

FREE STANDING INDUSTRIAL BUILDING W/ LOT

7345 SW 41st St | Miami, FL
OFFERING MEMORANDUM



Free Standing Industrial Building w/ Lot

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
- 02 **Location**
 - Location Summary
 - Aerial View Map
- 03 **Property Description**
 - Property Features
 - Property Images
- 04 **Demographics**
 - General Demographics
 - Race Demographics
- 05 **Company Profile**
 - Advisor Profile

Exclusively Marketed by:

ONE

Sotheby's

INTERNATIONAL REALTY

Manny Chamizo III

786.453.3171

TheREbroker.com

Manny Chamizo III

ONE Sotheby's International Realty

Global Commercial Director

(786) 453-3171

FLAcommercial@gmail.com

ONE

Sotheby's

INTERNATIONAL REALTY

OFFERING SUMMARY

ADDRESS	7345 SW 41st St Miami FL 33155
MARKET	Miami-Dade
SUBMARKET	Bird Rd
NET RENTABLE AREA (SF)	7,359 SF
LAND ACRES	0.25
LAND SF	11,000 SF
YEAR BUILT	1962

FINANCIAL SUMMARY

PRICE	\$3,750,000
PRICE PSF	\$509.58



Property Highlights

- - Purchase Price: \$3,750,000
 - 7,359 SF freestanding industrial building
 - 3,641 SF additional yard / exterior operational space
 - 3 grade-level loading doors
 - Functional layout suitable for warehouse, service, or distribution uses
 - On-site kitchenette
 - Freestanding structure allowing efficient vehicle circulation
 - Flexible indoor and outdoor operational space
 - Strong owner-user or investment opportunity in a high-demand Miami industrial submarket

Investment Summary

- One Sotheby's International Realty is proud to present a rare investment opportunity at 7345 SW 41st Street, a freestanding industrial asset positioned in one of Miami-Dade's most active industrial corridors. Offered at \$3,750,000, the property provides a flexible owner-user or investment opportunity with both functional building improvements and valuable exterior yard space.

The property contains 7,359 square feet of industrial building area complemented by 3,641 square feet of additional yard and exterior space, providing operational flexibility for storage, staging, fleet parking, or outdoor work areas. The building's freestanding configuration allows for efficient circulation and ease of access for vehicles and deliveries.

- The interior includes three grade-level loading doors, allowing seamless loading and unloading for logistics, distribution, light manufacturing, or service-based operations. The layout supports a wide range of industrial users while maintaining office functionality with an on-site kitchenette, supporting administrative operations and staff use.

Located in a centrally accessible pocket of Miami-Dade County, the property benefits from proximity to major transportation routes, enabling efficient access to surrounding commercial districts, residential labor pools, and regional logistics infrastructure.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	13,346	169,924	470,769
2026 Median HH Income	\$96,441	\$93,013	\$84,025
2026 Average HH Income	\$134,079	\$141,624	\$133,472

PROPERTY FEATURES

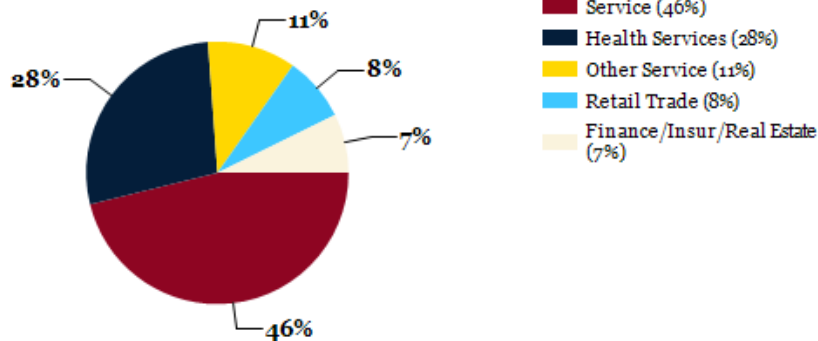
NET RENTABLE AREA (SF)	7,359
LAND SF	11,000
LAND ACRES	0.25
YEAR BUILT	1962
ZONING TYPE	1129 Mixed-Use Commercial
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	10
PARKING RATIO	1.36/1000
CEILING HEIGHT	10
GRADE LEVEL DOORS	3
FENCED YARD	4000 SF



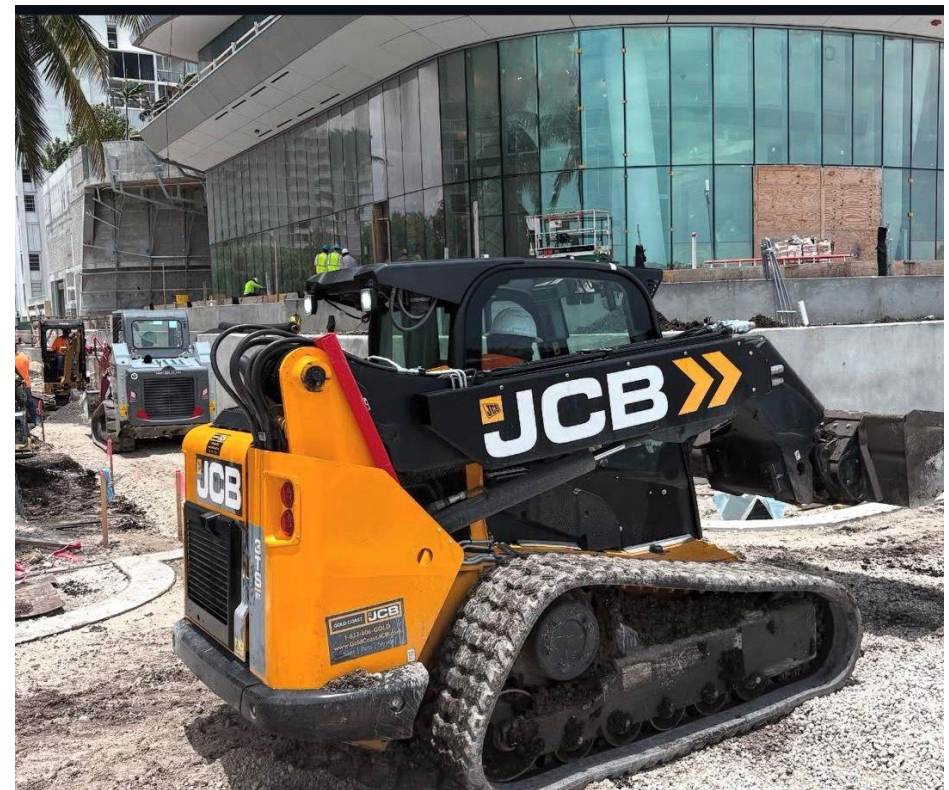
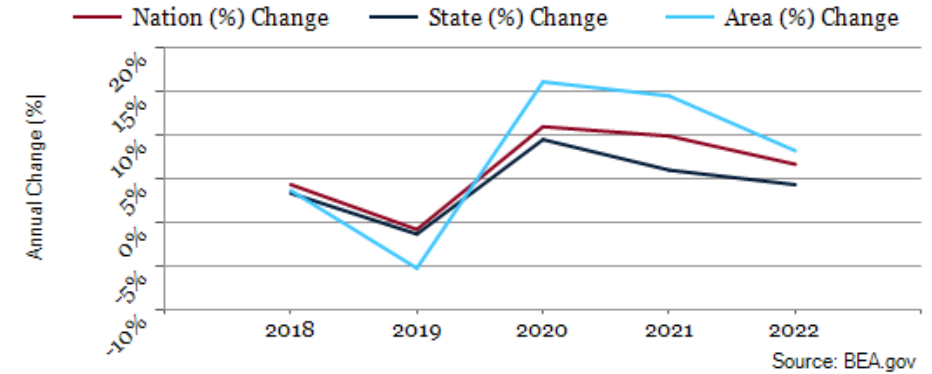
Location Highlights

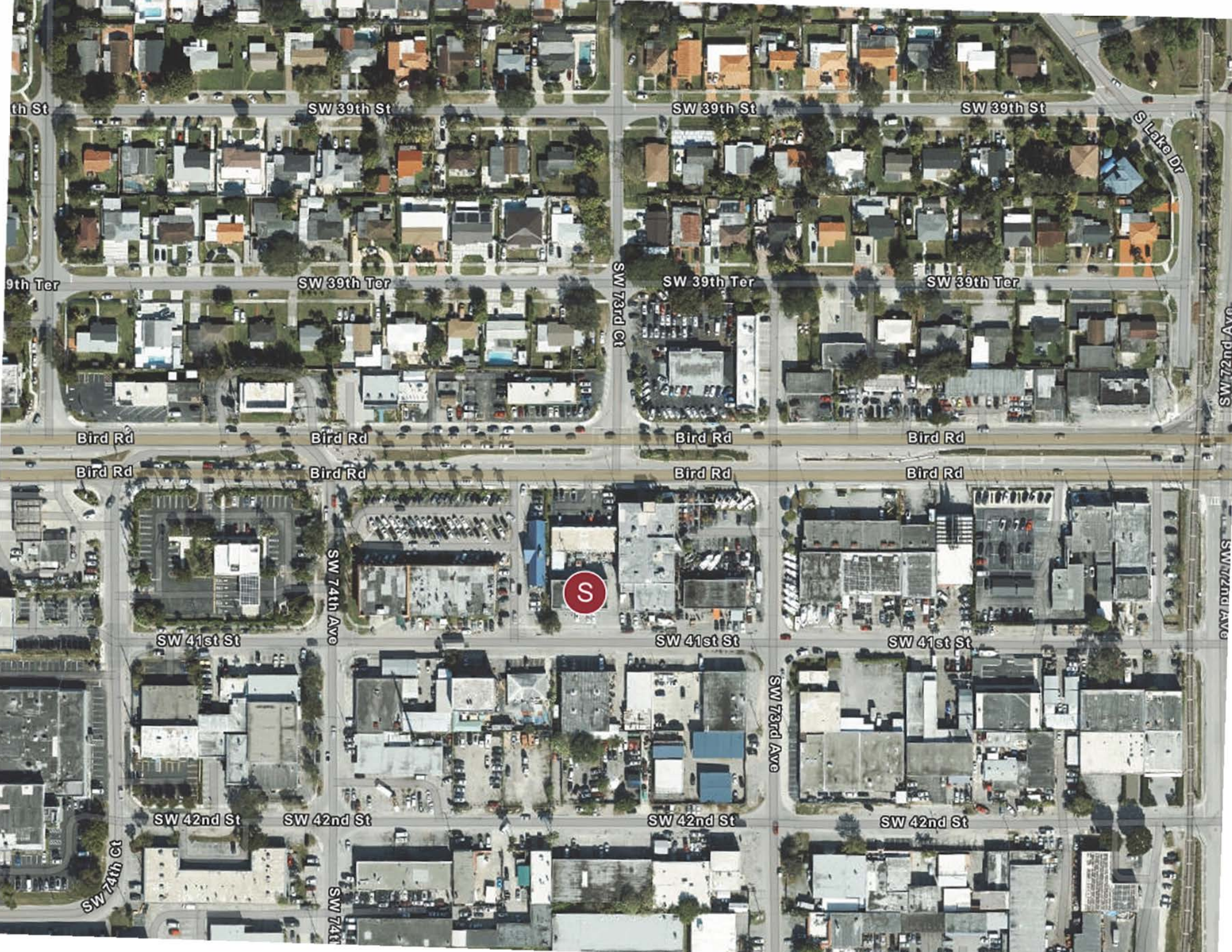
- The property is located in the industrial pocket behind Bird Rd. Known for its diverse mix of warehouses, distribution centers, and manufacturing facilities. The surrounding area is home to several major companies and businesses, such as Amazon, UPS, and FedEx, making it a prime location for industrial operations. The industrial area is constantly evolving and experiencing growth, with new developments and infrastructure improvements contributing to the overall attractiveness and value of the location. There are convenient transportation options nearby, including access to major highways such as the Florida Turnpike and the Palmetto Expressway, facilitating easy movement of goods and services. The neighborhood boasts a strong labor force due to its proximity to residential areas and educational institutions, providing ample employment opportunities for businesses in the area.

Major Industries by Employee Count



Miami-Dade County GDP Trend





th St

SW 39th St

SW 39th St

SW 39th St

S Lake Dr

9th Ter

SW 39th Ter

SW 39th Ter

SW 39th Ter

SW 73rd Ct

Bird Rd

Bird Rd

Bird Rd

Bird Rd

SW 72nd Ave

Bird Rd

Bird Rd

Bird Rd

Bird Rd

SW 72nd Ave

SW 41st St

SW 74th Ave

S

SW 41st St

SW 41st St

SW 72nd Ave

SW 42nd St

SW 42nd St

SW 42nd St

SW 42nd St

SW 73rd Ave

SW 74th Ct

SW 74th Ave

SW 72nd Ave



Entrance



Office 1



Office 2



Office 3



Executive Office 1



Office 1



Executive Office 2



Cubicle Layout



Office Cubicle



Office Corridor



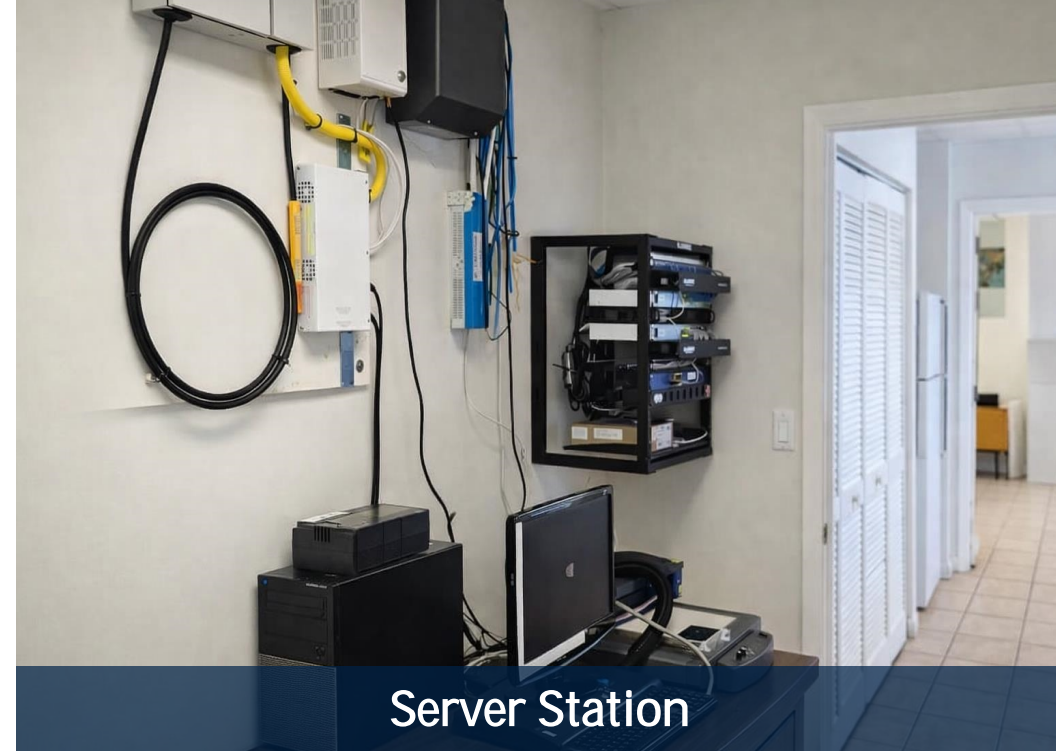
Office Corridor 2



Executive Office



Office Corridor 3



Server Station



Rear Entrance



Rear Yard



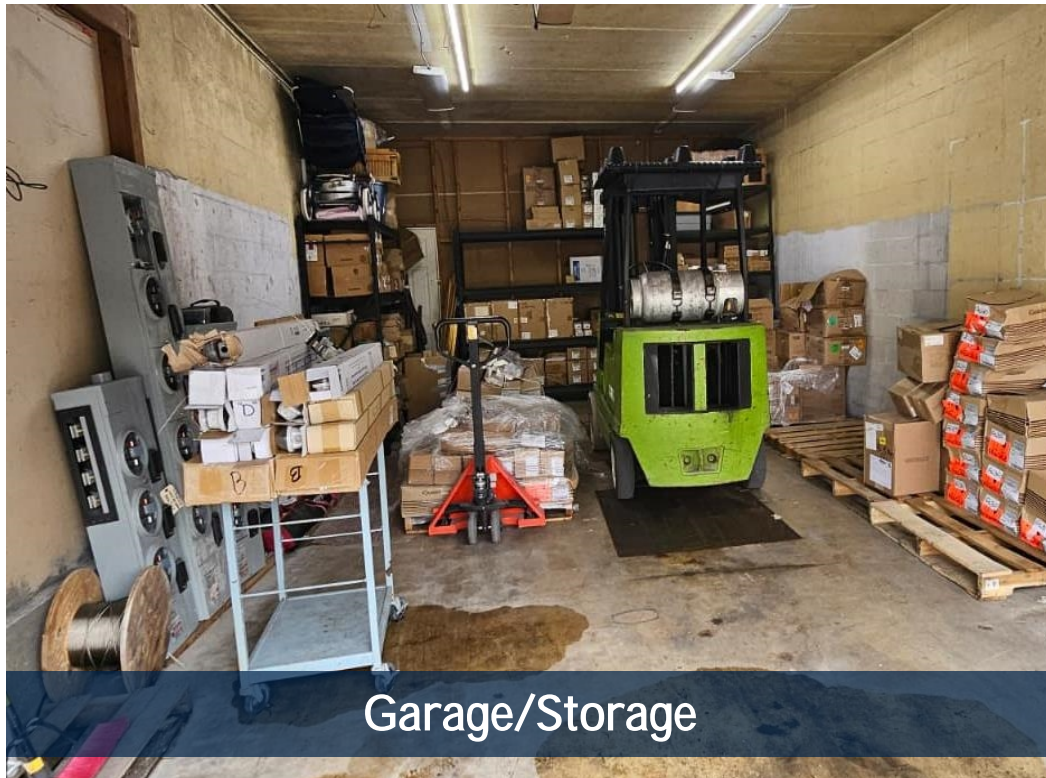
Meters



Rear Yard



Rear Grade Level Door



Garage/Storage



Alley



Rear Yard

04

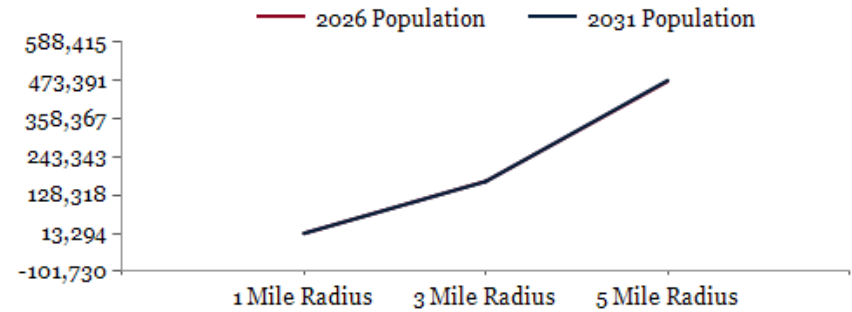
Demographics

General Demographics

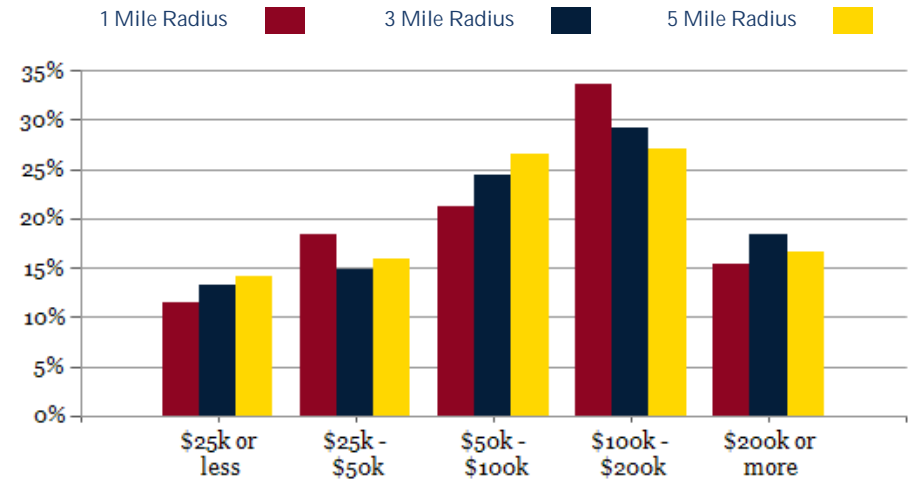
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,674	161,958	436,726
2010 Population	12,611	167,764	450,219
2026 Population	13,346	169,924	470,769
2031 Population	13,294	169,563	473,391
2026 African American	147	4,702	11,843
2026 American Indian	17	362	1,124
2026 Asian	144	3,535	9,736
2026 Hispanic	10,946	136,699	377,149
2026 Other Race	1,073	16,134	51,582
2026 White	4,332	54,013	149,920
2026 Multiracial	7,630	91,114	246,435
2026-2031: Population: Growth Rate	-0.40%	-0.20%	0.55%

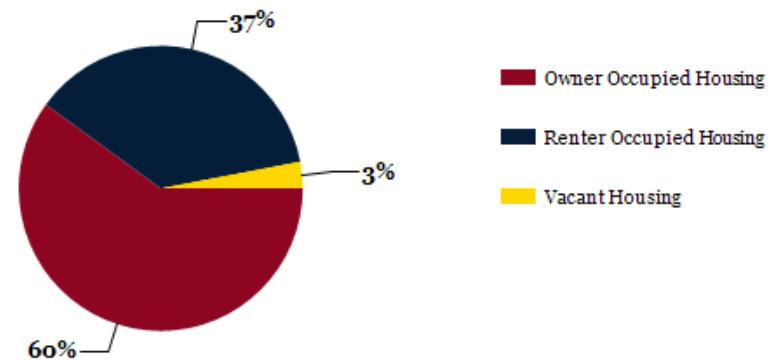
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	360	4,911	15,229
\$15,000-\$24,999	236	3,318	10,099
\$25,000-\$34,999	461	4,025	11,257
\$35,000-\$49,999	493	5,267	17,430
\$50,000-\$74,999	625	8,712	27,457
\$75,000-\$99,999	480	6,523	20,180
\$100,000-\$149,999	1,066	11,519	31,694
\$150,000-\$199,999	681	6,730	16,914
\$200,000 or greater	795	11,462	29,741
Median HH Income	\$96,441	\$93,013	\$84,025
Average HH Income	\$134,079	\$141,624	\$133,472



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

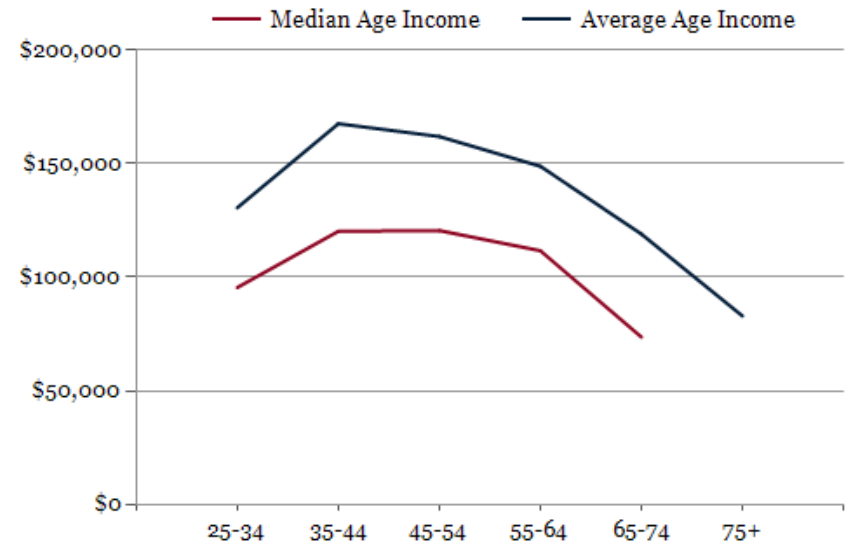
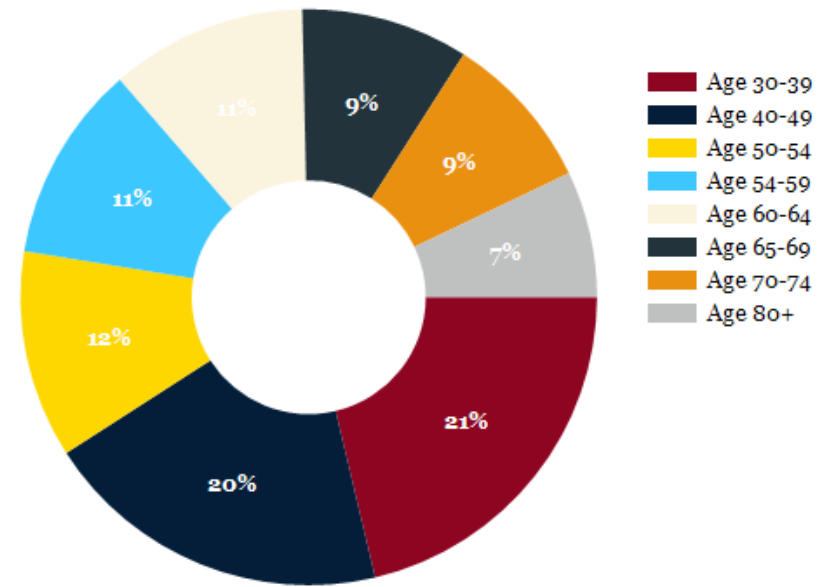


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	893	10,560	31,170
2026 Population Age 35-39	920	10,563	31,760
2026 Population Age 40-44	849	10,550	30,397
2026 Population Age 45-49	819	10,700	29,788
2026 Population Age 50-54	993	11,730	33,226
2026 Population Age 55-59	942	11,854	32,888
2026 Population Age 60-64	937	11,433	32,740
2026 Population Age 65-69	799	9,579	26,403
2026 Population Age 70-74	756	8,560	23,589
2026 Population Age 75-79	603	7,464	19,571
2026 Population Age 80-84	455	6,082	15,096
2026 Population Age 85+	544	6,536	16,026
2026 Population Age 18+	11,175	143,179	395,992
2026 Median Age	46	45	44
2031 Median Age	46	45	45

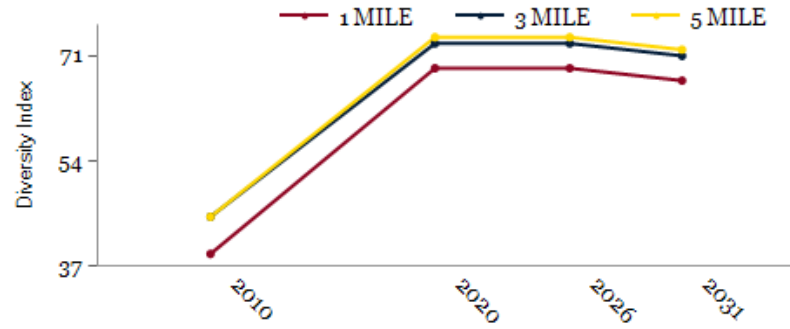
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$95,423	\$93,194	\$88,416
Average Household Income 25-34	\$130,549	\$136,407	\$127,492
Median Household Income 35-44	\$120,181	\$116,415	\$104,310
Average Household Income 35-44	\$167,581	\$169,434	\$154,688
Median Household Income 45-54	\$120,523	\$124,274	\$109,966
Average Household Income 45-54	\$161,944	\$181,805	\$165,940
Median Household Income 55-64	\$111,638	\$109,249	\$97,561
Average Household Income 55-64	\$148,854	\$160,114	\$148,551
Median Household Income 65-74	\$73,614	\$76,237	\$68,288
Average Household Income 65-74	\$118,964	\$122,207	\$117,854
Average Household Income 75+	\$82,899	\$86,692	\$85,163

Population By Age

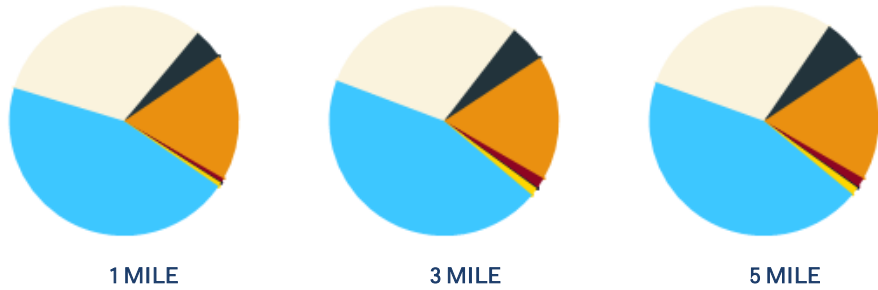


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	67	71	72
Diversity Index (current year)	69	73	74
Diversity Index (2020)	69	73	74
Diversity Index (2010)	39	45	45

POPULATION DIVERSITY



POPULATION BY RACE

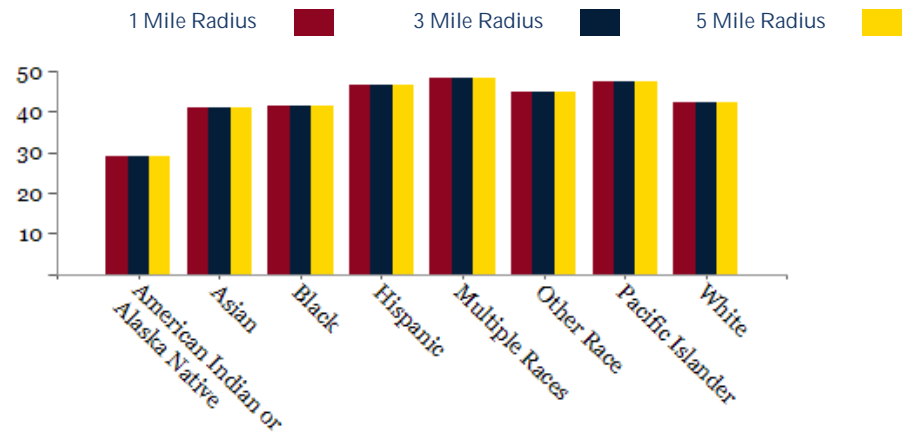


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	1%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	45%	45%	44%
Multiracial	31%	30%	29%
Other Race	4%	5%	6%
White	18%	18%	18%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	29	38	37
Median Asian Age	41	32	34
Median Black Age	41	25	30
Median Hispanic Age	47	46	45
Median Multiple Races Age	48	48	47
Median Other Race Age	45	38	39
Median Pacific Islander Age	48	24	32
Median White Age	43	42	42

2026 MEDIAN AGE BY RACE



05

Company Profile

Advisor Profile

ONE

Sotheby's

INTERNATIONAL REALTY

Manny Chamizo III

786.453.3171

TheREbroker.com

Each Office is Independently Owned And Operated.

Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

Free Standing Industrial Building w/ Lot



ONE | Sotheby's
INTERNATIONAL REALTY

“Connect with the well connected.”

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE Sotheby's International Realty and it should not be made available to any other person or entity without the written consent of ONE Sotheby's International Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ONE Sotheby's International Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. ONE Sotheby's International Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ONE Sotheby's International Realty has not verified, and will not verify, any of the information contained herein, nor has ONE Sotheby's International Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



MANUEL CHAMIZO III
Global Commercial Director

786.453.3171
flacommercial@gmail.com

ONE | Sotheby's
INTERNATIONAL REALTY