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Wolf Co.
REAL ESTATE

19501 & 19597 NE 10TH AVE · NORTH MIAMI BEACH / MIAMI, FL 33179



AVENTURA INDUSTRIAL PARK

OFFERING MEMORANDUM · CONFIDENTIAL

PLEASE READ

Confidentiality & Disclaimer

This memorandum is delivered on the condition that it be returned or destroyed upon request. Direct all inquiries and tour requests through Wolf Co. Real Estate Brokerage & Investments.

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 Wolf Co. Real Estate Brokerage & Investments and it should not be made available to any other person or entity without the written consent of Wolf Co. Real Estate Brokerage & Investments.

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This offering memorandum has been prepared to provide summary, unverified physical and operational information to prospective tenants, 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.

Wolf Co. Real Estate Brokerage & Investments has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject 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 the financial condition or business prospects of any tenant.

Square footages, dimensions, delivery dates, and zoning permissions stated herein are approximate, subject to field verification, and subject to change without notice. Rental rates are subject to change, prior lease, or withdrawal from the market.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Wolf Co. Real Estate Brokerage & Investments has not verified, and will not verify, any of the information contained herein. All prospective tenants must take appropriate measures to verify all information and shall be responsible for their own costs and expenses of investigating the subject property.

Warehouse & Office Space Available Now

Aventura Industrial Park is a versatile multi-building business center spanning 19501–19599 NE 10th Avenue, near some of Miami's top commercial neighborhoods — Aventura, Miami Gardens, and North Miami Beach.

Dedicated small-bay warehouse buildings and a recently renovated three-story office building at the park's entrance give tenants the flexibility to scale from 500 SF up to 20,000+ SF.



EXTERIOR · BUILDING 6

THREE SPACES AVAILABLE

9,613 SF industrial bay plus two office suites (2,021 SF & 1,315 SF) — 12,949 SF combined.

Industrial: \$18 NNN + \$6 CAM

Office: \$26.50 /SF/YR

A WORKING ADDRESS

Property Highlights

- 01 **Prime industrial location** near Aventura, North Miami Beach, and Downtown Miami, with seamless access to I-95 and Florida's Turnpike.
- 02 9,613 SF of industrial space available, with dock-high and street-level loading for efficient logistics.
- 03 **Zoned IU-2 (Heavy Manufacturing)**, permitting warehousing, wholesale distribution, storage, and office use.
- 04 Ideal for e-commerce, contractor storage, specialty wholesalers, showrooms, and service-based users.
- 05 Two dedicated office suites available — 2,021 SF and 1,315 SF — ideal for standalone workspace.
- 06 Three-phase power supply throughout, serving contractors and light-industrial users.
- 07 Unmatched connectivity — 15 miles from Downtown Miami, minutes from Port Everglades and FLL.

AVAILABLE NOW

9,613 sf

SUITE G · INDUSTRIAL · \$18.00/SF NNN + \$6.00/SF CAM

AVAILABLE NOW

2,021 sf

SUITE 300 · OFFICE · \$26.50/SF/YR

AVAILABLE NOW

1,315 sf

SUITE 200 · OFFICE · PRICE UPON REQUEST

ADDRESS

19501 NE 10th Ave, Miami, FL 33179

ZONING

IU-2 · Heavy Manufacturing

OWNER

East Capital Partners

POWER

Three-phase, all units

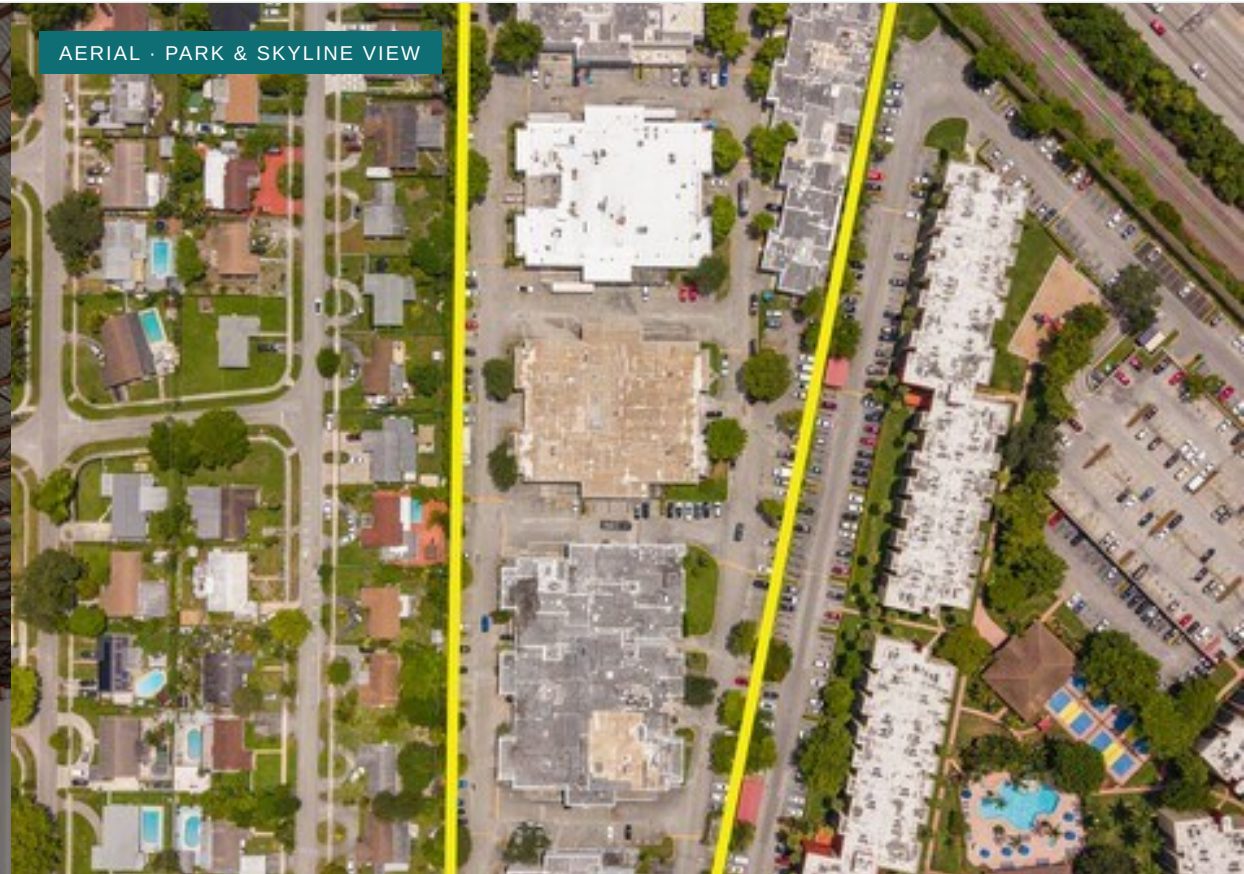
LOADING

Dock-high & street-level

SUITE G · INDUSTRIAL BAY



AERIAL · PARK & SKYLINE VIEW



SITE BOUNDARY



FIVE-BUILDING CAMPUS · RESIDENTIAL-ADJACENT

18' CLEAR · STEEL FRAME · DOCK-HIGH LOADING

THREE SPACES AVAILABLE

Industrial & Office Suites

Suite G offers 9,613 SF of open industrial space with dock-high and street-level loading. Suites 200 and 300 sit in the park’s renovated three-story office building at the entrance — move-in ready standalone workspace.

SUITE	BUILDING	FLOOR	SIZE	USE	BASE RENT	CAM	STRUCTURE	STATUS
G	19597 NE 10th Ave · Bldg 5/6	1st	9,613 SF	Industrial	\$18.00 /SF	\$6.00 /SF	NNN	ACTIVE
300	19501 NE 10th Ave · Bldg 1	3rd	2,021 SF	Office	\$26.50 /SF	—	/SF/YR	ACTIVE
200	19501 NE 10th Ave · Bldg 1	2nd	1,315 SF	Office	Upon Request			ACTIVE

Industrial base rent quoted NNN, exclusive of \$6.00/SF CAM (\$24.00/SF/YR all-in). Office base rent quoted per SF/YR.

VIRTUAL TOUR

Industrial Bay G

my.matterport.com/show/?m=6CZJ2hRjtG2

VIRTUAL TOUR

Suite 200 Office

my.matterport.com/show/?m=SnE944bzsXA

SUITE FEATURES

- Dock-high & street-level loading
- Three-phase power supply
- Assigned parking (office suites)
- Fresh interior buildouts

SUITE 300 · OFFICE HALLWAY



SUITE 200 · OFFICE SUITE



AERIAL · PARK & LAKE VIEW



IU-2 · HEAVY MANUFACTURING · MIAMI-DADE COUNTY

Built for a Wide Range of Users.

IU-2 zoning confirms office and warehouse/industrial combined use, plus wholesale distribution and storage, are all squarely permitted at Aventura Industrial Park — consistent with how the property has always been marketed. Everything allowed in the lighter IU-1 district carries over into IU-2 as well.

Industrial & Distribution

- Heavy industrial manufacturing
- Wholesale distribution facilities
- Warehousing & storage facilities

Office & Service

- Standalone or combined office use
- Contractor & service-based businesses
- Showroom-style buildouts

Limited Retail

- Permitted only where the item retailed is assembled, manufactured, or stored on-site
- Governed under Sec. 33-259(62)

MIN. LOT AREA	LANDSCAPED OPEN SPACE	FRONT SETBACK	LOT COVERAGE
7,500 SF, 75 ft frontage	10% net lot area (15% adj. residential)	20 ft (buildings ≤35 ft tall)	No max (subject to parking/setbacks)

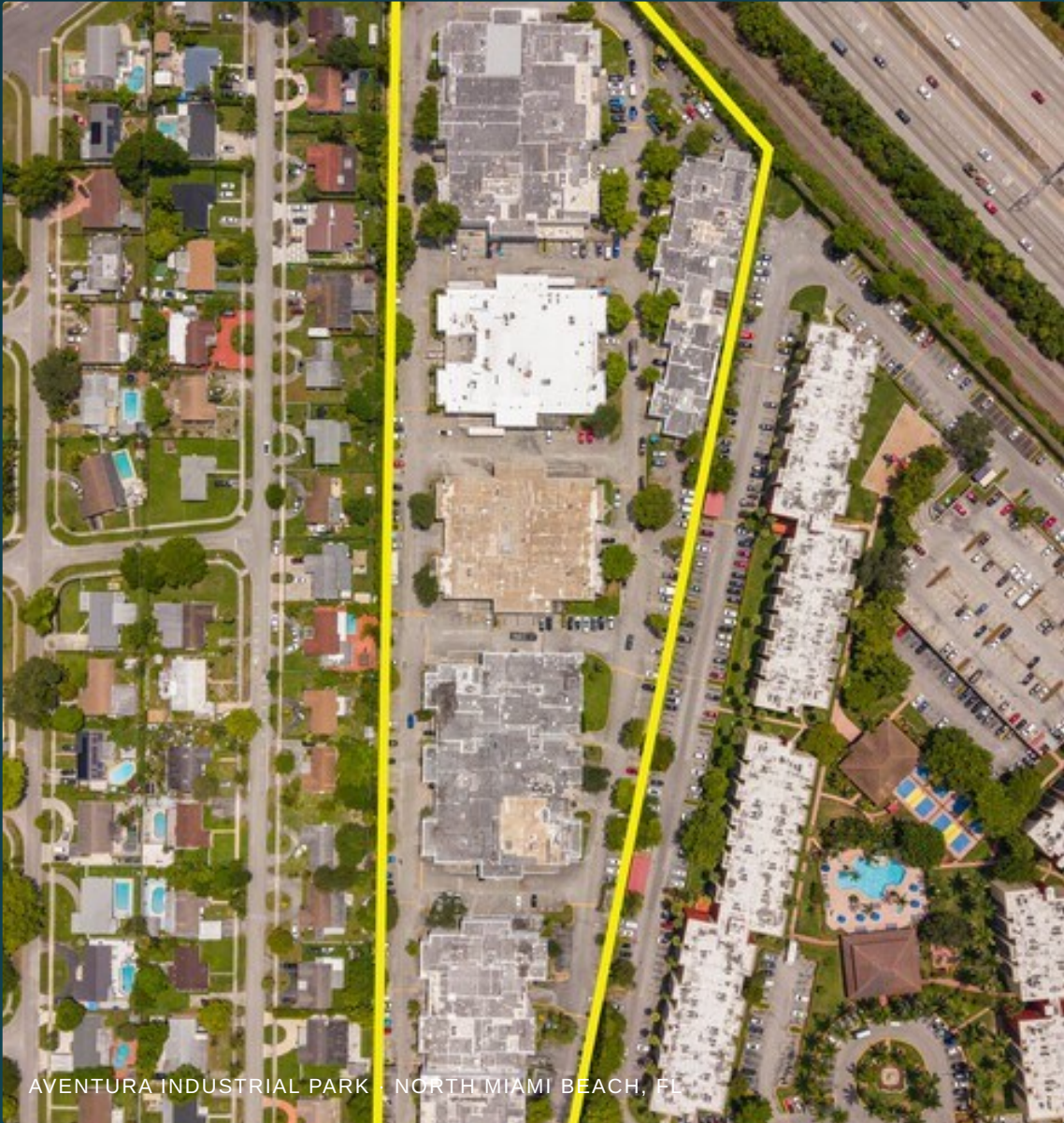
Permitted uses and development standards summarized for convenience only; confirm use, occupancy, and licensing with Miami-Dade County.

NORTHEAST MIAMI-DADE

Connected to Everywhere Your Tenants Need to Be.

The park provides seamless access to Interstate 95 and Florida's Turnpike, just 15 miles from Downtown Miami and minutes from Port Everglades and Fort Lauderdale-Hollywood International Airport (FLL).

Interstate 95	< 2 mi
Florida's Turnpike	< 3 mi
Downtown Miami	15 mi
Fort Lauderdale-Hollywood Intl (FLL)	~15 min
Port Everglades	~15 min



EXCLUSIVELY REPRESENTED BY



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REAL ESTATE



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NEXT STEPS

Tour the space, then talk terms.

Three suites are available now across the park — a 9,613 SF industrial bay and two standalone office suites in the entrance building. Industrial is \$18.00/SF NNN plus \$6.00/SF CAM; office is \$26.50/SF/YR.

- 01 Confirm which suite — G, 200, or 300 — fits your size and use.
- 02 Review the Matterport 3D tours and floor plans.
- 03 Schedule a site visit with the leasing team.
- 04 Submit a letter of intent to move forward.

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