



available for sale

10 ACRE PROPERTY

Truck Parking Lot

16120 NW 127 Avenue, Miami, FL

Contact **Tommy Gil** / (305) 975-3209



overview

16120 NW 127 Avenue, Miami, FL

Asking price: \$11,900,000

- \pm 10 Acres Total
- Legally Permissible for Truck Parking
- 144 Parking Spots
- Easy access via NW 127 Avenue off Okeechobee Road
- One lot from the corner, ensuring convenient entry and exit

location description

Located under 2 miles from the intersection of Okeechobee Road and the Florida Turnpike, this property offers prime access to Medley and Airport West industrial markets—key hubs for Miami-Dade's distribution and trucking industries. Its central position provides equal proximity to major air and seaports across Miami-Dade and Broward Counties, making it an ideal location for truck parking.

existing site plan

16120 NW 127 Avenue, Miami, FL



Improved Area:
±285,600 SF

Wetland Area:
±150,000 SF

Mitigation Requirement:
±2.09 Credits

Monthly Income:
±\$40,000/Mo

Yearly Income:
±\$480,000

Existing Parking Capacity:
144 Spots

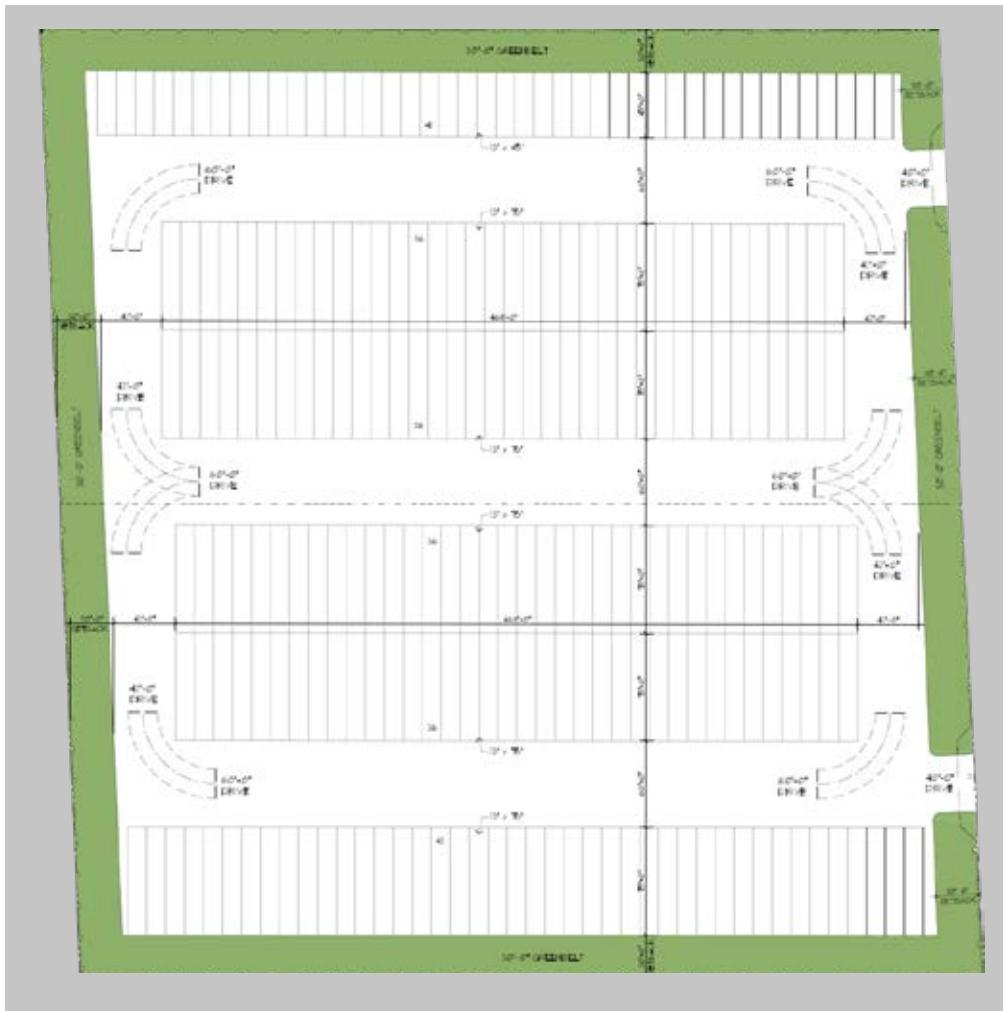
Lease Term:
Month to Month

NOTE from owner

Seller Financing: Competitive terms available for qualified buyers. This property presents a unique investment opportunity to acquire a strategically located truck parking facility with a highly efficient layout and substantial income potential.

conceptual site plan

16120 NW 127 Avenue, Miami, FL



Potential Parking Capacity:
228 Spots Total

Tractor Trailer Spots (13' x 75'):
186 @ \$400/Mo = \$74,400/Yr

Smaller Truck Spot (13' x 45'):
42 @ \$300/Mo = \$12,600/Yr

Total Potential Gross Income:
\$87,000/Mo = \$1,044,000/Yr

Real Estate Taxes (2024):
\$62,636/Yr

Security & Management:
\$104,200/Yr

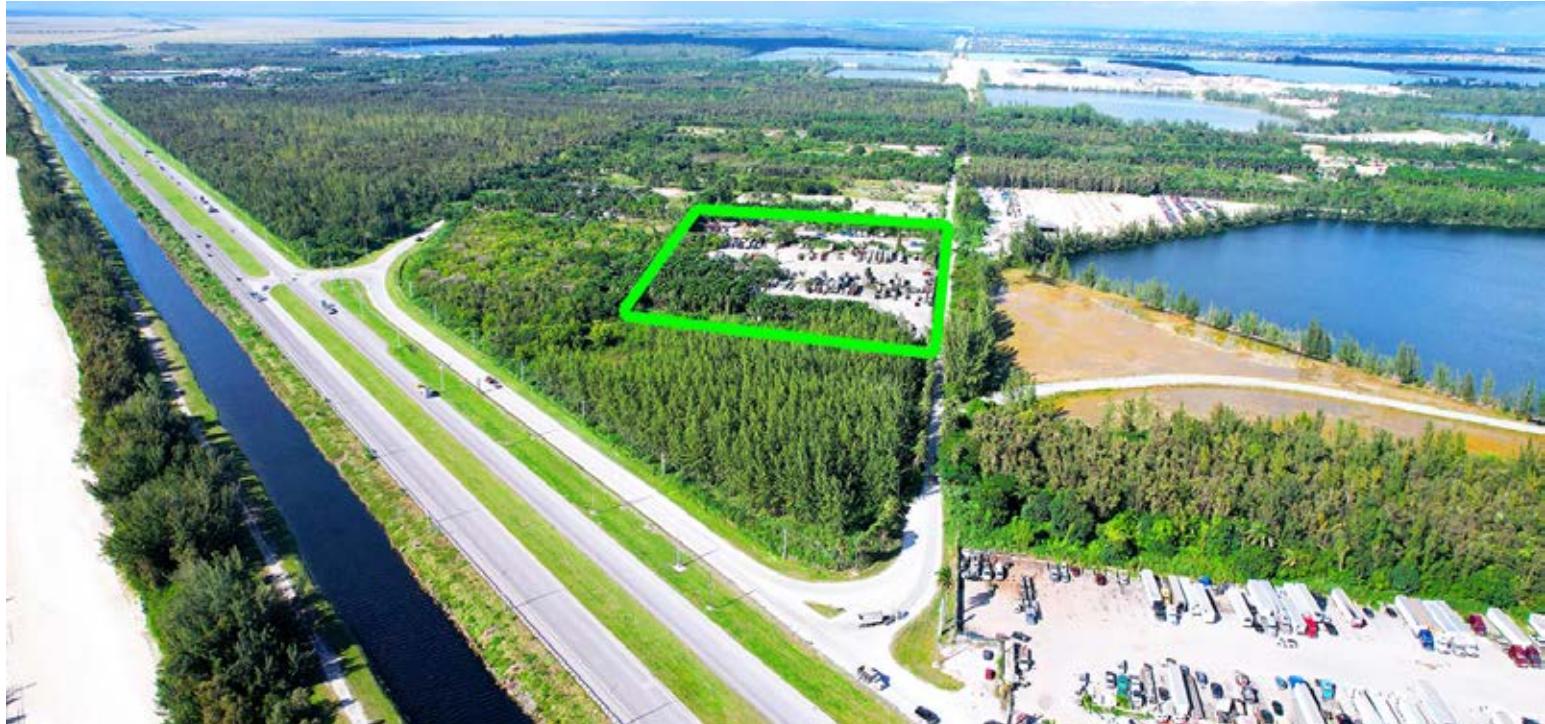
Net Operating Income:
\$877,163/Yr

LAYOUT efficiency

Includes 30' setbacks, two 40' wide ingress/egress points, 60' spacing between spots, and 42' roads to accommodate necessary turning radius.

aerial overview

16120 NW 127 Avenue, Miami, FL



Miami
Gardens

NW 199

INDUSTRIAL
ADVISORS

16120 NW 127 Avenue

27

TURNPIKE

821

75

27
OKEECHOBEE RD

NW 186 ST

NW 87 AVE

Miami
Lakes

826

PALMETTO EXPY



Opa-Locka
Airport

GRATIGNY EXPY

924

924

W 68 ST

E 65 ST

W 49 ST

W 67 AVE

NW 57 AVE

PALM AVE

932

NW 42 AVE

NW 37 AVE

Hialeah

Medley

TURNPIKE

821

NW 74 ST

NW 58 ST

Doral

DORAL BLVD

NW 25 ST

836

W FLAGLER ST

DISTANCE FROM 16120 (miles)

US 27	0.18 mi
Turnpike	1.73 mi
I-75	3.45 mi
Gratigny Expressway	4.79 mi
SR 826	4.98 mi
SR 836	9.31 mi
Opa-Locka Airport	7.07 mi
Miami International Airport	10.11 mi



FIU

Miami
International
Airport

836