



2275 NW 150th St
OPA LOCKA, FL 33054

LIST PRICE: \$9,750,000



TRUSTPOINT
REALTY

2275 NW 150 ST

Opa-Locka, FL 33054

PROPERTY OVERVIEW

Located in the City of Opa-locka, this 46,986 SF industrial warehouse sits on a 60,113 SF lot and offers a highly functional layout designed for distribution, logistics, and light manufacturing users. The property is positioned within close proximity to Opa-locka Airport and major transportation corridors, providing efficient access throughout Miami-Dade County.

Constructed of reinforced concrete, the building features dock-high and grade-level loading at both the front and rear, with a total of six loading doors, multiple truck wells, and oversized drive-in access. The warehouse offers approximately 23'8" clear ceiling height, a twin-T roof system, and efficient column spacing, allowing for flexible warehouse layouts and efficient racking configurations. Heavy 400-amp, 3-phase power, a dry sprinkler system, and an 8-inch concrete slab support a wide range of industrial uses.

Zoned IU-1, the property allows for a variety of industrial uses and benefits from city sewer service while being located outside the wellfield. The site includes approximately 50 surface parking spaces and features an electrical configuration that allows the building to be easily demised into multiple bays, supporting a flexible multi-tenant leasing strategy.

With estimated rents of \$14-\$17 PSF NNN and below-replacement-cost characteristics, this asset presents an attractive opportunity for an investor to reposition and increase income or for an owner-user seeking scale, loading efficiency, and long-term operational flexibility in a supply-constrained industrial submarket.



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PROPERTY DETAILS

Current # of Units:	2
Max # of Units:	4
Clear Height:	24
Rentable SqFt:	46,986 SqFt
Built In:	1973
Dock Heigh Doors:	2
Street Level Doors:	3
Roof Age:	1 year
Lot Size:	60,000 SqFt
More Details:	There are 4 FPL meters at the property Freestanding, Curbside Entrance Close to I-95, Newly Remodeled
Zoning:	I-1 (Light Industrial)



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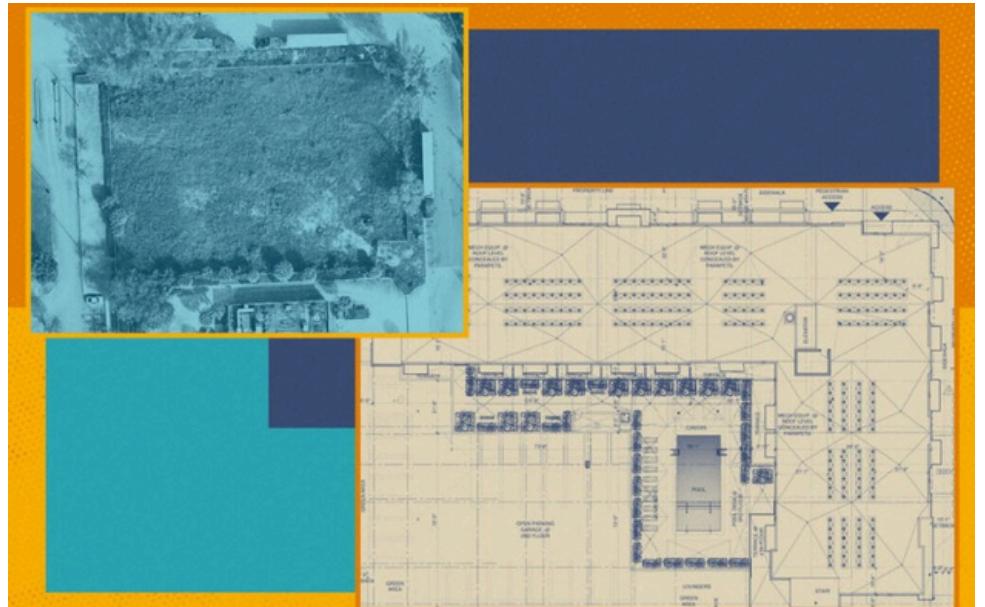


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Upcoming Developments



NuRock proposes 130-unit affordable apartment

Address: 120 Terr NW 27Place

Description: Proposes a 130-unit affordable apartment project

Site: <https://therealdeal.com/miami/2024/08/08/perez-familys-related-urban-plans-miami-dade-public-housing/>



John Ruiz, Cigarette Racing buy Opa-locka warehouses

Address: 4355 Northwest 128th Street

Description: John Ruiz and his boat manufacturing firm, Cigarette Racing, scooped up a pair of Opa-locka warehouses

Site: <https://therealdeal.com/miami/2024/08/08/perez-familys-related-urban-plans-miami-dade-public-housing/>

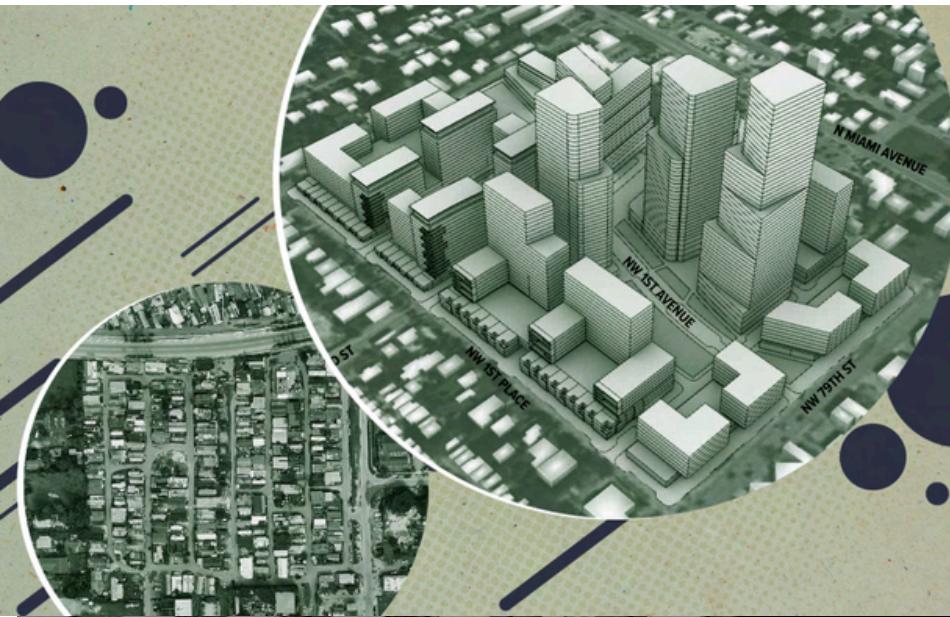


Bridge Industrial \$78M refi for industrial complex near Airport

Address: NW 57 Ave & NW 135th

Description: Bridge Industrial secured a \$77.6 million refinancing from State Farm Life Insurance Company

Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>



Faropoint drops \$25M for Opa-locka industrial portfolio

Address: 12900 NW 38 Ave

Description: New Faropoint acquired three single-story buildings spanning 142,415 square feet at 12900 Northwest 38th Avenue,

Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>



TA Realty drops \$160M for Opa-locka warehouse campus

Address: 12700 NW 42nd Ave

Description: \$160 million for a warehouse complex in Opa-locka

Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>



Blackstone's South Florida sell-off dominates biggest industrial deals

Description: The top ten industrial deals combined for \$822 million, compared to \$1.1 billion last year. Inloading more than half of the top 10 assets, while buyers such as Terreno, Ares and TA Realty targeted infill

Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>

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Recent Comparable Sales



13015 NW 38th Ave

Price: \$10,500,000

PPSF: \$214.12

Lot Size: 101,679 SF

Bldg Area: 49,810 SF

Date: 12-19-25



13200 NW 45th Ave

Price: \$10,476,300

PPSF: \$246.21

Lot Size: 42,550 SF

Bldg Area: 78,436 SF

Date: 12-18-23

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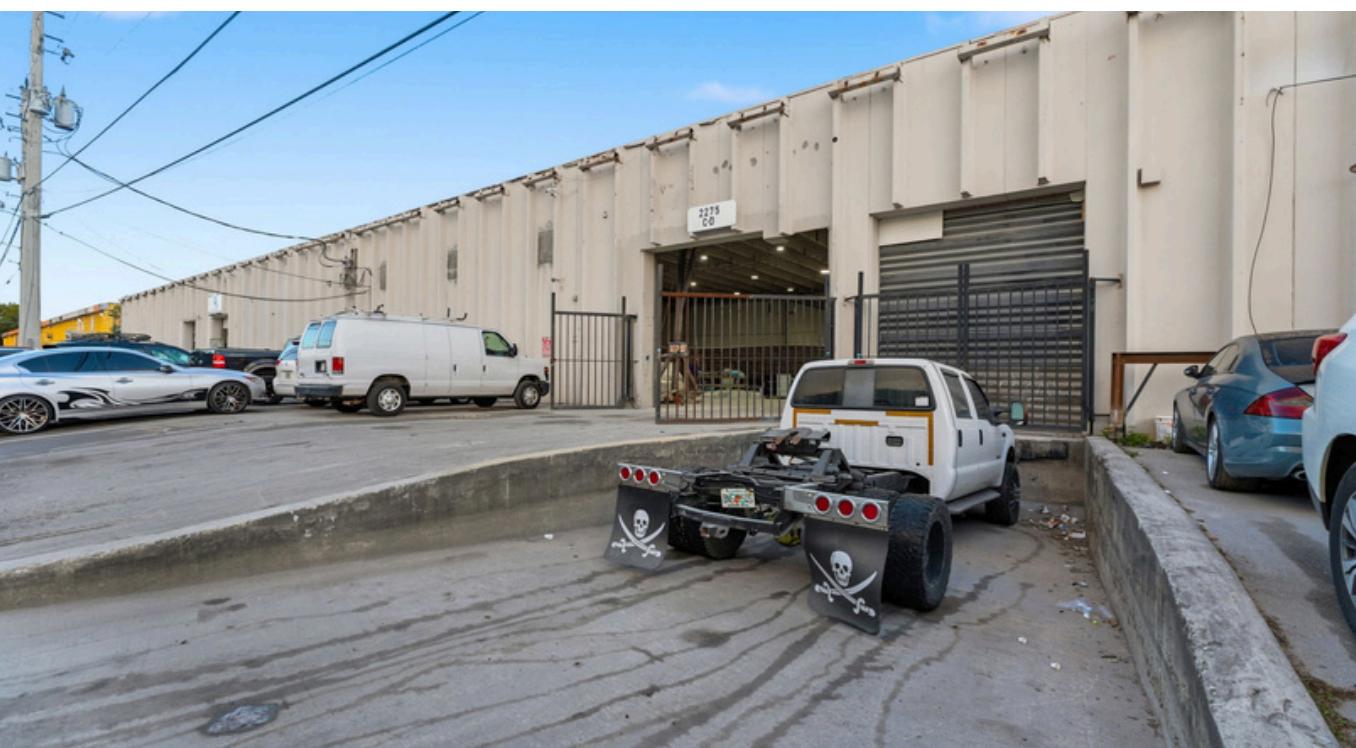
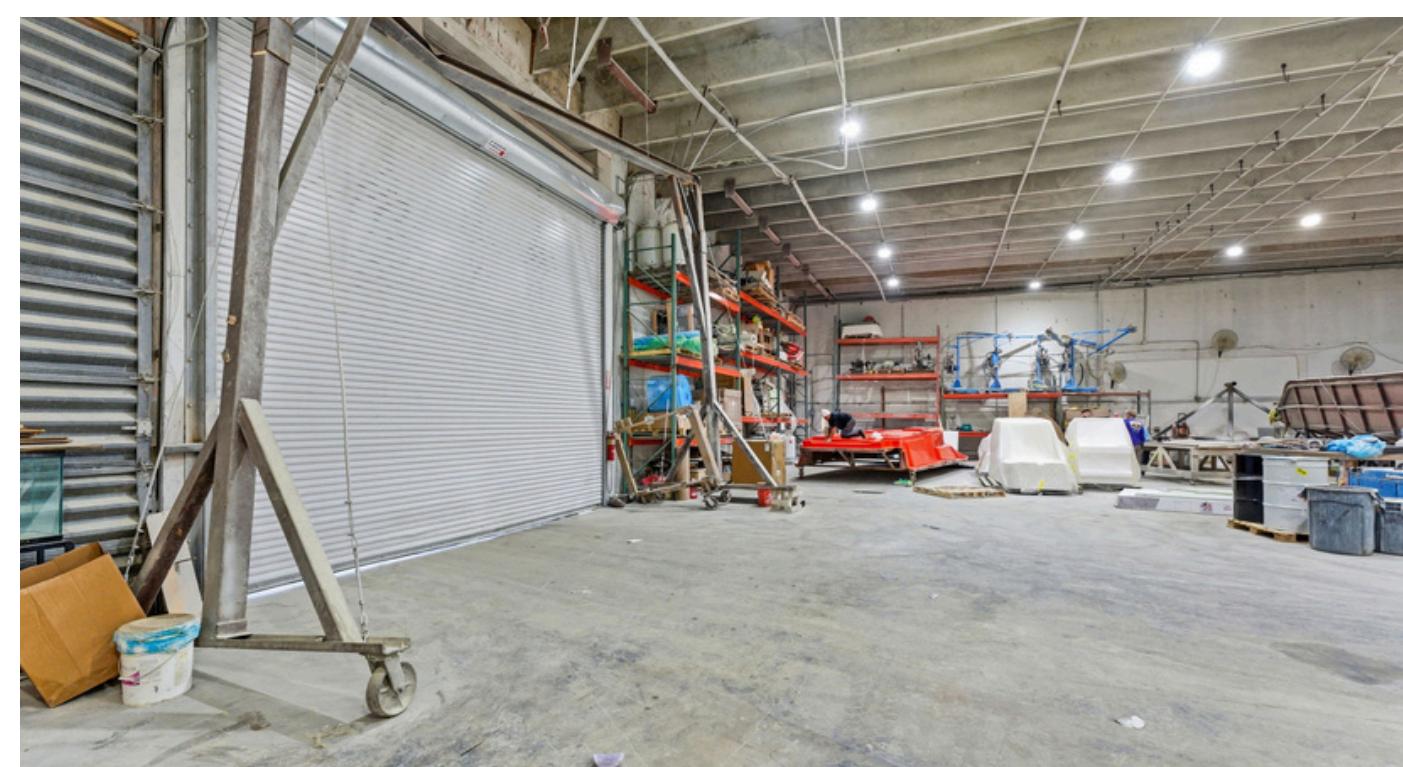
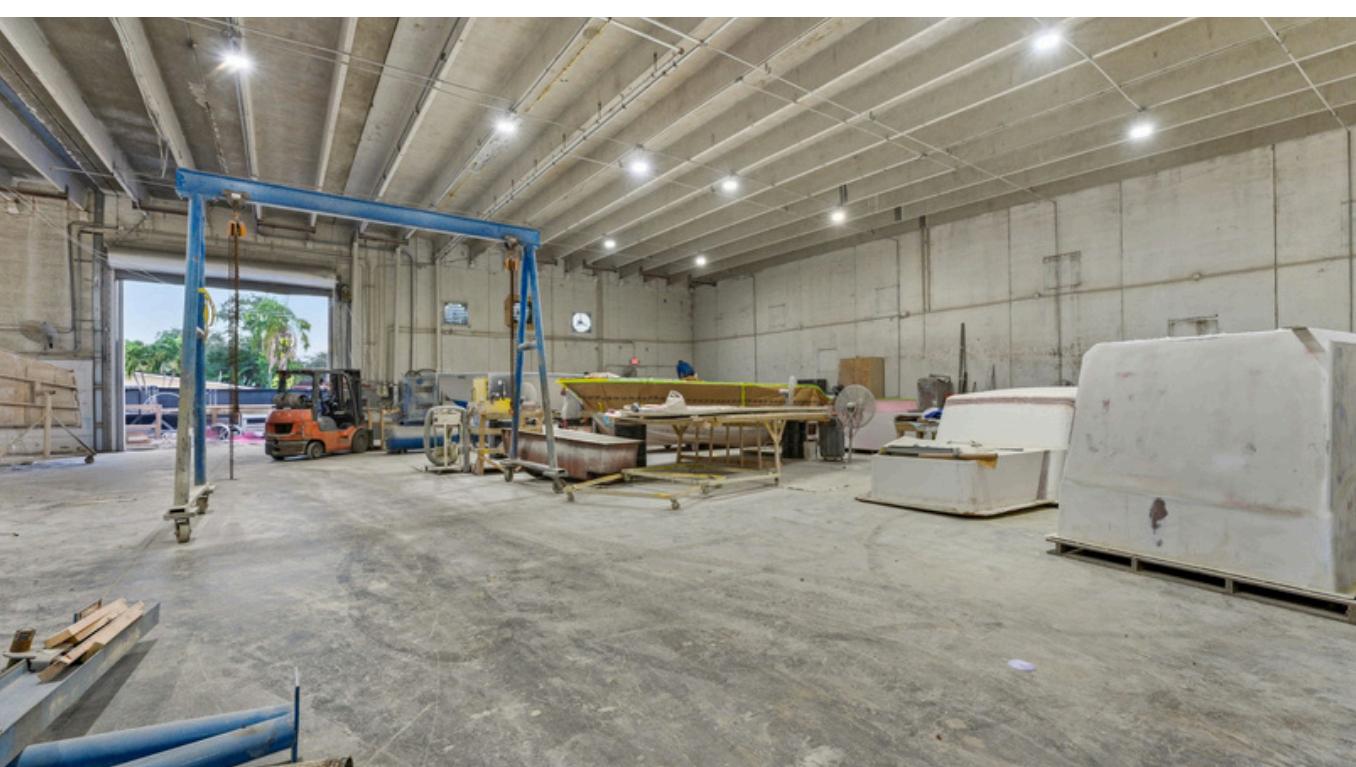
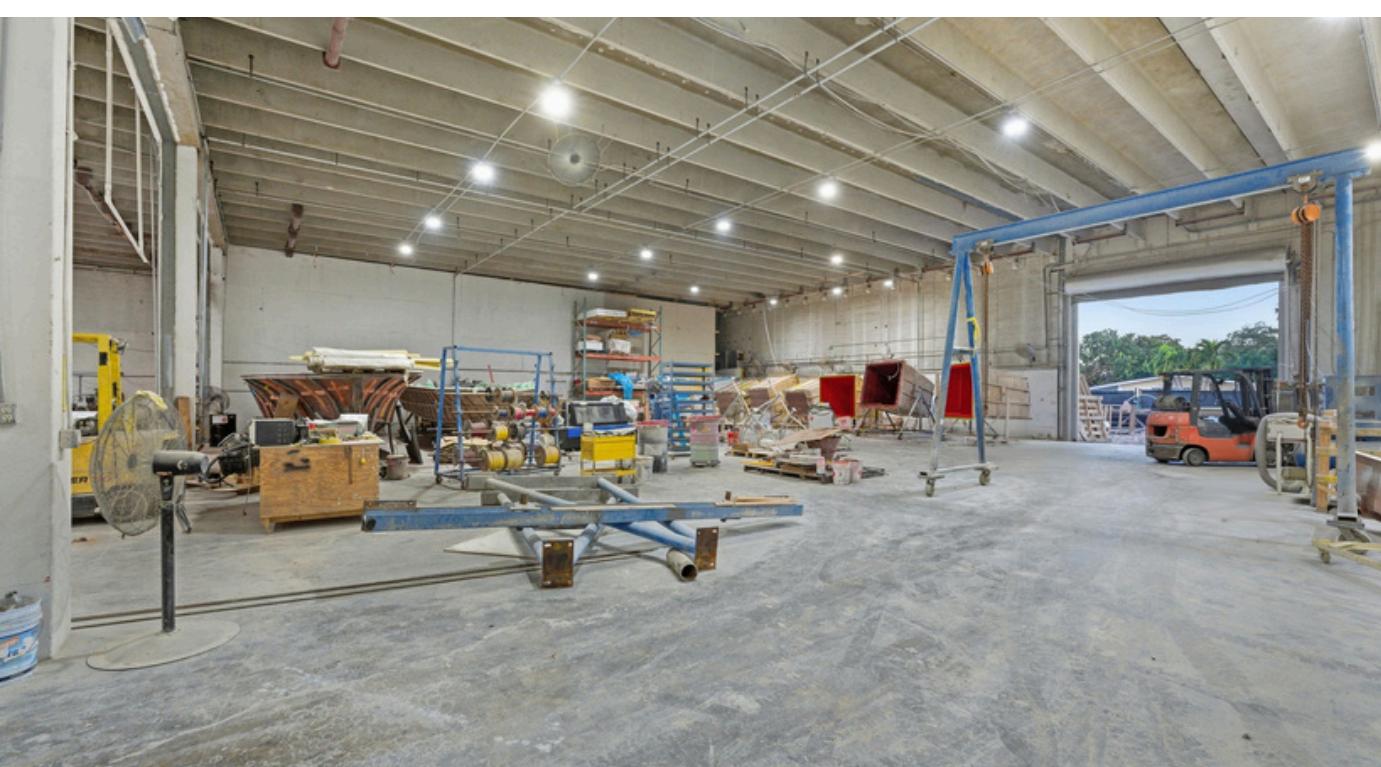
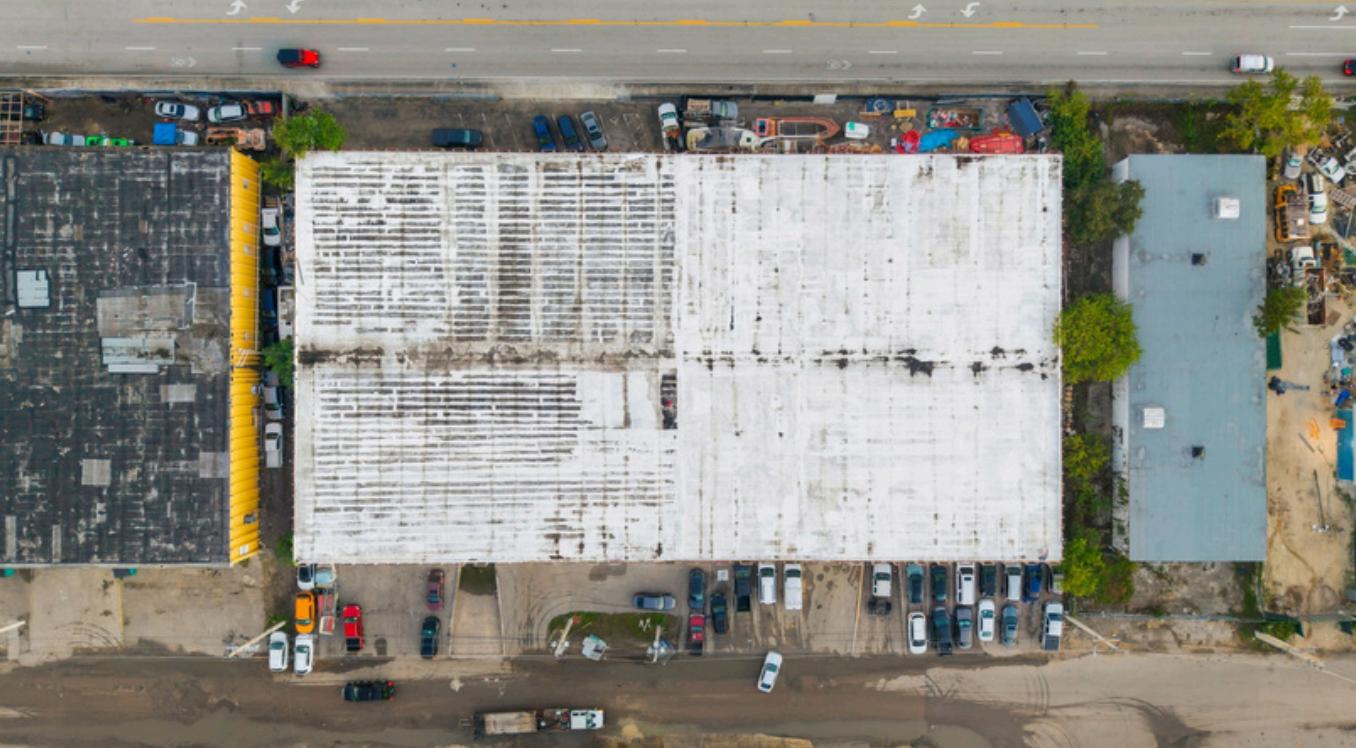


Current Rent Roll

NAME OF TENANT	SQFT OF UNIT	GROSS MONTHLY RENT	EXPIRATION DATE OF LEASE
Michaels Boat Repair	16,500	\$18,000	M/M
Limitless	16,500	\$18,000	M/M
Owner	14,000		
Total	47,000	\$36,000	

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