

TURNKEY WAREHOUSE READY FOR OWNER USER

1480 NE 131 Street Unit#105 | North Miami, FL

OFFERING MEMORANDUM

Opportunity

ONE

Sotheby's
INTERNATIONAL REALTY

OFFERING SUMMARY

ADDRESS	1480 NE 131 Street Unit#105 North Miami FL 33161
COUNTY	Miami Dade
MARKET	Miami
SUBMARKET	North Miami
BUILDING SF	2,005 SF
LAND SF	2,005 SF
YEAR BUILT	2006
APN	06-2229-109-0050

FINANCIAL SUMMARY

PRICE	\$690,000
PRICE PSF	\$346.63
HOA FEE	\$972

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	28,189	161,804	434,323
2025 Median HH Income	\$58,241	\$67,095	\$64,954
2025 Average HH Income	\$77,618	\$103,630	\$103,098

ONE Sotheby's International Realty is pleased to present an exclusive Offering for a single-tenant industrial/warehouse building located at 1480 NE 131 Street, North Miami, FL 33161 ("Property"). The site is positioned in the heart of North Miami's thriving industrial corridor, an area experiencing strong demand for last-mile logistics, storage, and light industrial uses.

This single-tenant warehouse property provides both stability and upside potential for investors looking to capitalize on the Miami-Dade industrial market. The building offers flexible warehouse configurations with multiple bay doors, private office entry, and ample parking, making it suitable for a wide range of tenants.



PROPERTY FEATURES

BUILDING SF	2005
LAND SF	2005
YEAR BUILT	2006
# OF PARCELS	1
ZONING TYPE	M-1-INDUSTRIAL
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
MIXED USE	Warehouse
STREET FRONTAGE	YES
CORNER LOCATION	NO

The property sits on ±0.5 acres of land, featuring a 2,005 SF freestanding warehouse building. The asset's strategic location near major highways, ports, and dense residential neighborhoods positions it perfectly for logistics, distribution, and service-oriented businesses. An investor will benefit from the property's favorable fundamentals, including:

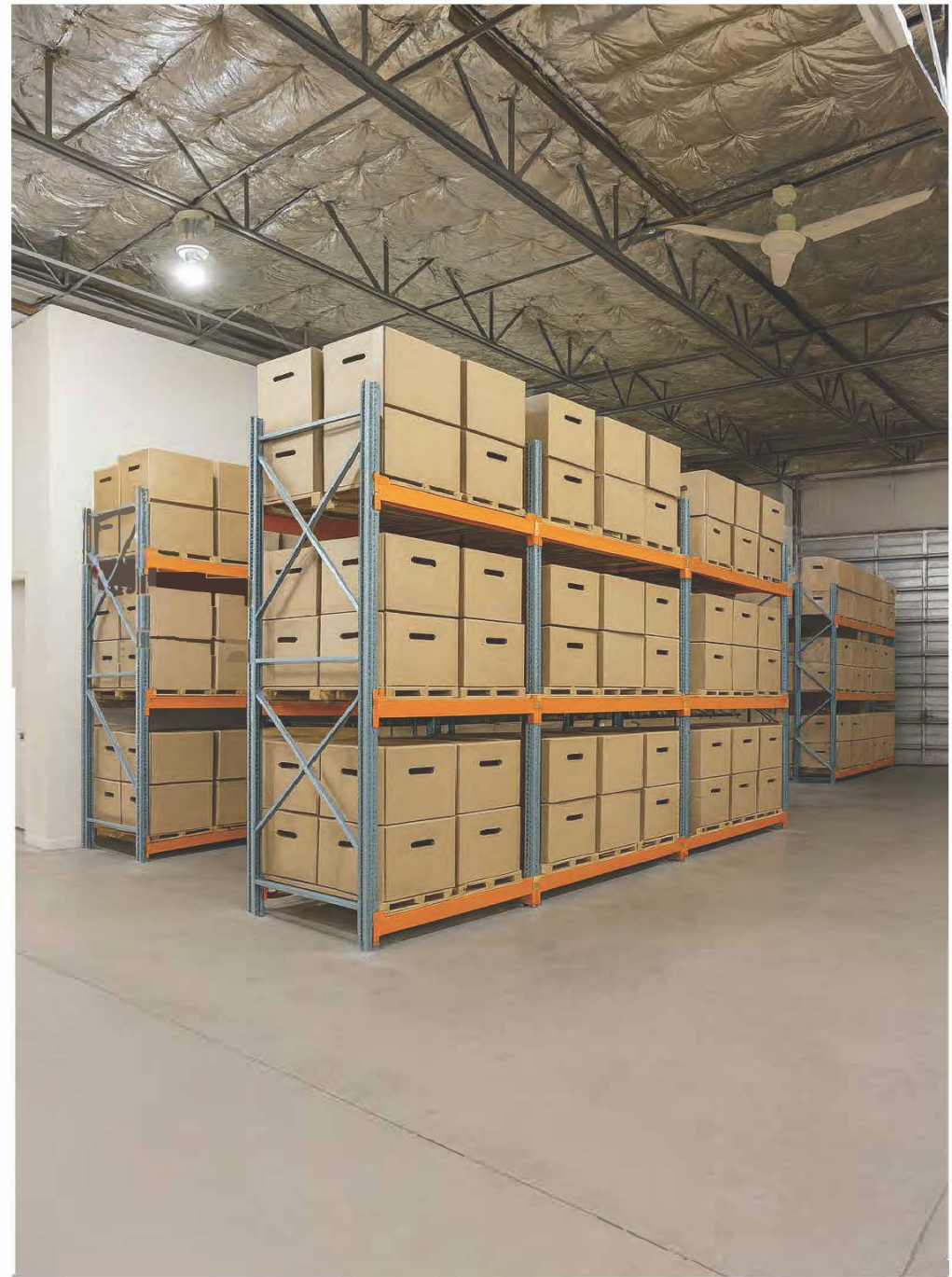
- Strong tenant demand in Miami's North submarket, which continues to experience some of the lowest vacancy rates in Florida.
- Flexible industrial zoning allowing multiple uses. Potential for long-term rental growth, with industrial lease rates in Miami steadily rising year over year.
- Ample frontage and visibility along NE 131 Street, enhancing tenant appeal. With Miami's industrial real estate market outperforming national averages, this investment opportunity offers both stable cash flow potential and long-term appreciation.
- Don't miss out on this chance to own a well-located industrial property in one of South Florida's most dynamic and supply-constrained submarkets.



Interior



Sample Illustration





Location

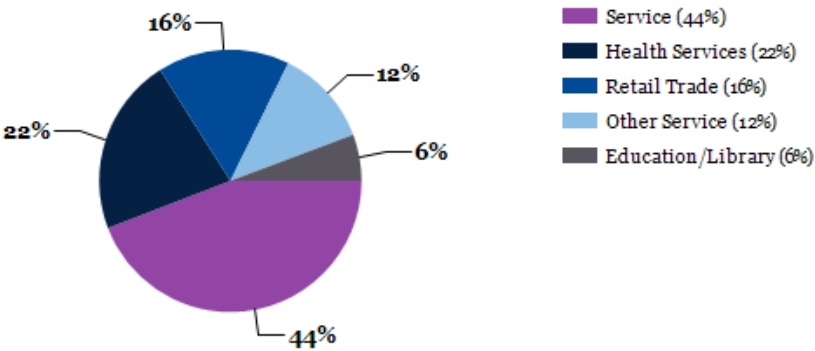
Surfside

Miami Beach

Subject Property



Major Industries by Employee Count

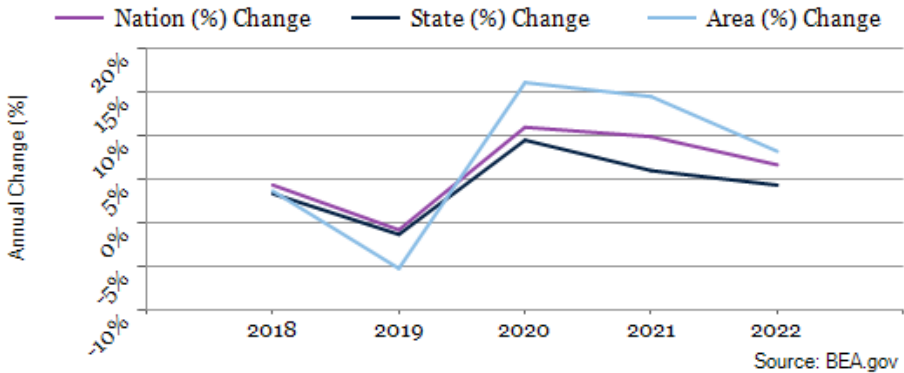


Largest Employers

Miami-Dade County Public Schools	33,477
Miami-Dade County	25,502
U.S. federal government	19,200
Florida state government	17,100
University of Miami	12,818
Baptist Health South Florida	11,353
American Airlines	11,031
Jackson Health System	9,800

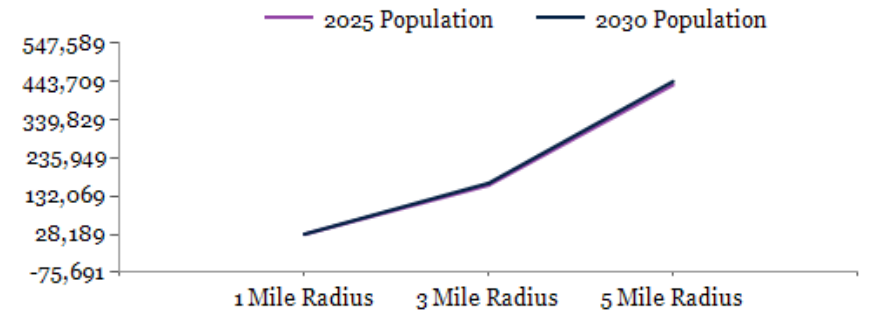


Miami-Dade County GDP Trend

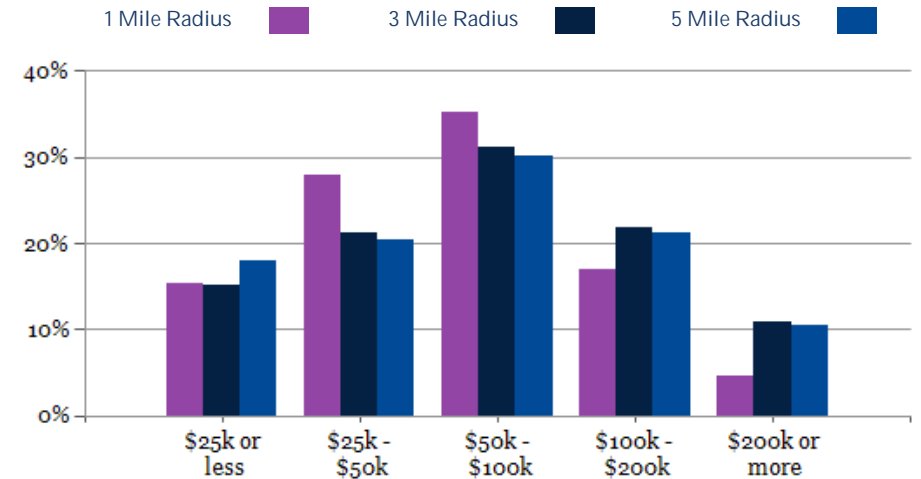


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,854	157,534	401,306
2010 Population	27,710	157,532	416,593
2025 Population	28,189	161,804	434,323
2030 Population	28,880	167,267	443,709
2025 African American	11,295	64,429	158,122
2025 American Indian	169	791	1,733
2025 Asian	579	3,818	7,944
2025 Hispanic	11,785	59,422	171,911
2025 Other Race	3,504	14,788	40,055
2025 White	5,946	41,869	122,028
2025 Multiracial	6,689	36,056	104,314
2025-2030: Population: Growth Rate	2.45%	3.35%	2.15%

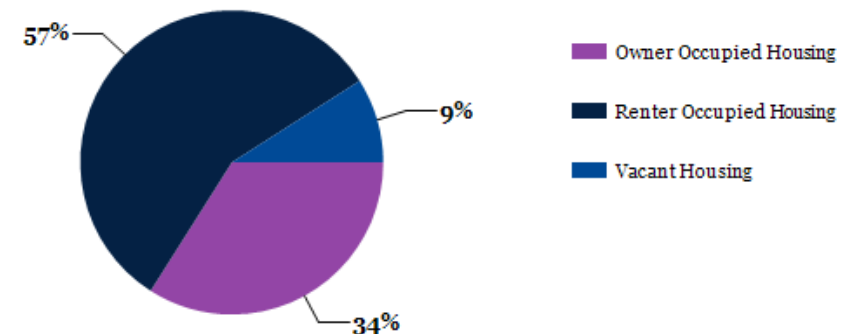
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	833	4,821	17,701
\$15,000-\$24,999	839	3,927	12,665
\$25,000-\$34,999	1,420	5,409	14,709
\$35,000-\$49,999	1,592	6,911	19,711
\$50,000-\$74,999	2,450	11,065	30,484
\$75,000-\$99,999	1,364	7,019	20,237
\$100,000-\$149,999	1,456	9,043	24,269
\$150,000-\$199,999	391	3,663	11,336
\$200,000 or greater	490	6,305	17,614
Median HH Income	\$58,241	\$67,095	\$64,954
Average HH Income	\$77,618	\$103,630	\$103,098



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

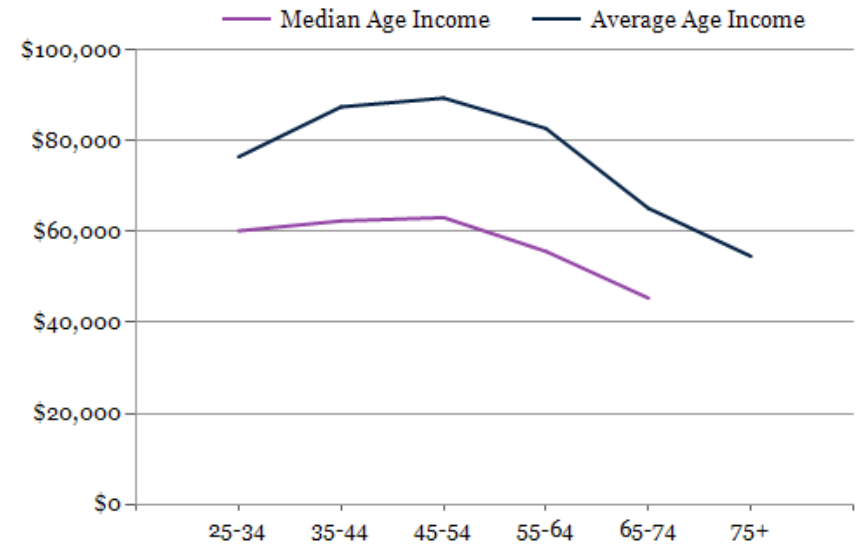
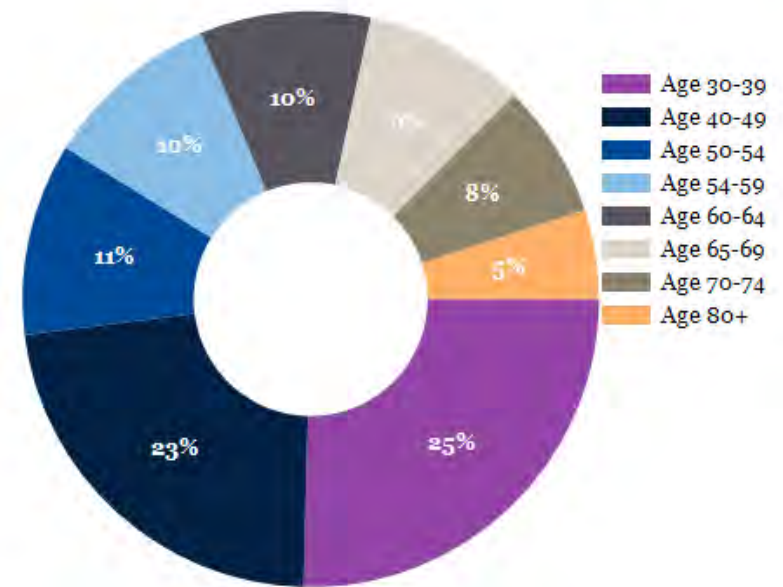


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,214	11,020	29,151
2025 Population Age 35-39	2,035	10,843	29,805
2025 Population Age 40-44	1,955	10,861	30,126
2025 Population Age 45-49	1,829	10,415	28,117
2025 Population Age 50-54	1,808	10,366	28,597
2025 Population Age 55-59	1,666	10,101	27,636
2025 Population Age 60-64	1,602	9,875	27,292
2025 Population Age 65-69	1,522	9,539	25,844
2025 Population Age 70-74	1,262	7,977	22,248
2025 Population Age 75-79	836	5,551	16,798
2025 Population Age 80-84	499	3,452	10,775
2025 Population Age 85+	511	3,243	10,009
2025 Population Age 18+	23,096	130,726	351,491
2025 Median Age	39	40	42
2030 Median Age	39	41	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,195	\$69,838	\$69,328
Average Household Income 25-34	\$76,490	\$97,782	\$98,974
Median Household Income 35-44	\$62,379	\$78,652	\$77,673
Average Household Income 35-44	\$87,500	\$118,618	\$119,496
Median Household Income 45-54	\$63,132	\$81,809	\$81,430
Average Household Income 45-54	\$89,445	\$123,742	\$126,710
Median Household Income 55-64	\$55,669	\$73,165	\$69,506
Average Household Income 55-64	\$82,736	\$115,367	\$113,153
Median Household Income 65-74	\$45,372	\$53,861	\$51,586
Average Household Income 65-74	\$65,145	\$85,865	\$85,389
Average Household Income 75+	\$54,584	\$72,734	\$70,174

Population By Age



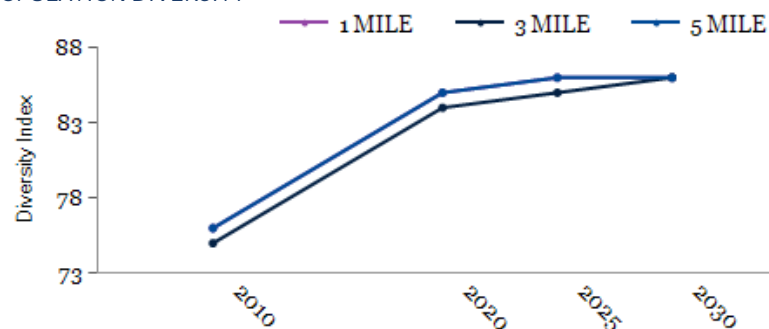
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	86	86	86
Diversity Index (current year)	86	85	86
Diversity Index (2020)	85	84	85
Diversity Index (2010)	76	75	76

POPULATION BY RACE



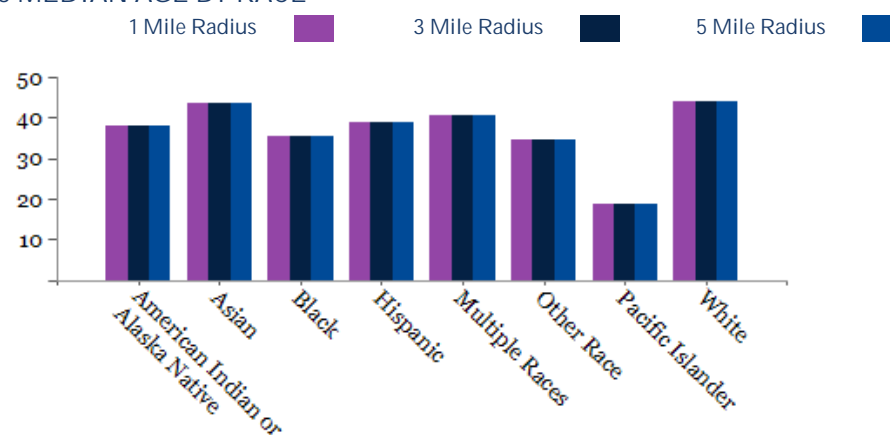
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	28%	29%	26%
American Indian	0%	0%	0%
Asian	1%	2%	1%
Hispanic	29%	27%	28%
Multiracial	17%	16%	17%
Other Race	9%	7%	7%
White	15%	19%	20%

POPULATION DIVERSITY

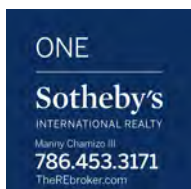


2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	38	39
Median Asian Age	44	45	44
Median Black Age	35	37	38
Median Hispanic Age	39	41	42
Median Multiple Races Age	41	43	44
Median Other Race Age	35	37	39
Median Pacific Islander Age	19	45	41
Median White Age	44	45	46

2025 MEDIAN AGE BY RACE



Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.



Manny Chamizo III
Global Commercial Director

Turnkey Warehouse Ready for Owner User



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"Connect with the well connected."

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Exclusively Marketed by:



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