

SIME REALTY CORPORATION

Coconut Grove

~ 0.35 Acre

Redevelopment / User /
Assembly Opportunity



Scott Sime

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Amber Sime

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Sale Price: \$5,000,000
Lease Price: \$17.50/mn



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Location

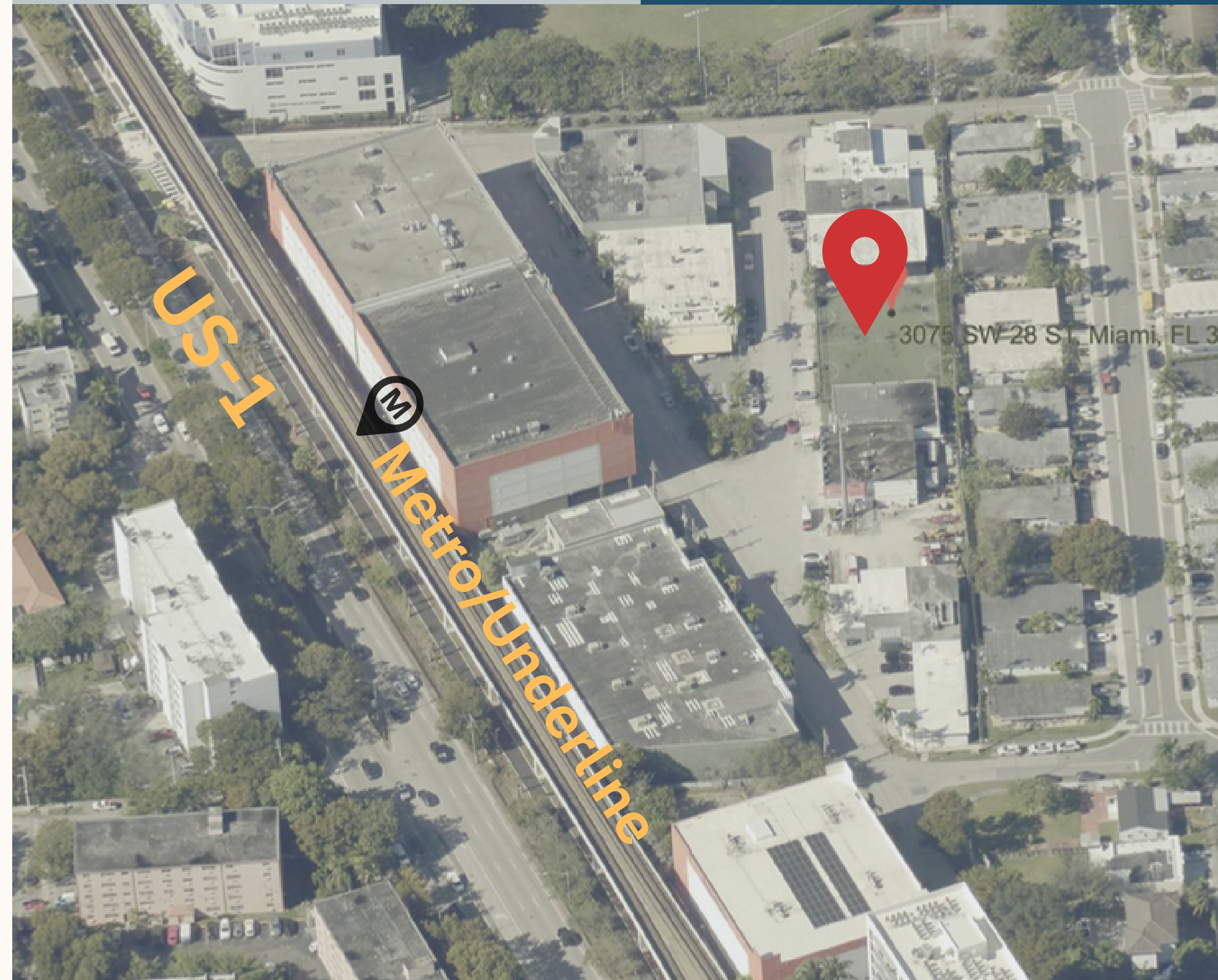
High-growth Coconut Grove location
adjacent to US-1, Metrorail and 10 mile
Underline Park

Property Addresses

3075 SW 28 Street
3055 SW 28 Street

Getting Around

Coco Walk	 8m	 20m	 7m
Brickell	 20m	 15m	 11m
Downtown	 25m	 20m	 12m
Coral Gables	 13m	 42m	 10m
Dadeland	 35m	 10m	 17m



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Property Highlights

Building Size: 4,050 SF

Lot Size: 15,750 SF / 0.35 acre

Zoning: D1, Industrial

Previously turnkey film production facility

Ideal For:

- Owner-users seeking flexible industrial/office space
- Developers targeting repositioning or redevelopment
- Investors pursuing land value appreciation
- Users seeking proximity to transit & urban amenities

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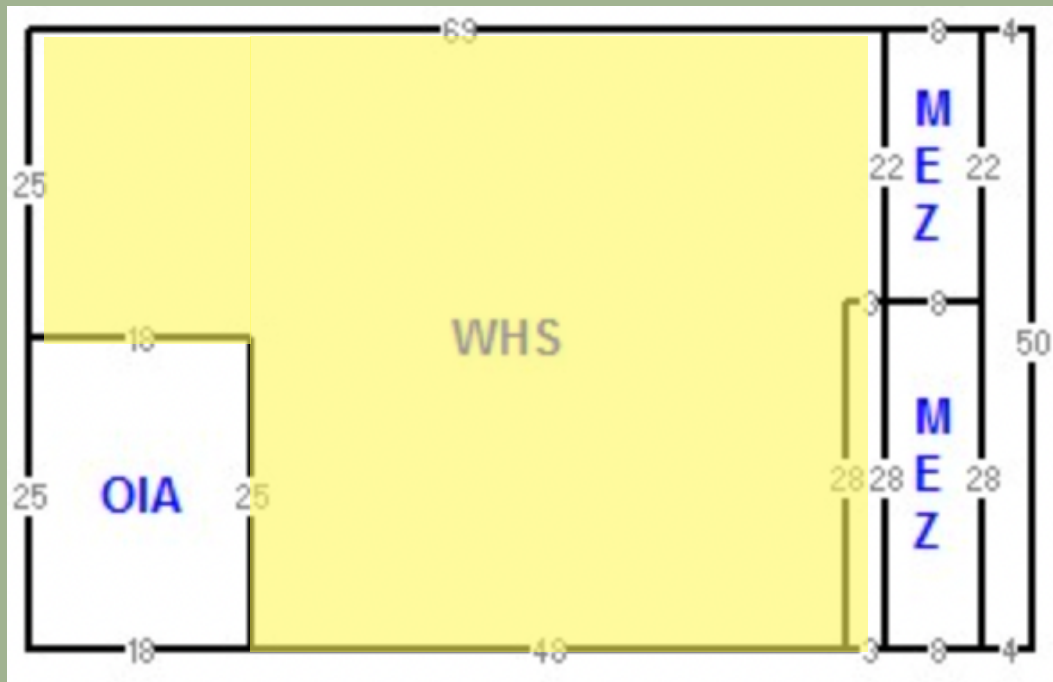
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Inside the Warehouse



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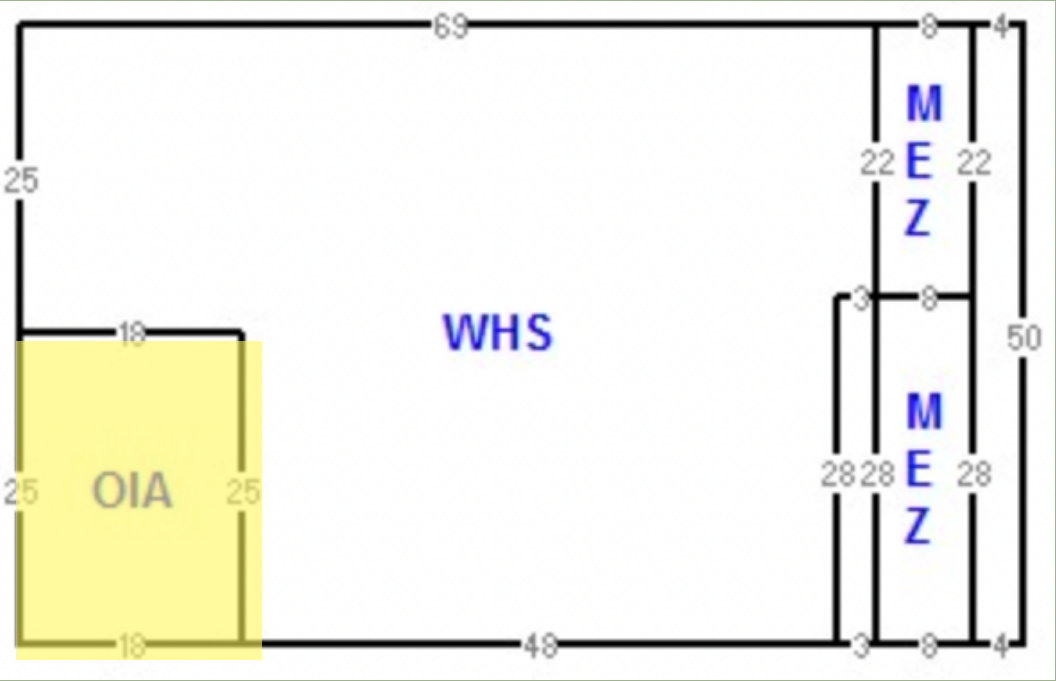


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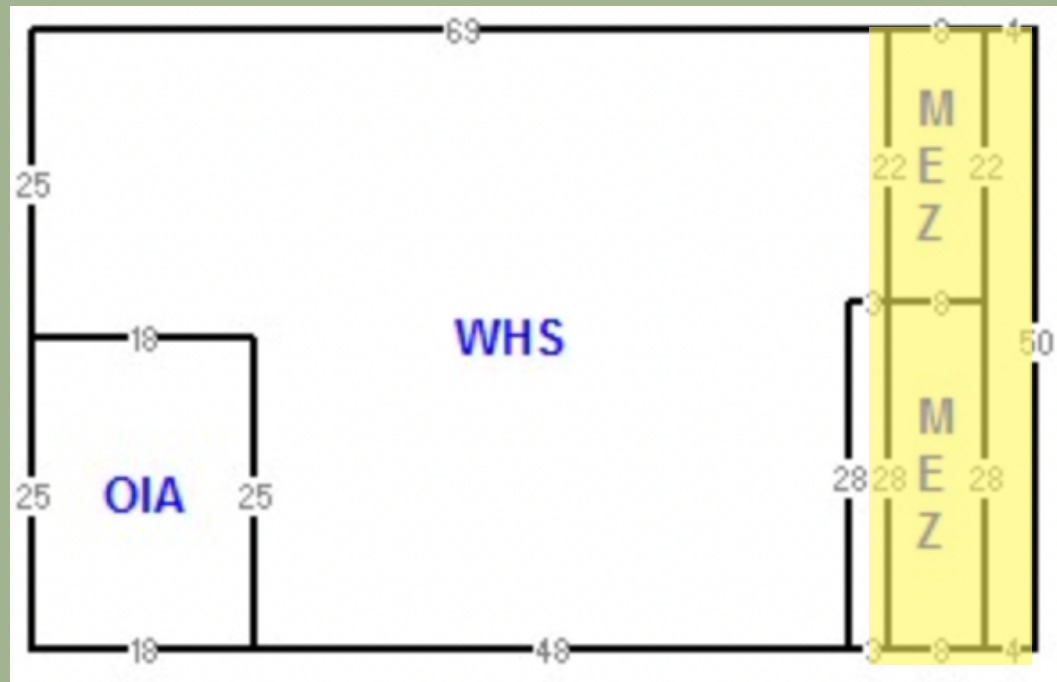


Inside the Office



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The Mezzanine



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Exterior



3 Grade Level Doors
20 Parking Spaces



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Neighborhood Demographics

Neighborhood Profile within 1 mile

Population

~36,429

Households

15,771

Household Size

2.2

Average Vehicles

1

Household Income

~\$100,000

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Neighborhood Context

- Eclectic, smart professionals & families
- High-growth corridor
- Increasing mixed-use & residential development nearby
- Limited industrial inventory in Coconut Grove

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