

FOR SALE

2 WAREHOUSE CONDO BAYS
TOTALING 7,450 SF

10338-10356 SW 187TH ST
CUTLER BAY, FL 33157



PURCHASE INDIVIDUALLY OR AS A PORTFOLIO



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents an exceptional opportunity to acquire two warehouse condo bays in the highly desirable Palms Industrial Park, Miami. Totalling 7,450 square feet, these adjoining units offer flexible, functional space tailored to industrial operations. Condo Bay #5 comprises 3,730 square feet, while Condo Bay #14 spans 3,720 square feet, both featuring a robust 18-foot clear height, reinforced concrete construction, and 10' x 12' drive-in doors. Equipped with 220-amp, 3-phase power, and a reliable sprinkler system, the bays are ideal for warehousing, distribution, or light manufacturing. The property's multi-tenant flexibility makes it equally appealing to investors and owner-occupants seeking a strategic foothold in this dynamic industrial market. The condos are available for purchase individually or as a combined package.

Situated in the heart of Miami's bustling industrial sector, Palms Industrial Park offers unparalleled accessibility and proximity to key transportation routes. The property enjoys easy connections to major highways, including the Palmetto Expressway (SR 826), I-95, and Miami International Airport, facilitating seamless distribution and logistics operations. This sought-after location provides businesses with direct access to Miami's thriving commercial hubs, ensuring convenience for suppliers and customers alike.



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

MARKET ADVISORS

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PROPERTY HIGHLIGHTS



THE PALMS INDUSTRIAL PARK BLDG D

(UNIT 5): 3,730 SQ. FT.
(UNIT 14): 3,720 SQ. FT.
ZONING: PECUC

Available individually or can be purchased as a Portfolio!

Great for Users or Investors seeking to diversify their income.



Prime Location:

Desirable Cutler Bay Submarket. Convenient to many retailers and amenities on busy US-1 retail corridor.



Exceptional Freeway Access:

US-1 3 min
Florida Turnpike 4 min
Miami Executive Airport 17 mins
Miami Int'l Airport 40 min

UNIT INFORMATION



10338 SW 187TH STREET UNIT #5

ASKING PRICE: \$1,080,700

PRICE PER SF: \$270/sf

BUILDING AREA: 3,730 SF

100% HVAC

LAND USE: Light Manufacturing: Condominium - Commercial

ZONING: 7100/Industrial - Light MFG

APN: 30-6005-084-0050



10356 SW 187TH STREET UNIT #14

ASKING PRICE: \$1,078,800

PRICE PER SF: \$260/sf

BUILDING AREA: 3,720 SF

LAND USE: Light Manufacturing: Condominium - Commercial

ZONING: 7100/Industrial - Light MFG

APN: 30-6005-084-0140

UNIT 5



UNIT 14



AREA OVERVIEW



PROPERTY DETAILS

PROPERTY INFORMATION

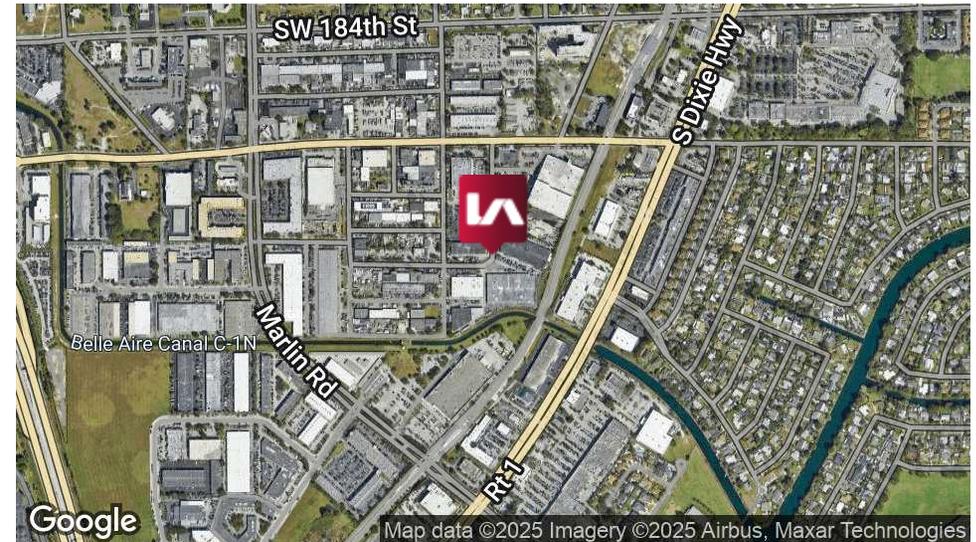
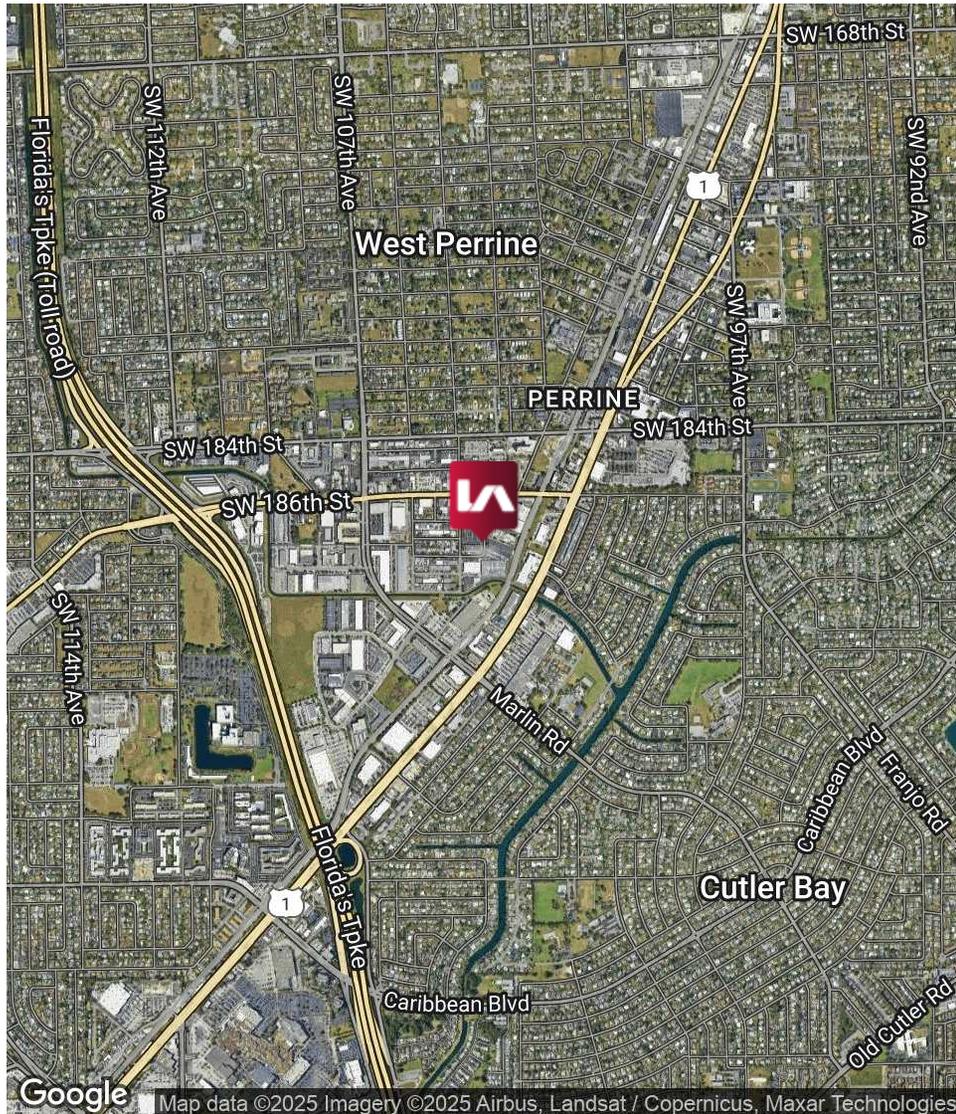
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Industrial Condo
ZONING	7100 - LIGHT MFG : CONDOMINIUM - COMMERCIAL
APN #	30-6005-084-0050 30-6005-084-0140
CORNER PROPERTY	No
POWER	Yes
BUILDING INFORMATION	
BUILDING SIZE	7,450 SF
CEILING HEIGHT	18 ft
YEAR BUILT	1976
CONSTRUCTION STATUS	Existing
NUMBER OF BUILDINGS	1

SALE PRICE **\$2,160,500.00**

LOCATION INFORMATION

BUILDING NAME	2 Warehouse Condo Bays Totaling 7,450 SF
STREET ADDRESS	10338 SW 187th St #5, 10356 SW 187th St # 14
CITY, STATE, ZIP	Cutler Bay, FL 33157
COUNTY	Miami-Dade County
MARKET	South Miami
SUB-MARKET	Cutler Bay
NEAREST HIGHWAY	US-1 & Florida Turnpike
NEAREST AIRPORT	Miami Executive Airport & Miami Int'l Airport
PARKING & TRANSPORTATION	
PARKING RATIO	0.75

REGIONAL MAP



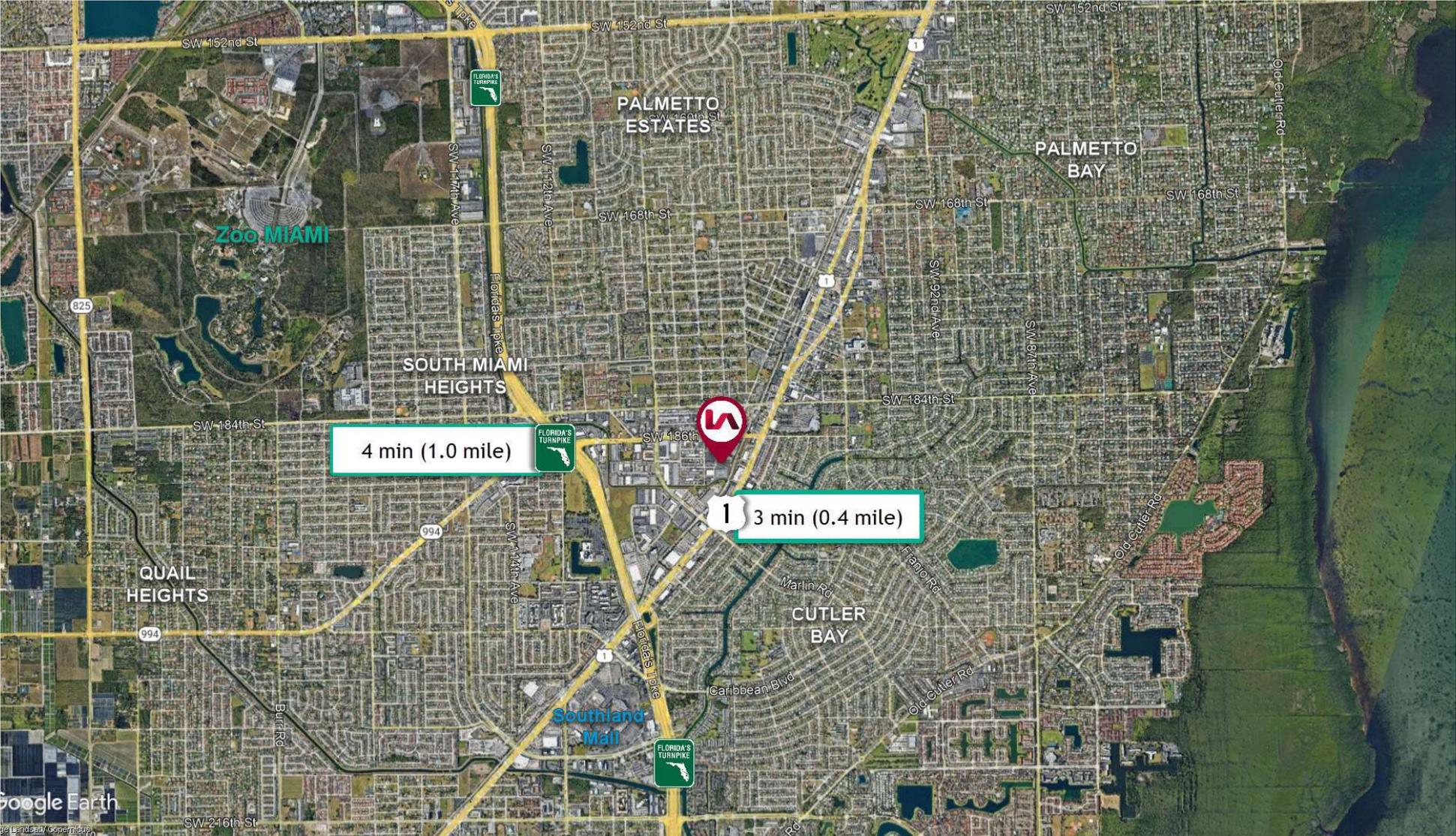
LOCATION OVERVIEW

Located in Miami's Palms Industrial Park, this industrial condo benefits from its strategic location just off major highways, offering seamless connectivity to the wider Miami metropolitan area. The Palms Industrial Park is well-positioned for easy access to public transportation and is close to local amenities, including schools, parks, and recreational facilities. This location also presents potential for future value appreciation, with its proximity to growing neighborhoods and Miami's vibrant business environment.

CITY INFORMATION

CITY: Cutler Bay
MARKET: South Florida
SUBMARKET: South Dixie Hwy

CONNECTIVITY TO MAJOR HIGHWAYS



DEMOGRAPHIC PROFILE

KEY FACTS

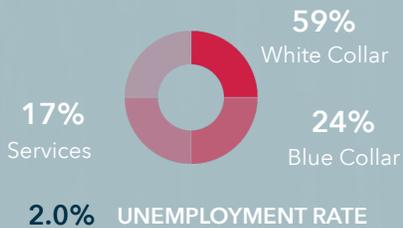


DAYTIME POPULATION

Total Daytime Population
87,725

Residents: 52,672
Workers: 35,053

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

101 Businesses

901 Employees

\$267,752,682 Sales

Manufacturing

115 Businesses

2,313 Employees

\$144,215,468 Sales

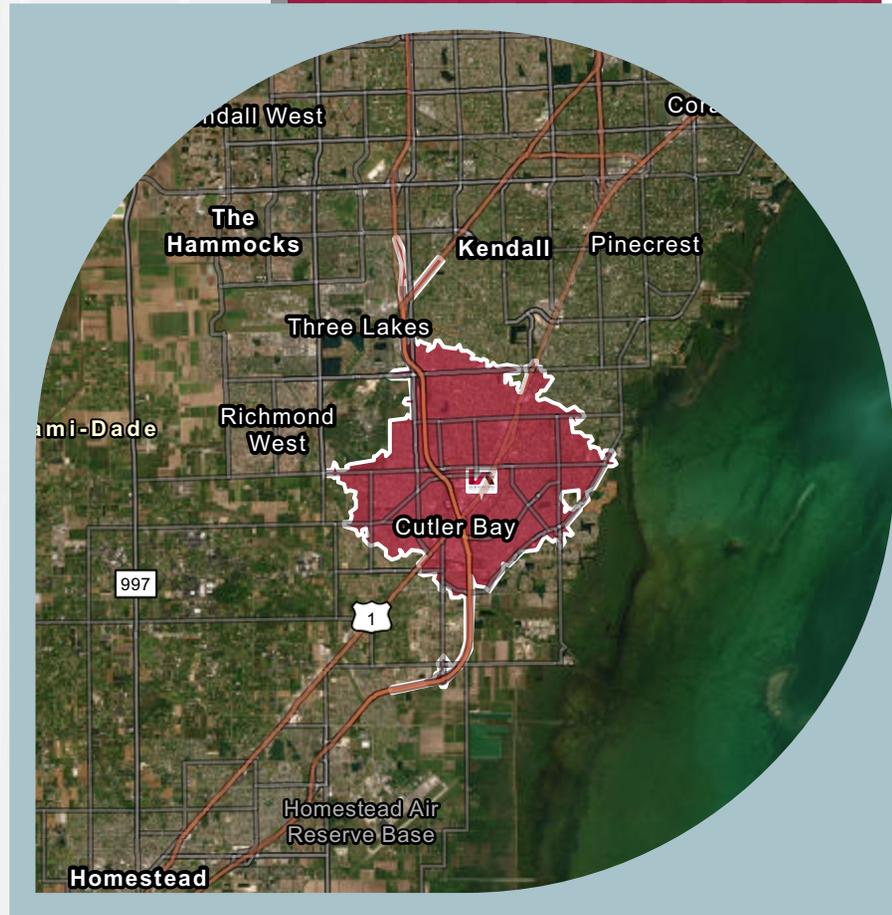
Wholesale Trade

125 Businesses

690 Employees

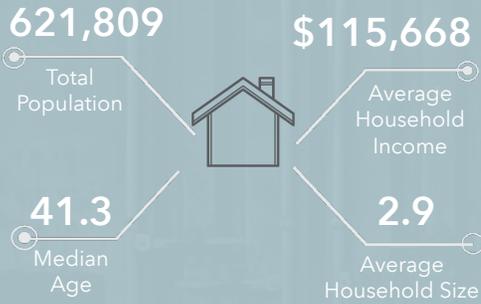
\$1,092,706,384 Sales

Drive time of 10 minutes

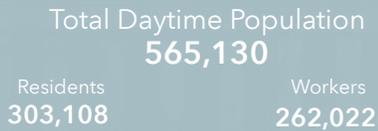


DEMOGRAPHIC PROFILE

KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



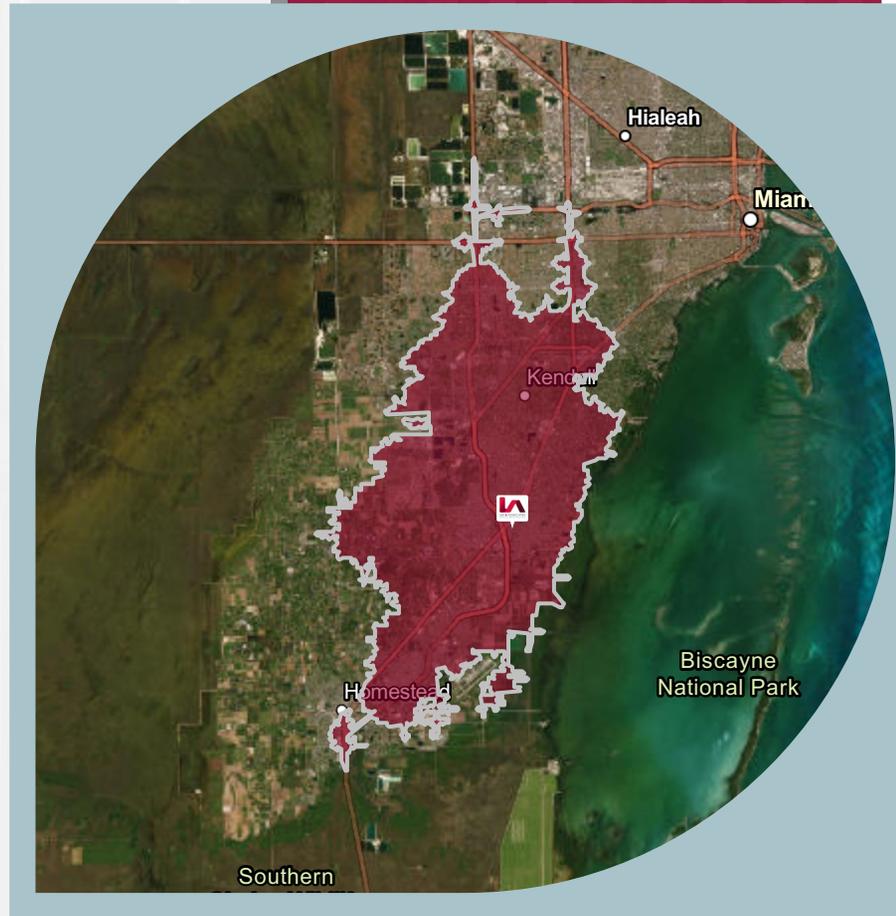
Manufacturing



Wholesale Trade

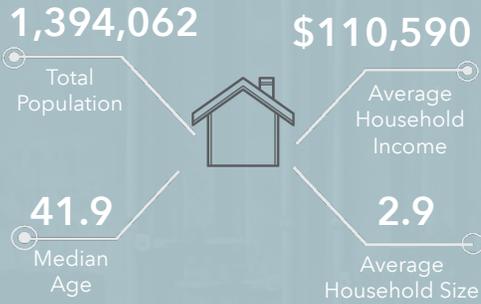


Drive time of 20 minutes



DEMOGRAPHIC PROFILE

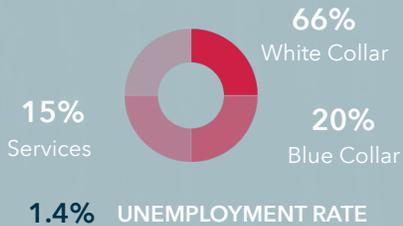
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



Manufacturing



Wholesale Trade



Drive time of 30 minutes

