

NEW CONSTRUCTION WAREHOUSE IN HOMESTEAD

146 SW 2ND ST
HOMESTEAD, FL 33030

FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates is pleased to present a 16,153 SF warehouse facility in the heart of Homestead, FL. Constructed with pre-fabricated steel for superior durability and operational efficiency, this facility features impressive clear heights—33' at the center and 22' at the sides in the main warehouse. An additional 2,500 SF area offers flexible space for office or storage use, with 24' center clearance and 16' at the sides. Key features include: Two dock-height loading bays (27' center clearance), one street-level loading door for versatile logistics, Three-phase electrical power, Full fire suppression system, City water and sewer connections, 11 assigned parking spaces

Ideally located near major transportation routes, including US-1 and the Florida Turnpike, the property provides exceptional access to key distribution corridors. Its position within a thriving industrial and commercial area ensures proximity to essential services and a rapidly growing population base, making it a strategic hub for logistics, warehousing, or light manufacturing operations.



For more information, please contact one of the following individuals:

MARKET ADVISORS

ANDREW WHITBY

Senior Vice President

305.608.1970

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PROPERTY HIGHLIGHTS



New Construction Warehouse:

Total Building SF:	16,153 SF
Office SF:	2,500 SF
Ceiling Height:	22'-33'
Dock-High Doors:	2
Drive-In Doors:	1'
Power:	3p Heavy Power
Year Built:	2025
Construction:	Pre-fab Steel
Sprinklers:	Yes
Parking:	11 Surface Spaces



Great Location in South Miami-Dade:

Walkable in Downtown Historic Homestead, offering dining, shopping, theatres and parks.

Near Major Transportation Routes:

0.5 mi to US-1 S Dixie Hwy

1.3 mi to Florida's Turnpike

28 mi to SR-836 Dolphin Expy

30 mi to Miami Int'l Airport

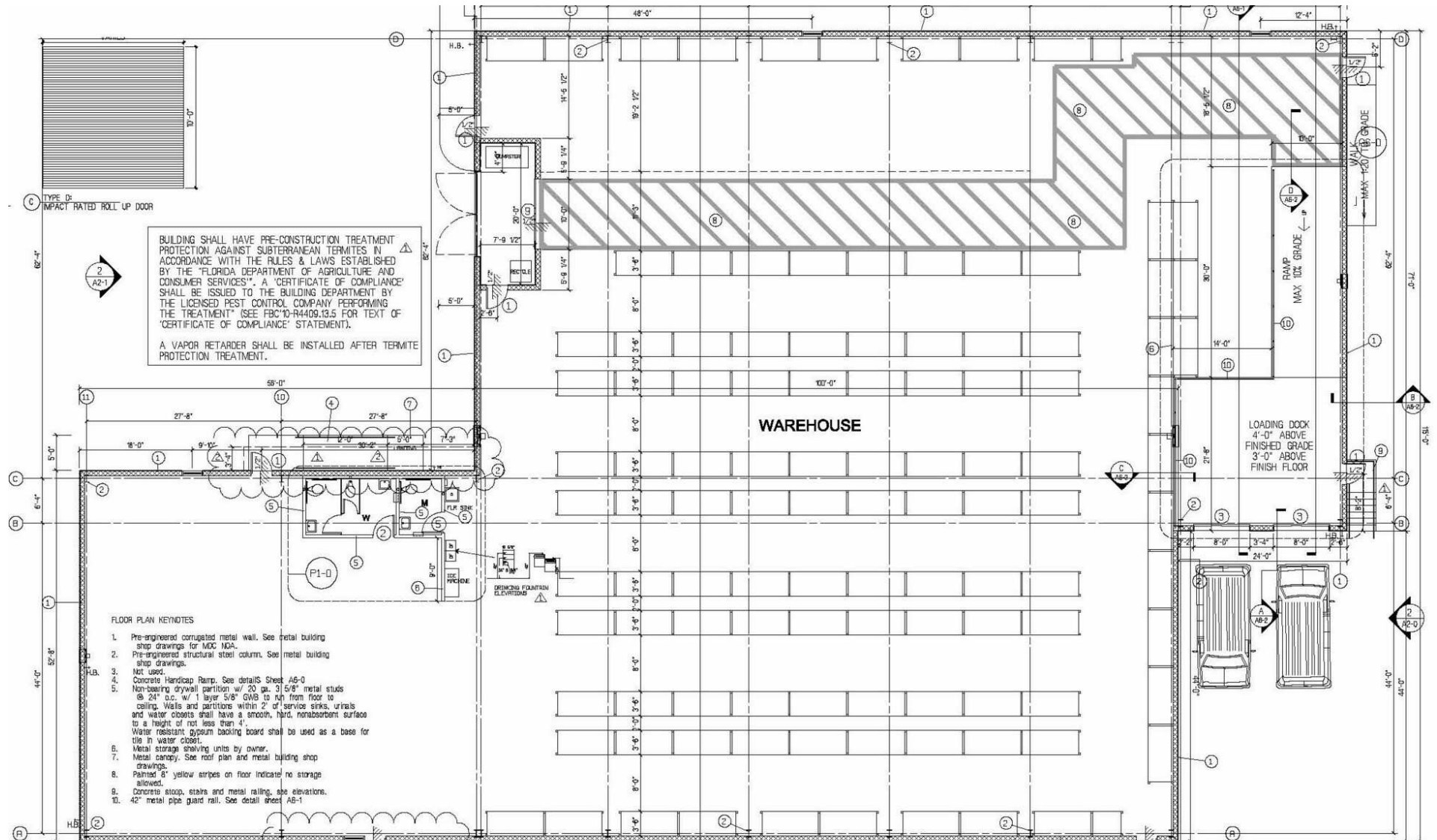
AVAILABLE SPACE FOR LEASE



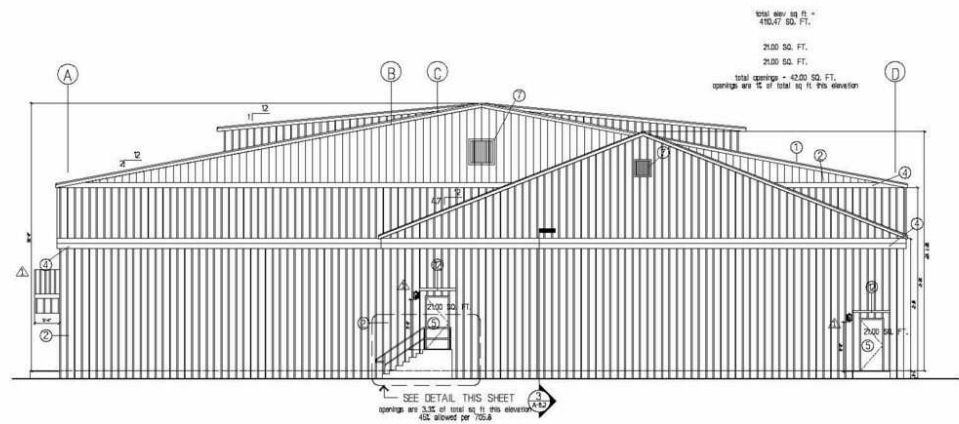
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
146	Available	16,153 SF	Modified Gross	\$20.00 SF/yr	Tenant is responsible for the landscaping, electricity, and water.

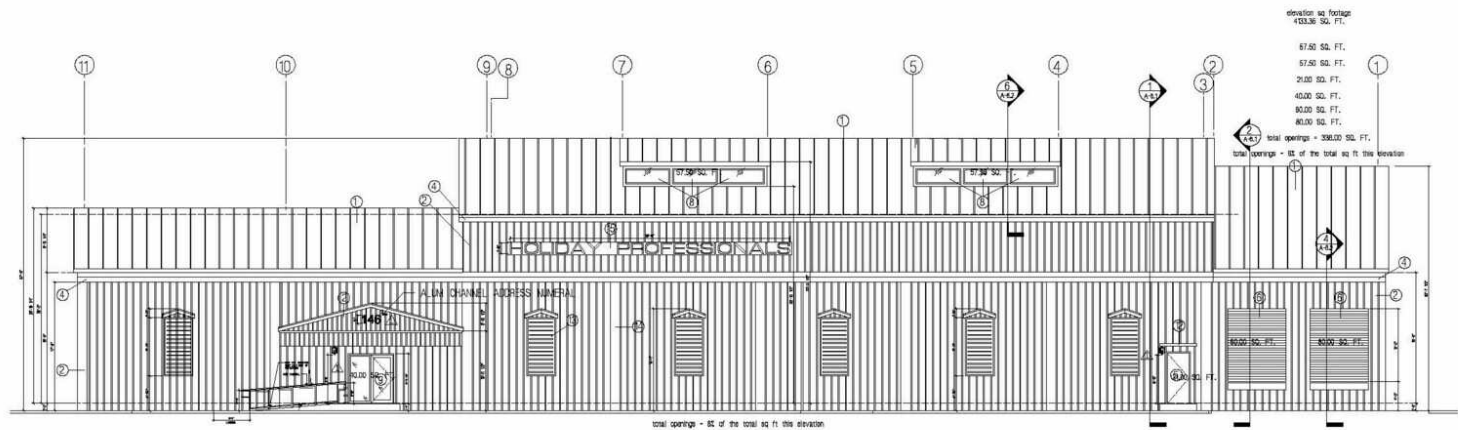
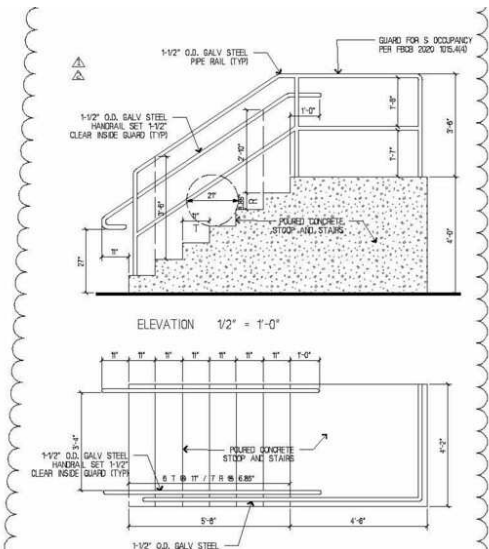
FLOOR PLAN



BUILDING ELEVATIONS



NORTH BUILDING ELEVATION
 SCALE 1/8" = 1'-0"



EAST BUILDING ELEVATION
 SCALE 1/8" = 1'-0"

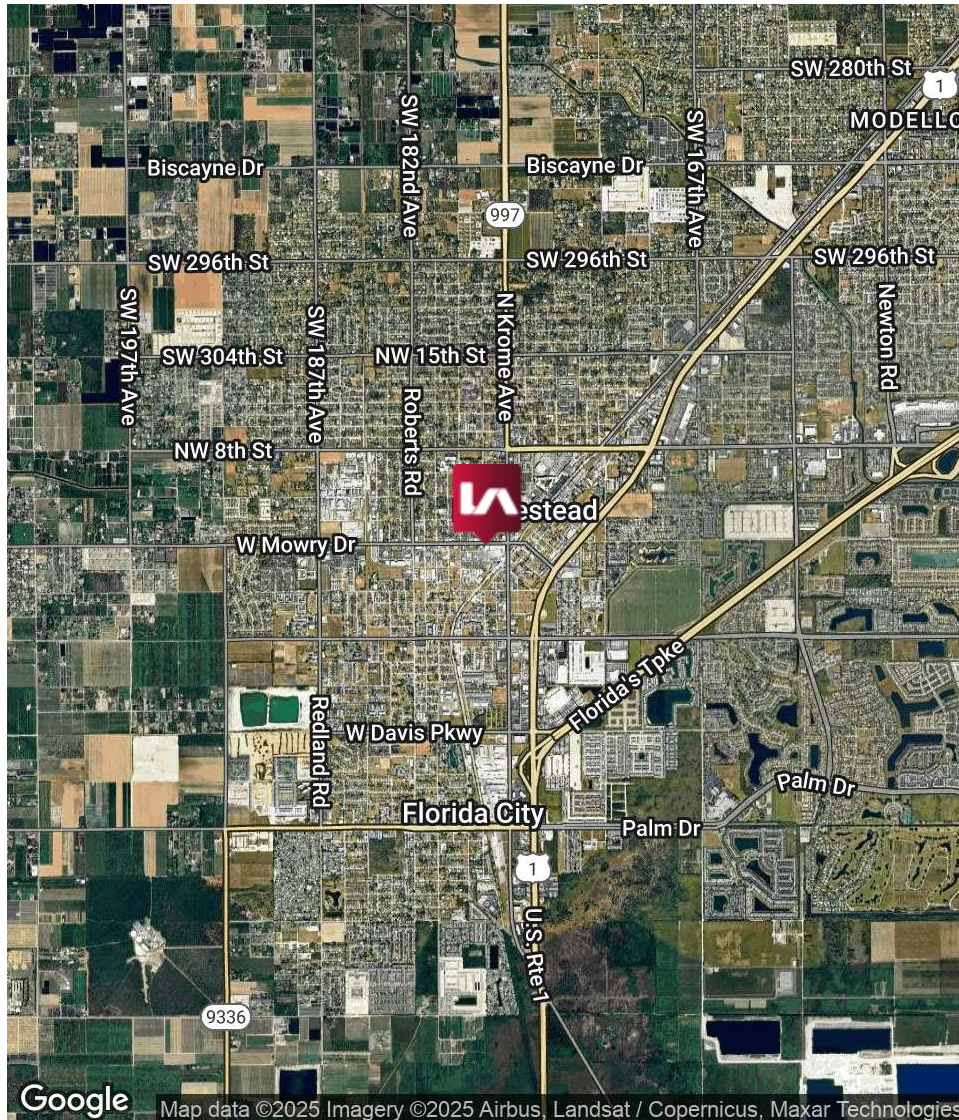
ADDITIONAL PHOTOS



DOWNTOWN HISTORIC HOMESTEAD



REGIONAL MAP



LOCATION OVERVIEW

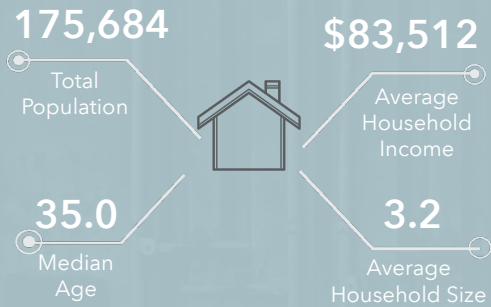
Centrally located in Homestead, FL, with convenient access to US-1 and the Florida Turnpike. Positioned in a growing industrial hub, perfect for businesses needing regional distribution access.

CITY INFORMATION

CITY:	Homestead
MARKET:	South Florida
SUBMARKET:	South Dade

DEMOGRAPHIC PROFILE

KEY FACTS

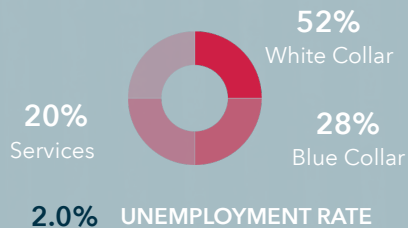


DAYTIME POPULATION

Total Daytime Population
133,017

Residents 92,361 Workers 40,656

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

80 Businesses \$89,549,910 Sales

461 Employees

Manufacturing

104 Businesses \$111,619,981 Sales

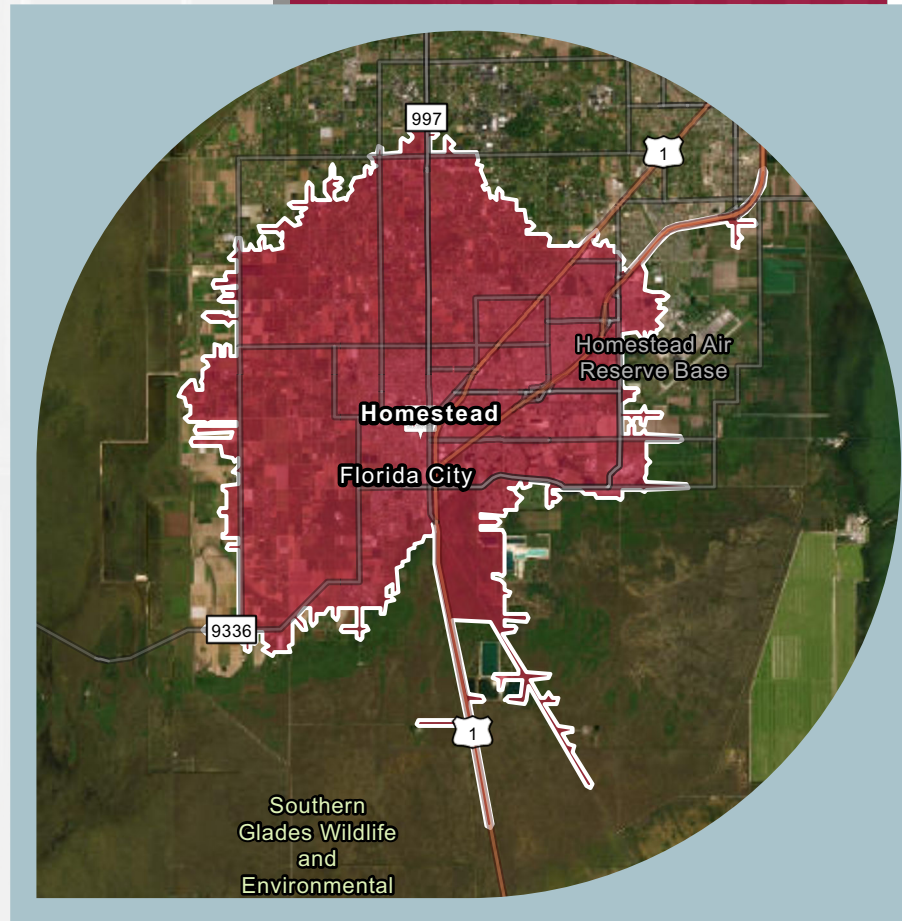
894 Employees

Wholesale Trade

116 Businesses \$1,872,083,857 Sales

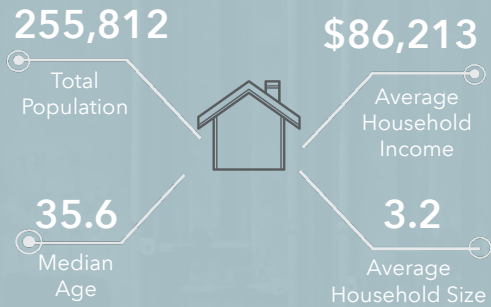
1,424 Employees

Drive time of 15 minutes



DEMOGRAPHIC PROFILE

KEY FACTS

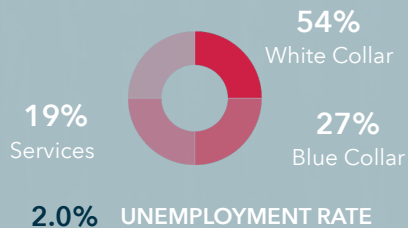


DAYTIME POPULATION

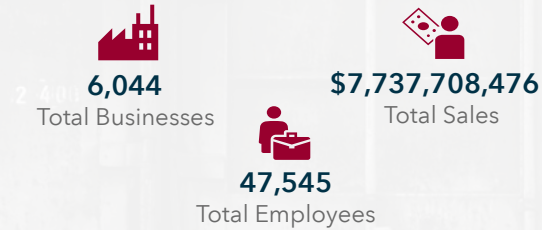
Total Daytime Population
188,514

Residents 132,449 Workers 56,065

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

136 Businesses \$156,599,772 Sales

786 Employees

Manufacturing

183 Businesses \$158,606,790 Sales

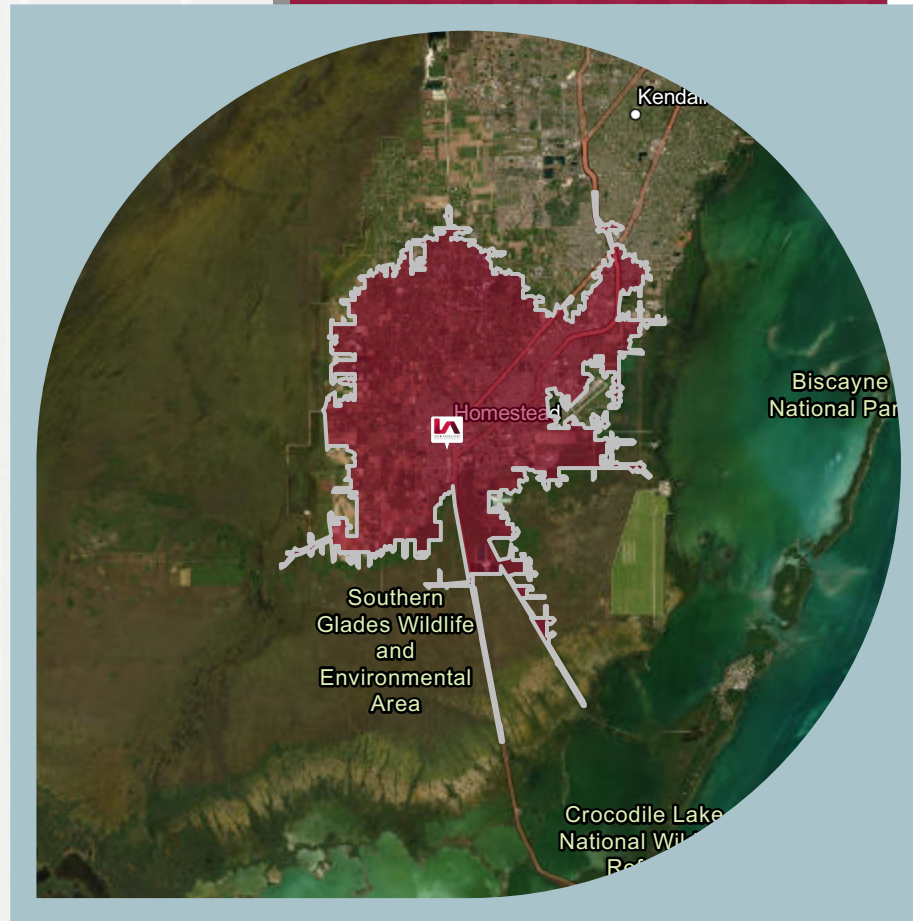
1,218 Employees

Wholesale Trade

194 Businesses \$2,800,122,725 Sales

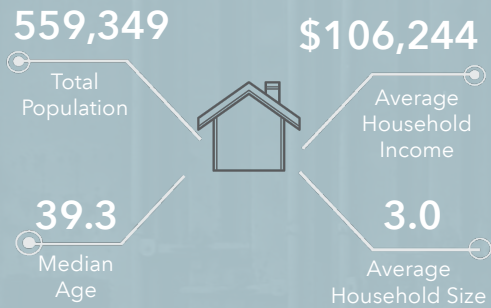
2,705 Employees

Drive time of 20 minutes



DEMOGRAPHIC PROFILE

KEY FACTS

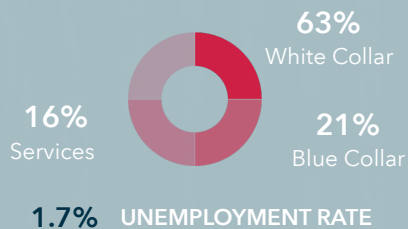


DAYTIME POPULATION

Total Daytime Population
461,787

Residents 278,132 Workers 183,655

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

489 Businesses \$698,341,910 Sales

3,502 Employees

Manufacturing

471 Businesses \$378,355,999 Sales

5,113 Employees

Wholesale Trade

681 Businesses \$6,104,284,667 Sales

5,785 Employees

Drive time of 30 minutes

