

# CORSONS WAREHOUSE CONDO

10837 SW 188TH STREET #3,  
CUTLER BAY, FL 33157



**FOR SALE**

Presented By,

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 **LEE &  
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# PROPERTY SUMMARY

## CORSONS WAREHOUSE CONDO UNIT#3

Lee & Associates presents an exceptional opportunity to acquire a 1,722-square-foot warehouse unit within the Corsons Warehouse Condo in Cutler Bay. Zoned for light manufacturing (7100/Industrial - Light MFG) and classified under "Warehouse Terminal or Storage." As a commercial condominium, it provides efficient base floor space with no covered parking or special building subareas beyond the main warehouse floor. Located outside FEMA flood hazard zones, this unit is ideal for users seeking reliability, functionality, and value in a well-established industrial community.

Positioned just off SW 188th Street with close proximity to major transportation corridors, the property offers easy access to US-1 and the Ronald Reagan Turnpike, connecting businesses to greater Miami-Dade County and key regional markets. The area benefits from a strong industrial presence, and the property sits less than a mile from highly rated schools and residential neighborhoods—providing a stable workforce and strong demographic base.



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

### MARKET ADVISORS

#### MATTHEW ROTOLANTE, SIOR, CCIM

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## ASKING PRICE \$530,000



#### Warehouse Condo Unit 3:

1,722 SF  
Drive in Bays 1  
Ceiling Height (ft) 20'  
Zoned IU-1 - Light MFG



#### Prime Location:

Cutler Bay - Positioned just off SW 188th Street with close proximity to major transportation corridors.

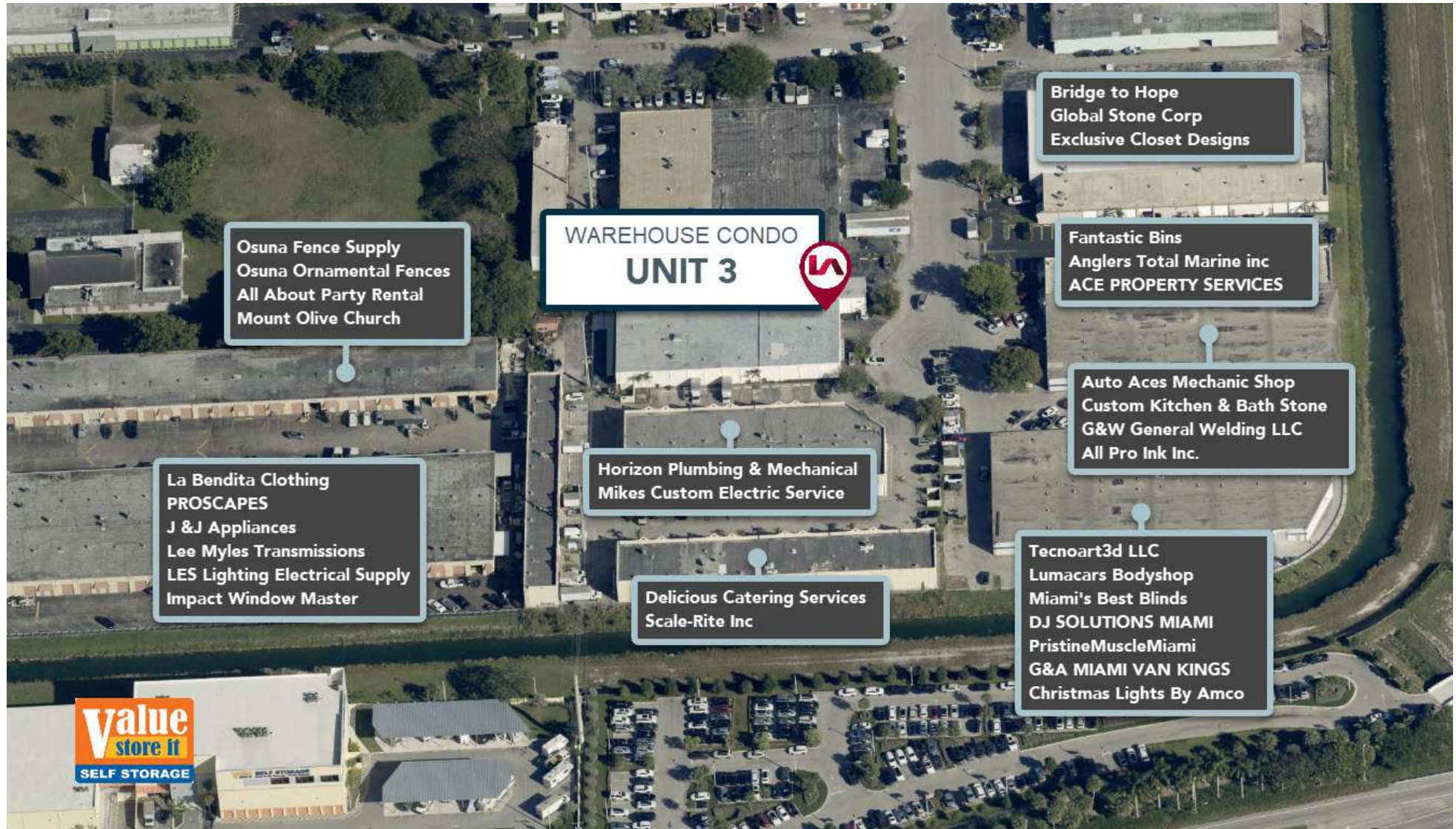


#### Exceptional Freeway Access:

5 min to Florida Turnpike  
6 min to US-1



# AREA OVERVIEW





# PROPERTY DETAILS

## LOCATION INFORMATION

BUILDING NAME	Corsons Warehouse Condo
STREET ADDRESS	10837 SW 188th Street #3
CITY, STATE, ZIP	Cutler Bay, FL 33157
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	South Dixie Hwy
CROSS-STREETS	Quail Roost Dr. NW

## BUILDING INFORMATION

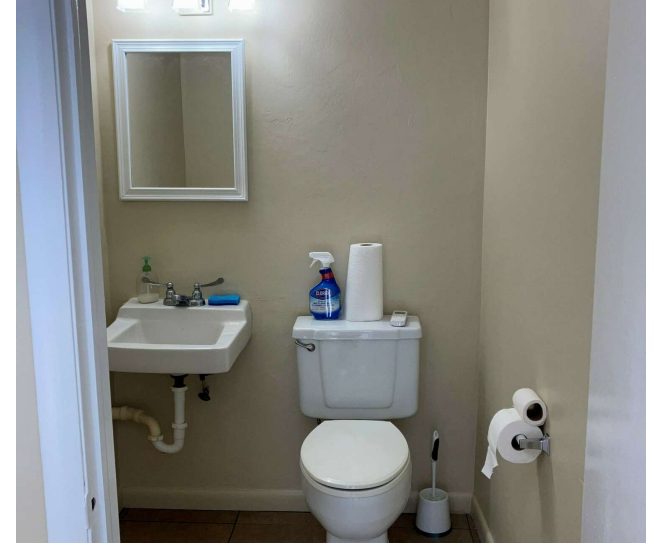
BUILDING SIZE	1,722 SF
TENANCY	Single
CEILING HEIGHT	20 ft
YEAR BUILT	1982

## PROPERTY INFORMATION

PROPERTY TYPE	Industrial
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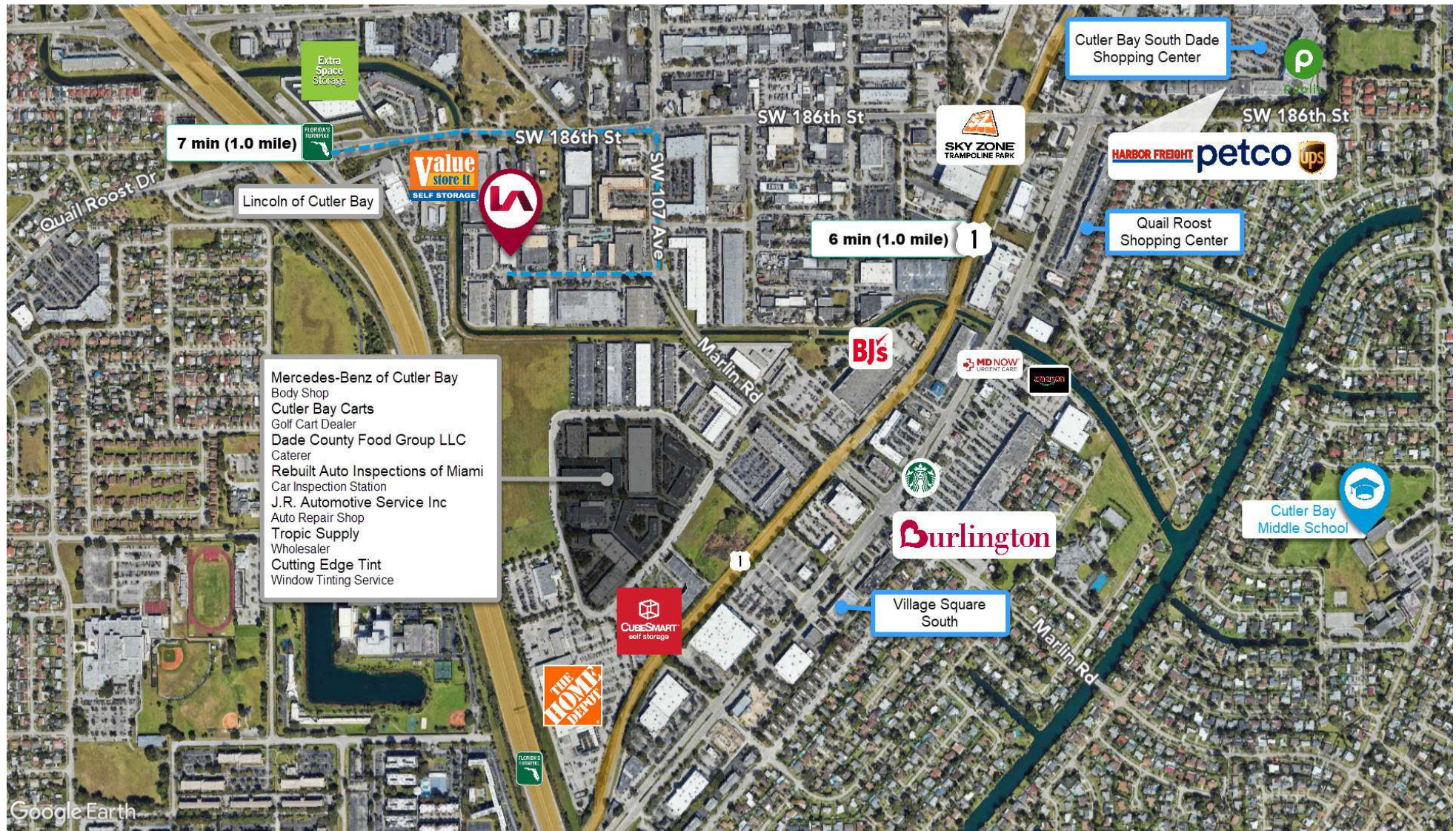


# ADDITIONAL PHOTOS



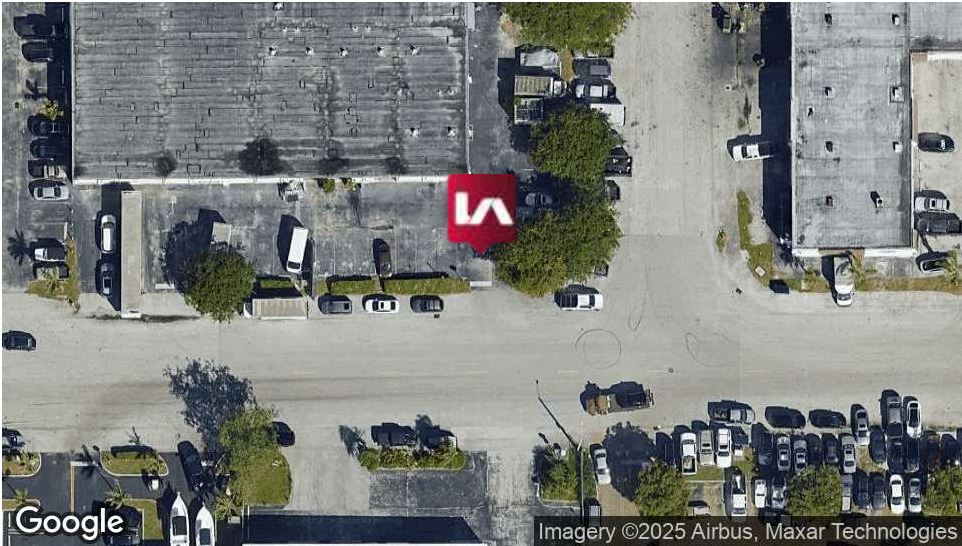
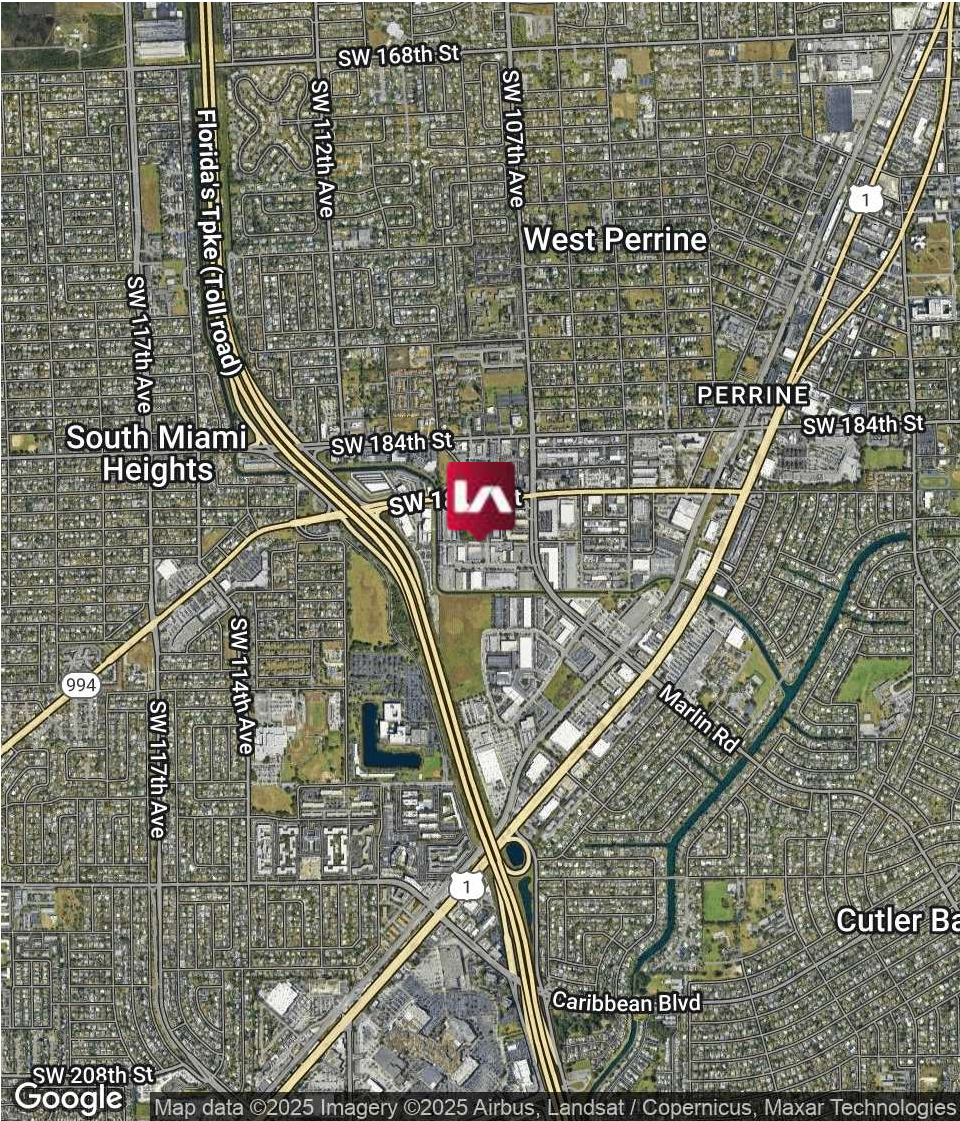


# RETAIL AND COMMERCIAL AREA MAP | CUTLER BAY, FL





# REGIONAL MAP



## LOCATION OVERVIEW

Located in Cutler Bay, FL, just minutes from US-1 and the Turnpike, this warehouse unit enjoys strategic access to Miami's industrial logistics network. The area offers a mix of residential and commercial developments, with strong school ratings and workforce availability enhancing long-term stability.

## CITY INFORMATION

CITY:	Cutler Bay
MARKET:	South Florida
SUBMARKET:	South Dixie Hwy
CROSS STREETS:	Quail Roost Dr. NW



# DEMOGRAPHIC PROFILE

## KEY FACTS

89,392

Total  
Population

\$97,832

Average  
Household  
Income

41.7

Median  
Age

3.0

Average  
Household  
Size

## DAYTIME POPULATION

Total Daytime Population

76,125

Residents  
45,089

Workers  
31,036

## EMPLOYMENT

18%  
Services



58%  
White Collar

25%  
Blue Collar

3.1% UNEMPLOYMENT RATE

## BUSINESS & INDUSTRY



3,480

Total Businesses



26,966

Total Employees

\$4,524,952,364  
Total Sales

### Transportation/Warehouse

80

Businesses

767  
Employees

\$236,109,608  
Sales

### Manufacturing

100

Businesses

2,244  
Employees

\$132,570,203  
Sales

### Wholesale Trade

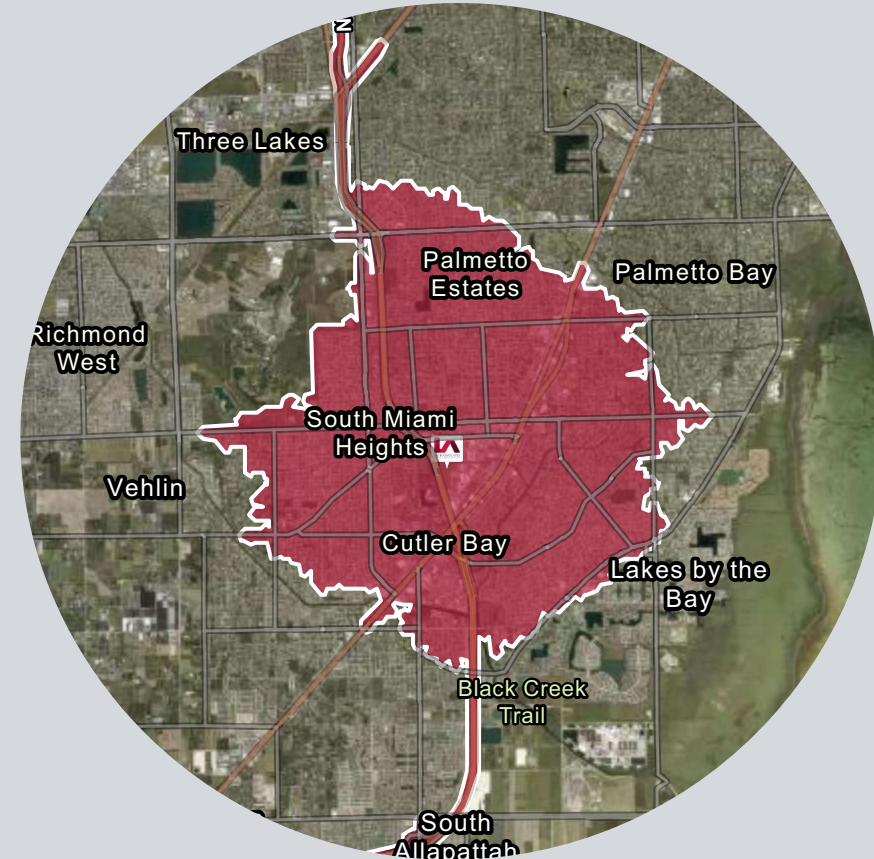
115

Businesses

513  
Employees

\$658,545,714  
Sales

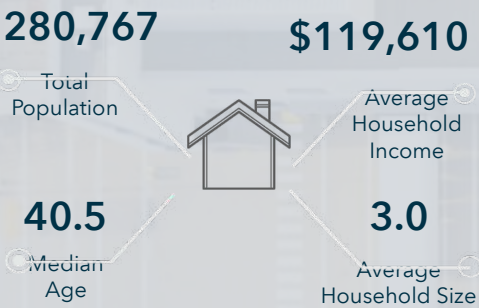
Drive time of 10 minutes





# DEMOGRAPHIC PROFILE

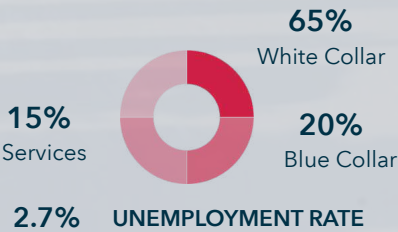
## KEY FACTS



## DAYTIME POPULATION



## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse



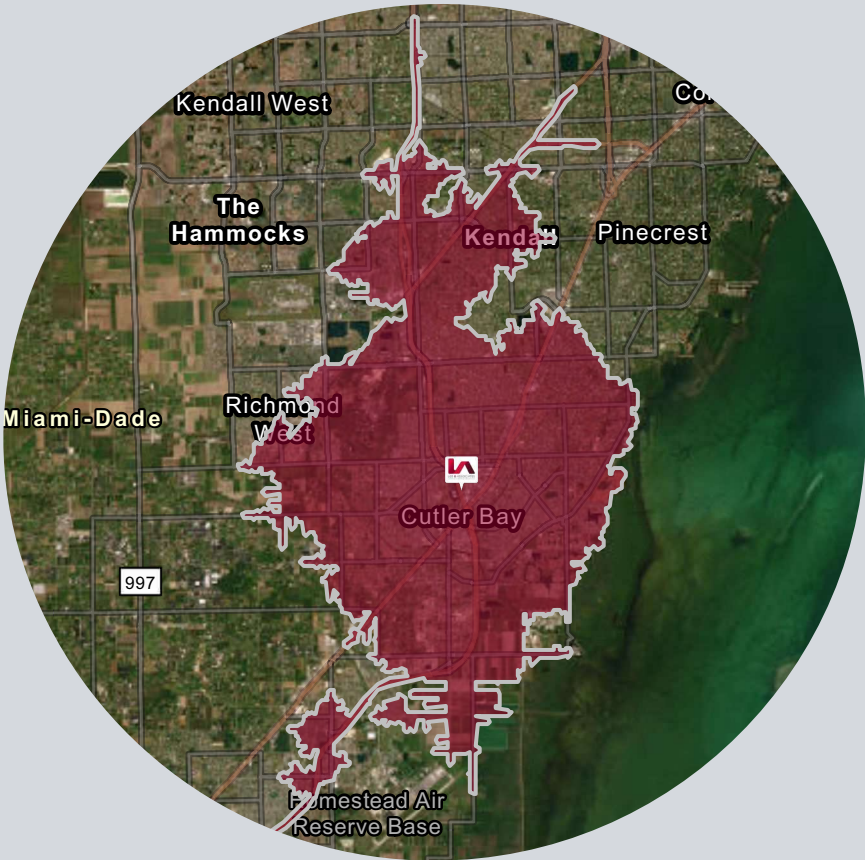
### Manufacturing



### Wholesale Trade



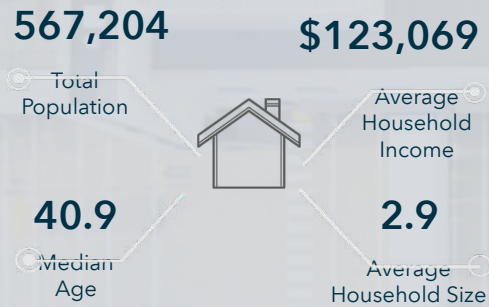
Drive time of 15 minutes





# DEMOGRAPHIC PROFILE

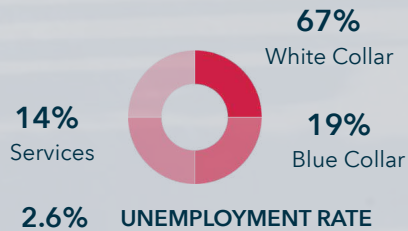
## KEY FACTS



## DAYTIME POPULATION



## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse



### Manufacturing



### Wholesale Trade



Drive time of 20 minutes

