



**2275 NW 150<sup>th</sup> 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.

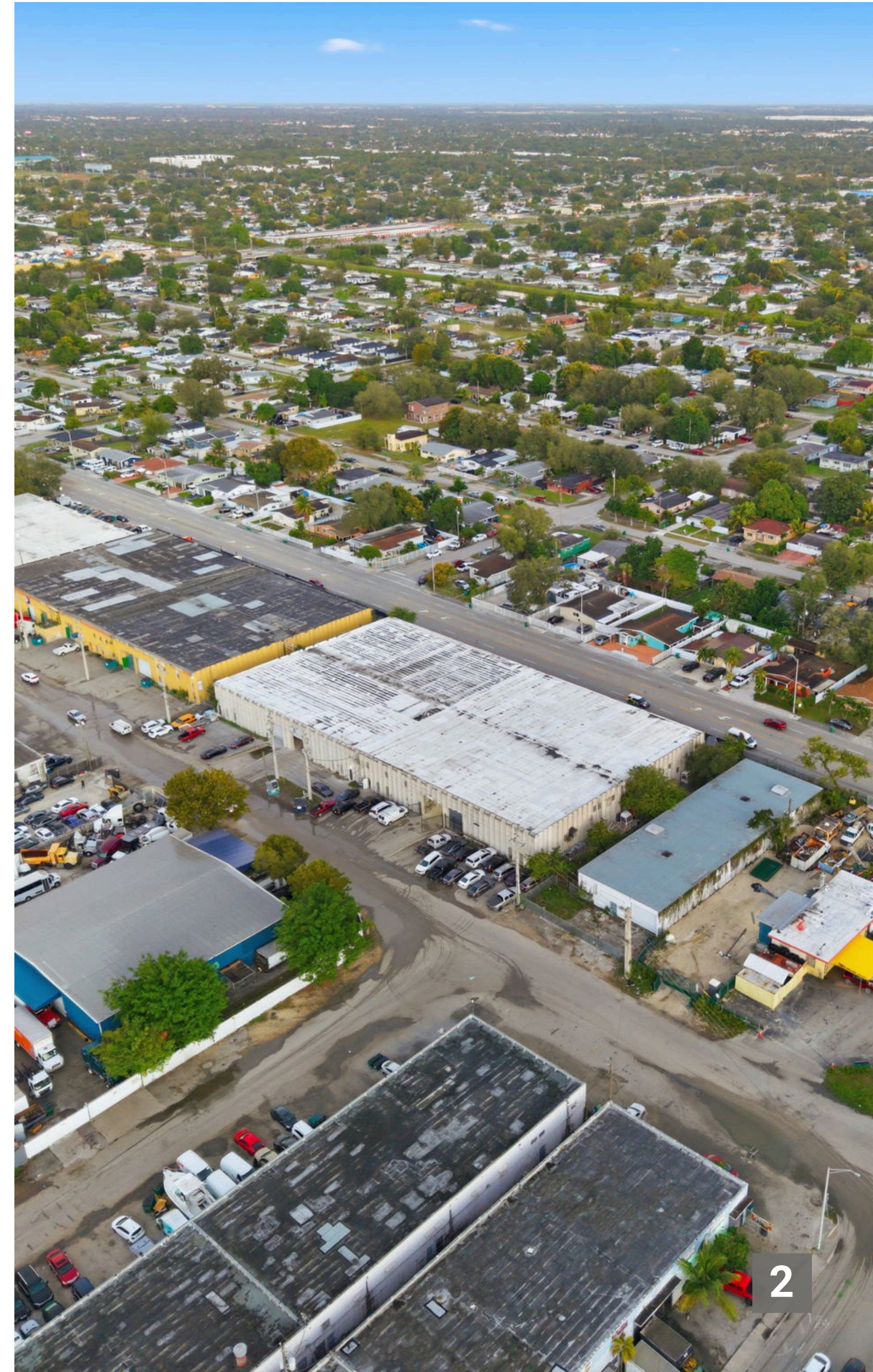
Constructed of reinforced concrete, the building features dock-high and grade-level loading at both the front and rear, with a total of six loading doors, multiple truck wells, and oversized drive-in access. The warehouse offers approximately 23'8" clear ceiling height, a twin-T roof system, and efficient 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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# 2275 NW 150 ST

## OPA-LOCKA, FL 33054

### 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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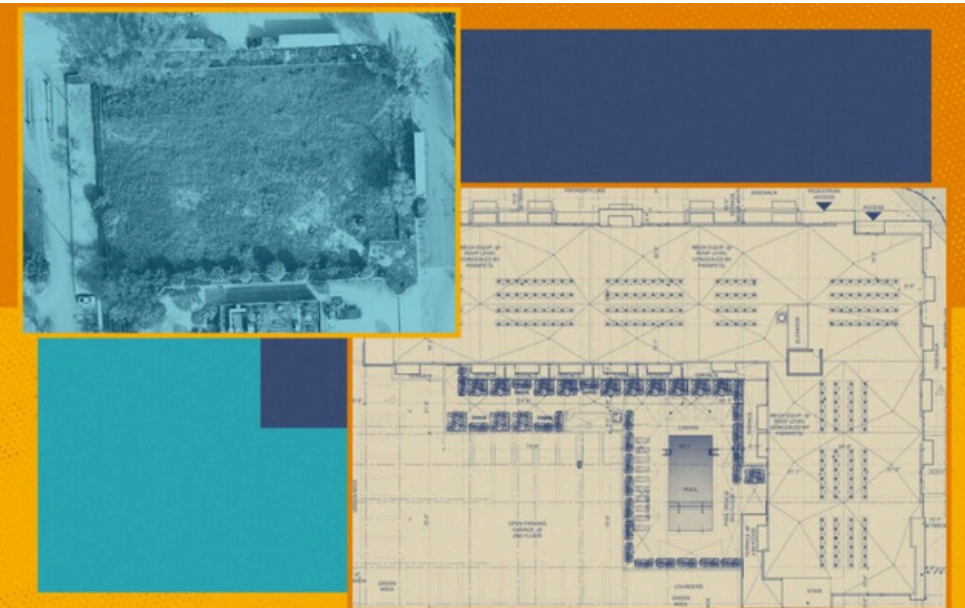


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### Upcoming Developments

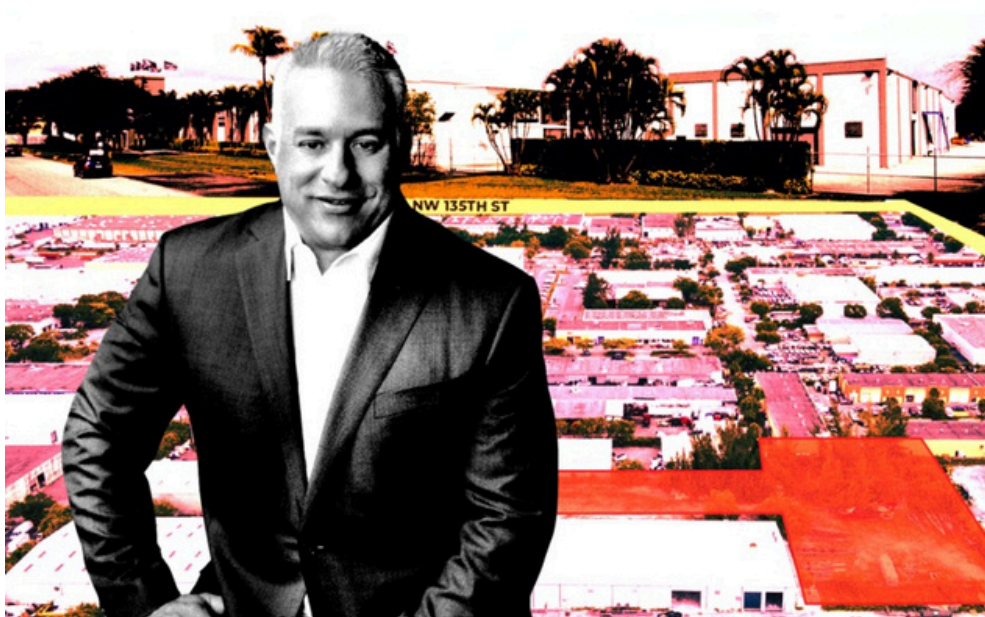


#### NuRock proposes 130-unit affordable apartment

**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/>

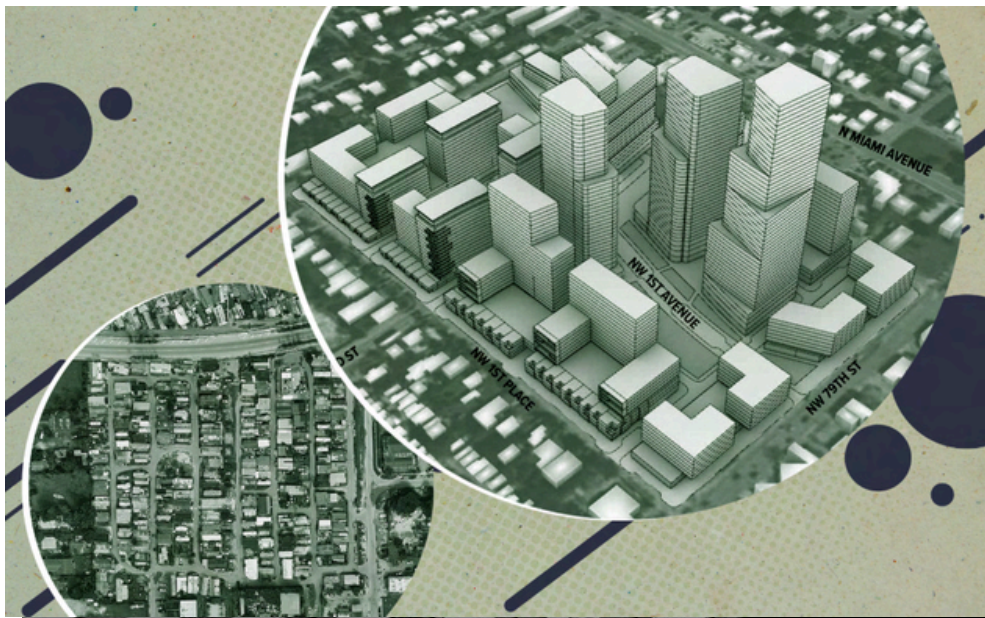


#### Bridge Industrial \$78M refi for inudtrial complex near Airport

**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. nloading 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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