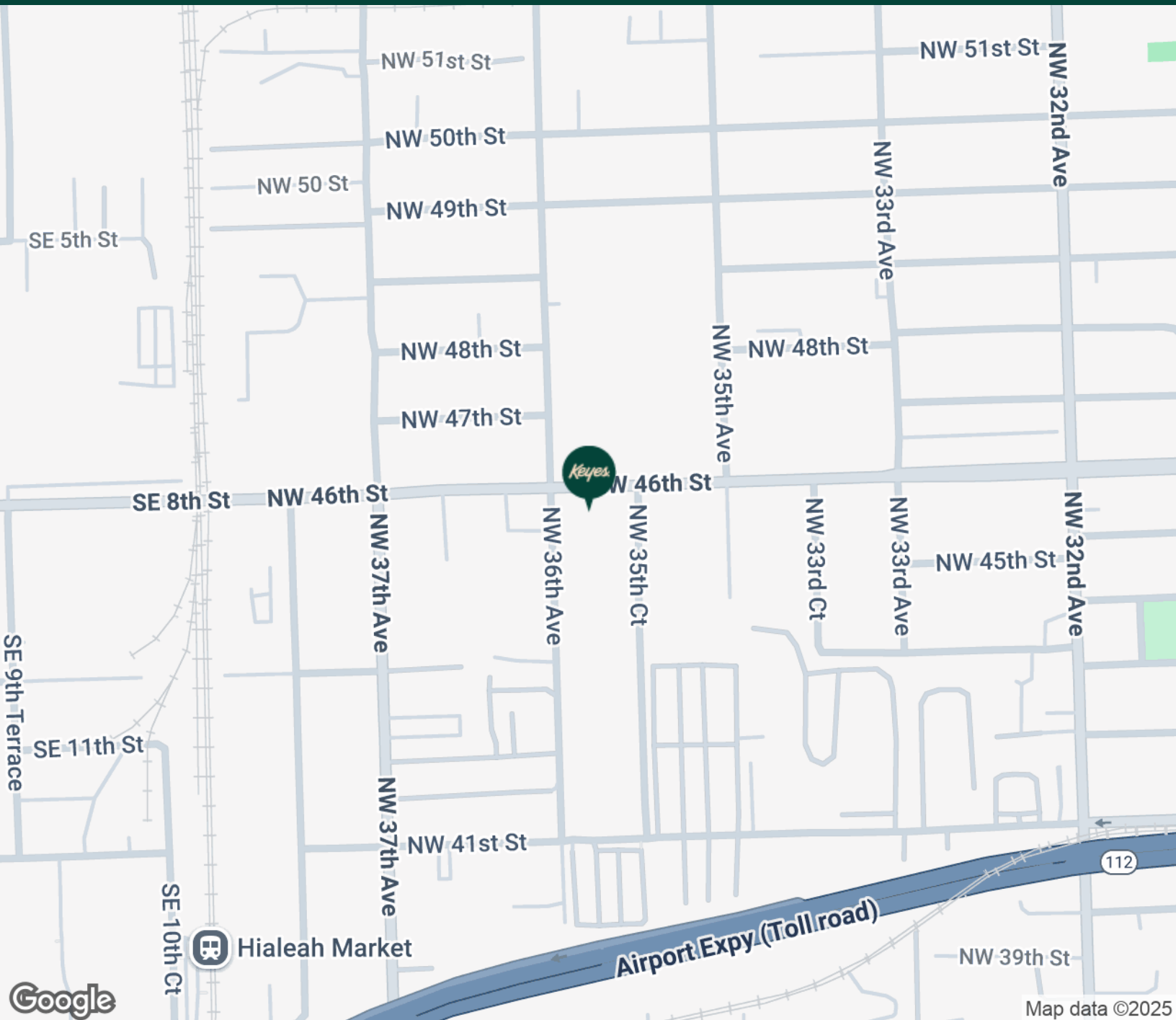


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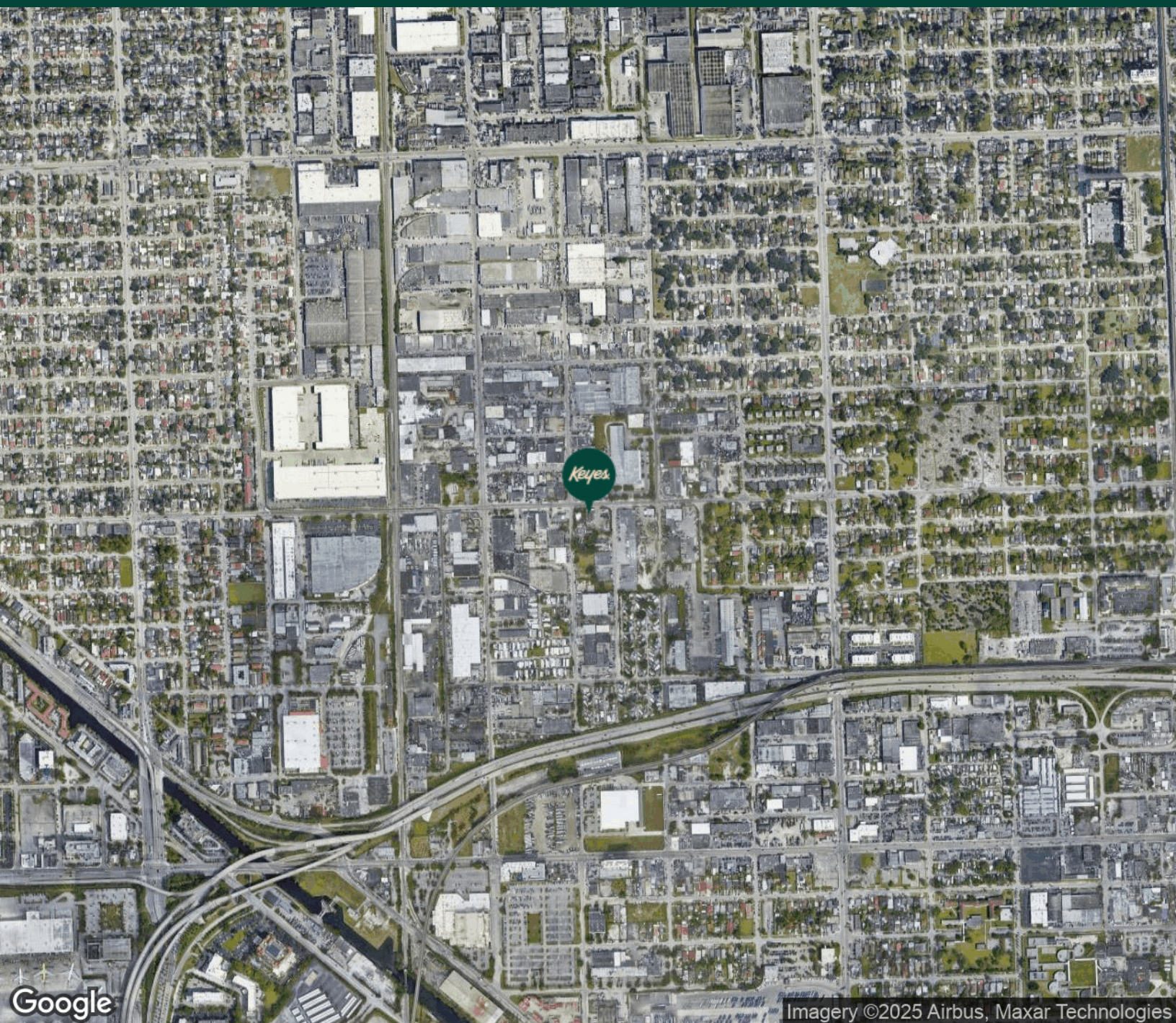
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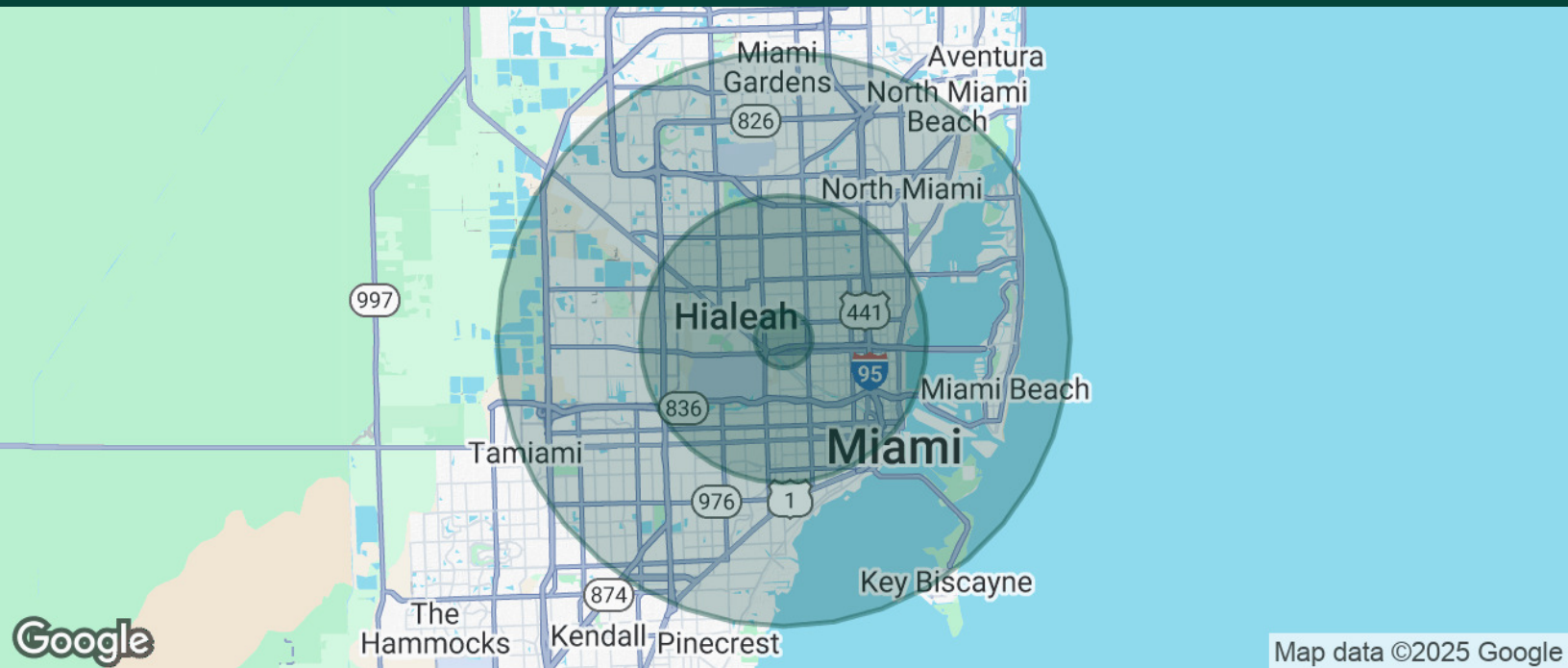
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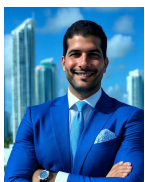
Section 3
DEMOGRAPHICS



Population	1 Mile	5 Miles	10 Miles
Total Population	17,250	654,447	1,704,489
Average Age	41.1	41.8	41.2
Average Age (Male)	39.8	40.2	39.4
Average Age (Female)	42.4	43.5	42.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	6,123	256,485	682,357
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$48,246	\$53,643	\$67,731
Average House Value	\$193,389	\$235,972	\$312,443

2020 American Community Survey (ACS)



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Section 4

ADVISOR BIOS



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Professional Background

I am a highly accomplished professional with over 15 years of experience in sales, negotiation, and client service. My career has been marked by a track record of success, consistently surpassing sales goals and developing strong relationships with clients. As a natural leader, I am recognized for my ability to motivate and inspire my team to achieve their best results. My result orientation has propelled me to take on challenging sales targets, often exceeding expectations and working as a team to achieve success. My ability to work under pressure has been tested in many situations, and my resilience has helped me navigate difficult challenges with grace. I am a team player, valuing collaboration and the unique perspectives of my colleagues.

Throughout my career, I have developed a deep knowledge of sales strategies, customer service, business administration, and project management. This broad skill set has allowed me to take on increasingly complex sales challenges and drive results for my clients and my organization. My passion for sales and client service has led me to pursue ongoing professional development and education, staying current on the latest strategies, trends, and best practices that can further enhance my success.

Overall, I am proud to have built a successful career grounded in my ability to cultivate strong relationships, exceed sales targets, and lead with passion and excellence.

Fluent in English and Spanish

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Professional Background

Sandra Payne is a seasoned commercial real estate advisor with over 15 years of experience working across all commercial asset classes, including retail, industrial, multifamily, and office properties. Known for her efficiency and sharp negotiation skills, she has helped international investors establish their flagship locations in the U.S. market, brought Crypto.com to the United States, sold a multifamily asset in 45 days, and closed a restaurant deal in just 15 days. Sandra's strategic insight, attention to detail, and results-driven approach make her a trusted partner for investors and developers across Miami's dynamic real estate market.

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