



available for sale

# **10 ACRE PROPERTY**

## **Truck Parking Lot**

16120 NW 127 Avenue, Miami, FL

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





## overview

**16120 NW 127 Avenue, Miami, FL**  
**Asking price: \$11,900,000**

- ± 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.

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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:**

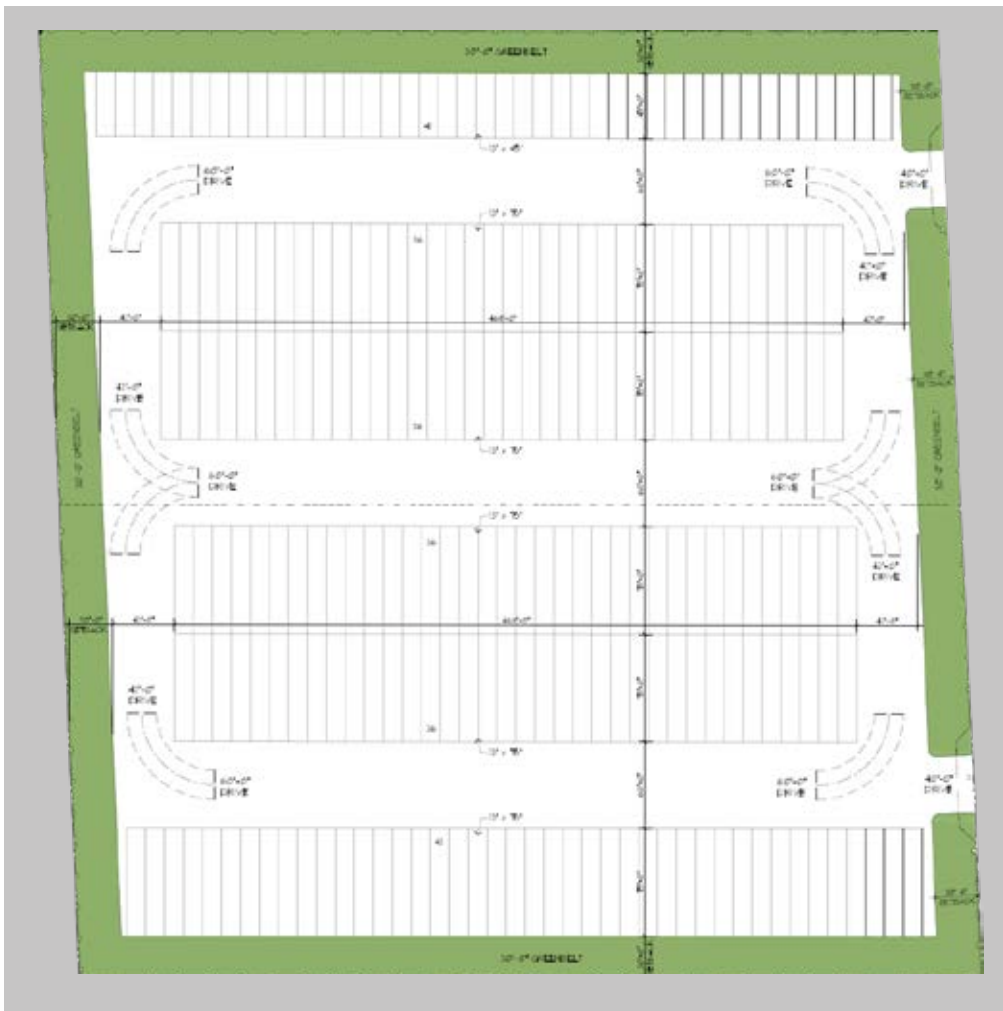
Month to Month

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

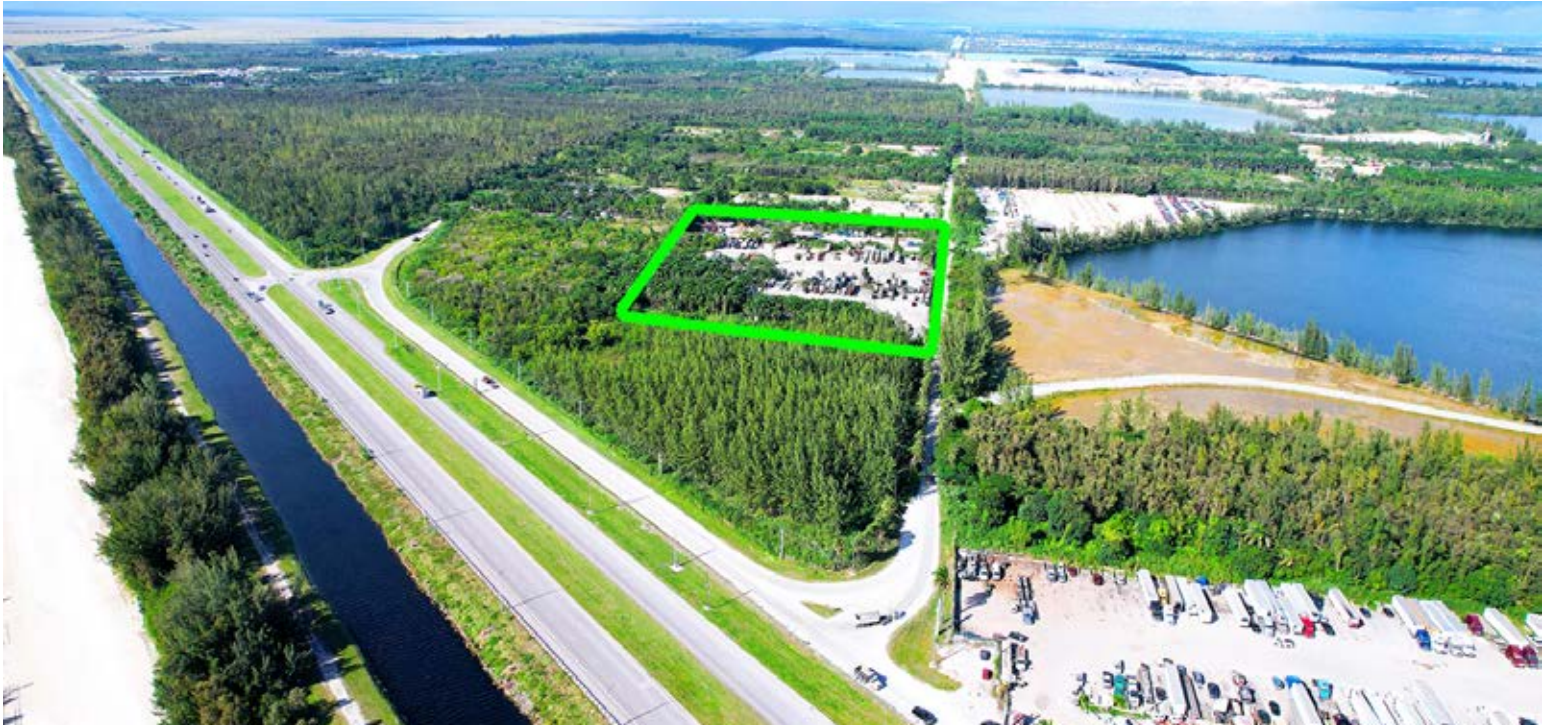
## LAYOUT efficiency

***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**





**16120 NW 127 Avenue**



**Miami  
Lakes**

 **Opa-Locka  
Airport**



TURNPIKE

**Medley**

**Hialeah**

**Doral**

**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 |



 **Miami  
International  
Airport**



**FIU**

