

FOR LEASE

QUAIL ROOST INDUSTRIAL WAREHOUSE

10605 SW 186 ST
CUTLER BAY, FL 33157



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | leesouthflorida.com



PRESENTED BY:

Matthew Rotolante, SIOR, CCIM

President

M:305.490.6526

mrotolante@lee-associates.com

Conner Milford

Senior Vice President

M:314.766.9336

cmilford@lee-associates.com

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents an exceptional 5,000 SF free-standing warehouse situated on a spacious 25,337 SF IOS yard. This Butler-style building features 20-foot ceilings, two oversized grade-level loading doors, and an 18.5-foot clear height, perfect for accommodating large vehicles and equipment. The property is zoned IU-1 Light Manufacturing District, making it suitable for light industrial operations. With excellent frontage along Quail Roost Drive (SW 186th St.) and a single-story layout, this facility offers both functionality and prime visibility.

Strategically located in the Perrine/Cutler Bay submarket, this warehouse enjoys unparalleled access to major transportation routes. It is just 0.5 miles from US-1 and the Florida Turnpike, providing easy connectivity to the wider Miami area and beyond. The property's proximity to South Dixie Highway enhances its accessibility, making it an ideal hub for businesses requiring efficient distribution and logistical operations. Surrounded by a thriving industrial and commercial neighborhood, this location is well-positioned for growth and success.



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

MARKET ADVISORS

MATTHEW ROTOLANTE, SIOR, CCIM

President
305.490.6526
mrotolante@lee-associates.com

CONNER MILFORD

Senior Vice President
314.766.9336
cmilford@lee-associates.com

PROPERTY HIGHLIGHTS

- 5,000 SF free-standing Butler-style warehouse
- Expansive 25,337 SF industrial outdoor storage (IOS) yard
- 20-foot ceilings with 18.5-foot clear height
- Two oversized grade-level loading doors
- Zoned IU-1 (Light Manufacturing District)
- Single-story design with excellent Quail Roost Drive frontage
- Ideal for light industrial, storage, and distribution uses
- High-visibility location with prime exposure



5,000 SF Free-Standing Warehouse on 25,337 SF IOS Yard:

18.5 Foot Clear Height
2 Oversized Drive-in Doors
Zoned IU-1 Light Manufacturing District1



Prime Location:

Quail Roost Dr (SW 186th St) Frontage
Perrine/Cutler Bay submarket



Exceptional Freeway Access:

0.5 miles from US-1 and the Florida Turnpike

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10605 SW 186 St.	Available	5,000 SF	Modified Gross	\$26.00 SF/month	5,000 SF stand alone industrial warehouse with an additional 12,630 SF Yard. The Butler style building features 2 grade level doors and 20 foot ceilings in prime location on SW 186 St. .5 miles from US1 and Florida Turnpike.

PARCEL OVERVIEW



COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Quail Roost Industrial Warehouse
STREET ADDRESS	10605 SW 186 St
CITY, STATE, ZIP	Cutler Bay, FL 33157
COUNTY	Miami Dade
MARKET	Miami
SUB-MARKET	Perrine/Cutler Bay
CROSS-STREETS	Quail Roost Dr & SW 107th Ave

BUILDING INFORMATION

OCCUPANCY %	100.0%
TENANCY	Single
CEILING HEIGHT	20 ft
MINIMUM CEILING HEIGHT	18.5 ft
NUMBER OF FLOORS	1
YEAR BUILT	1997
WAREHOUSE %	100.0%
ROOF	Steel
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

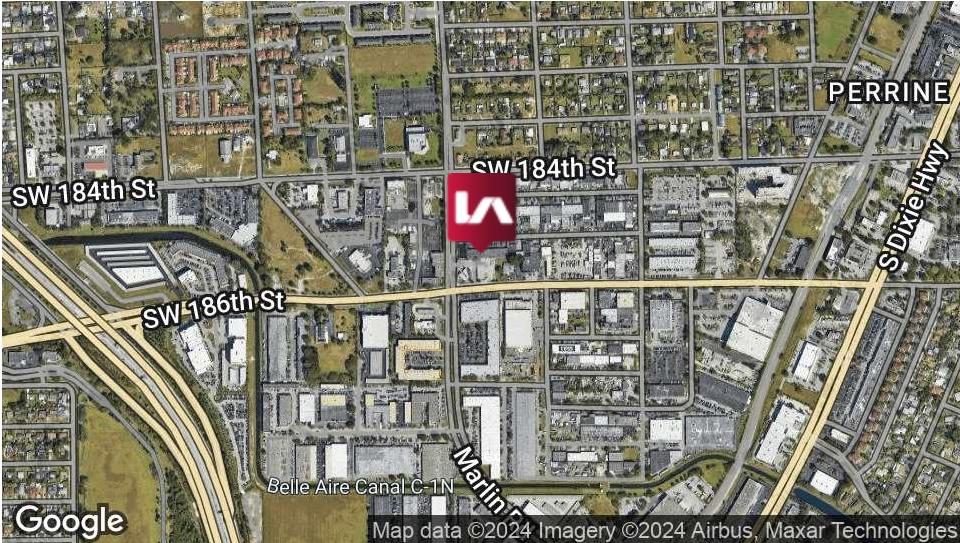
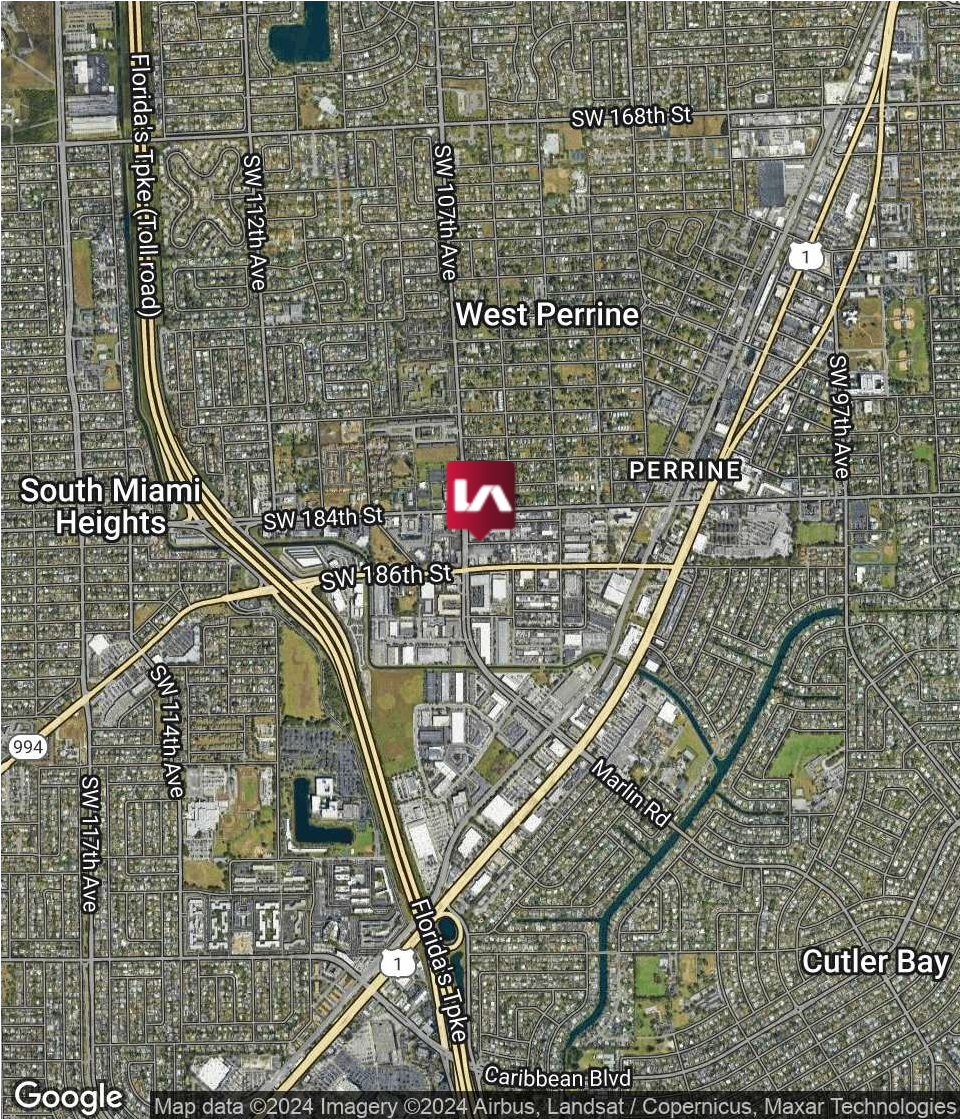
WAREHOUSE AREA



YARD SPACE



REGIONAL MAP



LOCATION OVERVIEW

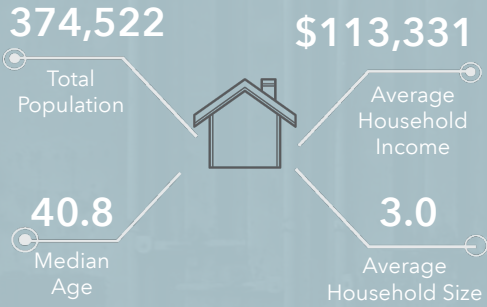
Just 0.5 miles from US-1 and the Florida Turnpike, this property offers excellent connectivity in the Perrine/Cutler Bay submarket, with prime frontage on Quail Roost Drive for high visibility and accessibility.

CITY INFORMATION

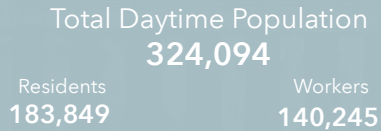
CITY:	Cutler Bay
MARKET:	Miami
SUBMARKET:	Perrine/Cutler Bay
CROSS STREETS:	Quail Roost Dr & SW 107th Ave

DEMOGRAPHIC PROFILE

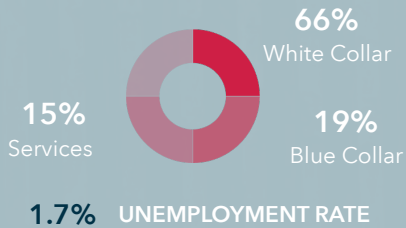
KEY FACTS



DAYTIME POPULATION



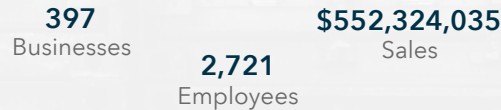
EMPLOYMENT



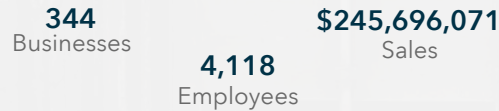
BUSINESS & INDUSTRY



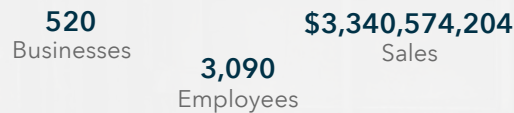
Transportation/Warehouse



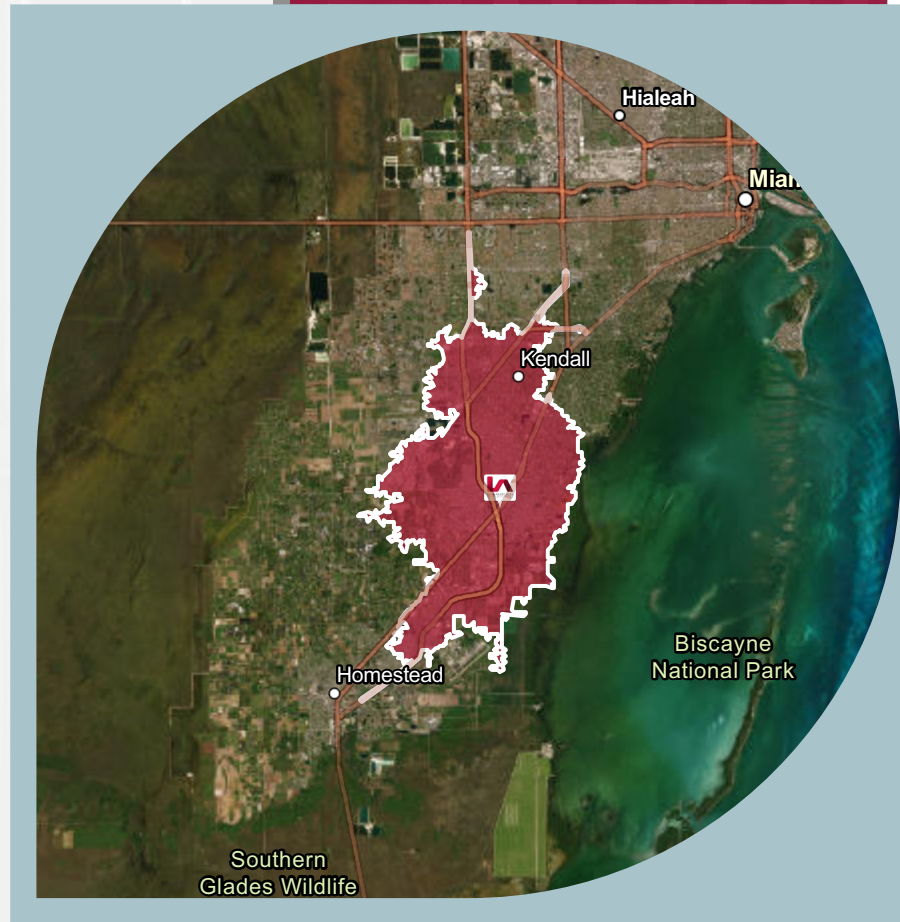
Manufacturing



Wholesale Trade

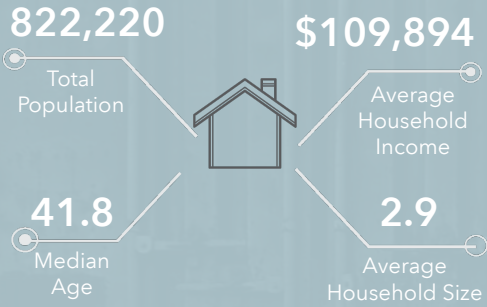


Drive time of 15 minutes

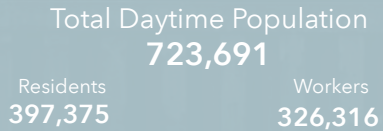


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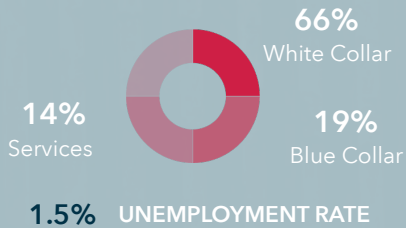
KEY FACTS



DAYTIME POPULATION



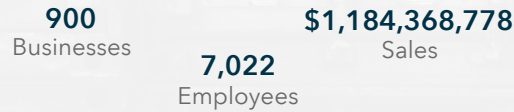
EMPLOYMENT



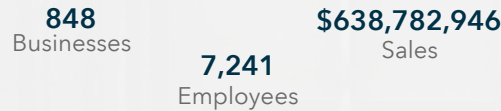
BUSINESS & INDUSTRY



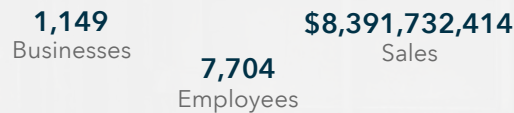
Transportation/Warehouse



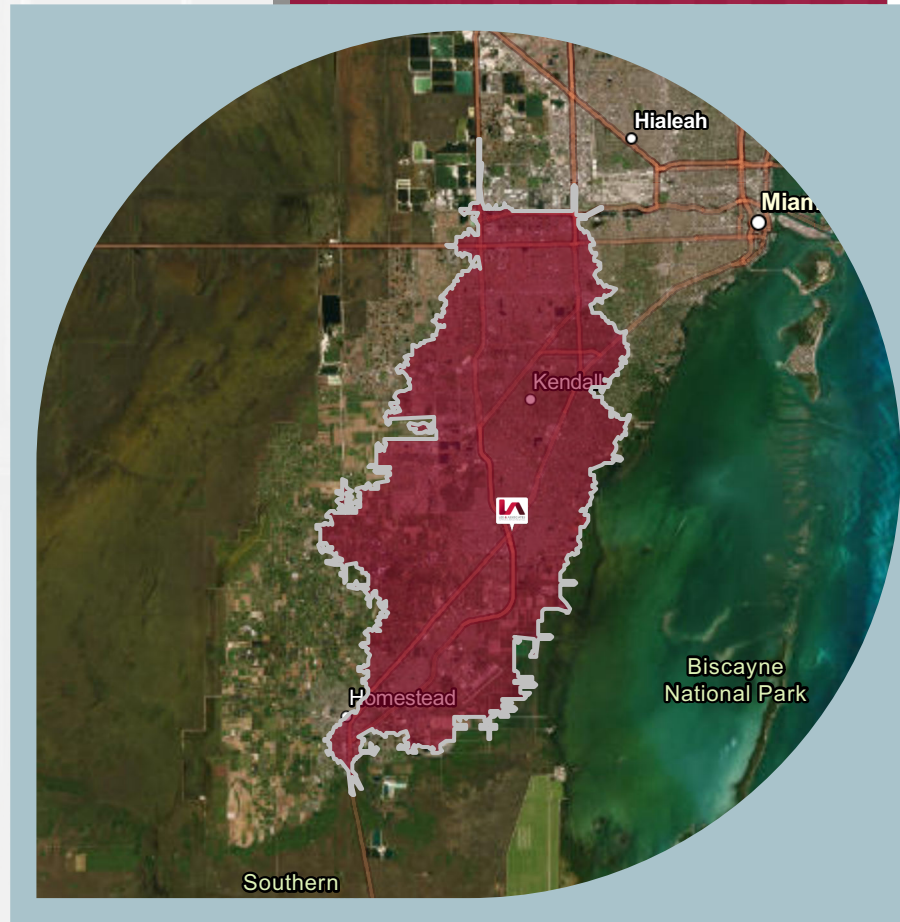
Manufacturing



Wholesale Trade

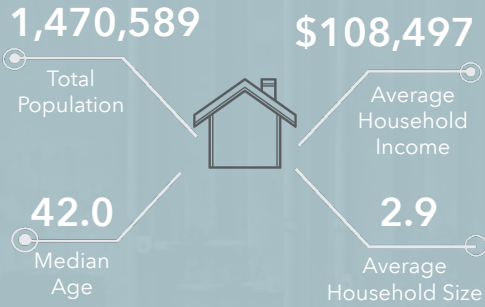


Drive time of 20 minutes

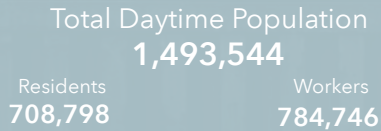


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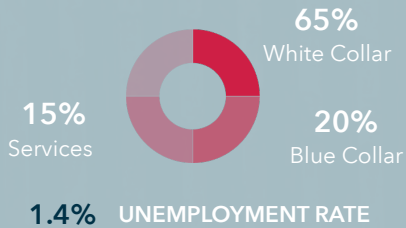
KEY FACTS



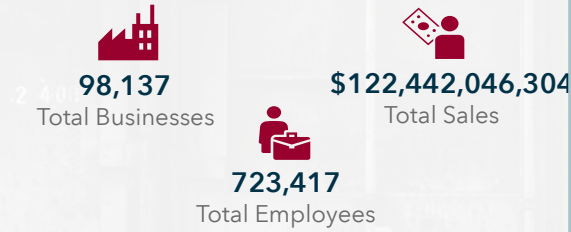
DAYTIME POPULATION



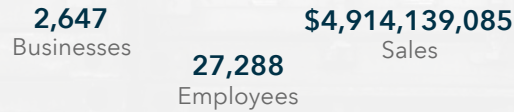
EMPLOYMENT



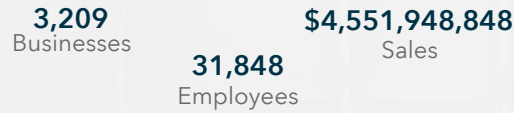
BUSINESS & INDUSTRY



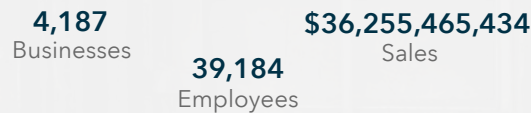
Transportation/Warehouse



Manufacturing



Wholesale Trade



Drive time of 30 minutes

