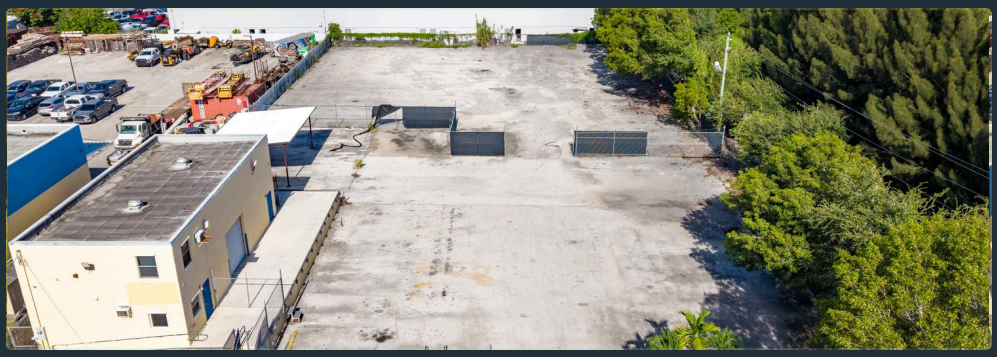
INDUSTRIAL STORAGE
BROKERS

FOR LEASE

23600 SW 132nd Avenue

Unincorporated Miami-Dade County, Florida 33032 · Industrial Outdoor Storage Yard with Warehouse · 1.07 Acres



LOT SIZE	WAREHOUSE	PAVED YARD	ZONING	YEAR BUILT	ASKING RENT
46,511	2,600	1.07	IU-1	2001	$15,000
SQUARE FEET	SQUARE FEET	ACRES FENCED	LIGHT INDUSTRIAL	CBS CONSTRUCTION	PER MONTH NNN

BUILDING AND SITE DETAILS

Building Size	2,600 SF
Construction	Concrete Block (CBS)
Year Built	2001
Roof	Approximately 10 years old
Clear Height	12 ft at overhead door
Doors	Roll up door at dock height
Loading	1,342 SF raised dock and platform
Racking	Pallet racking in place
Office	Built out, interior stair to upper level
Restrooms	Two
Power	Three phase
Air Conditioning	Window units
Utilities	City water and sewer
Lot Size	46,511 SF · 1.07 AC
Yard	Paved and fenced, 1.07 acres
Security	Perimeter fencing, gated access
Frontage	SW 132nd Avenue
Municipality	Unincorporated Miami-Dade
Folio	30-6923-000-0523

PROPERTY HIGHLIGHTS

- The full 1.07 acre site is paved and fenced with gated access, open and clear for equipment, materials, vehicles and trailers
- 2,600 SF concrete block warehouse with a 1,342 SF raised loading dock running the length of the building
- Office, two restrooms and pallet racking already in place, operational on day one
- IU-1 zoning permits contractors' yards and heavy equipment storage, uses that are increasingly hard to site in Miami-Dade
- Four tenths of a mile off US-1 with Turnpike access under three miles northwest
- Urban Development Boundary lies roughly a quarter mile west, effectively the last industrially zoned acreage on this corridor
- Three phase power, city water and sewer, and a roof approximately ten years old

ZONING AND PERMITTED USES

IU-1 Industrial, Light Manufacturing per Miami-Dade County Code Chapter 33, Article XXIX. Enumerated uses relevant to this site include contractors' offices and yards; garages for mechanical storage of trucks, buses and heavy equipment; commercial and non-commercial parking lots; passenger and freight stations and terminals; warehousing and wholesale storage; machine, welding and cabinet shops; lumberyards; and light manufacturing and assembly. Open storage of materials is permitted under Section 33-260 subject to enclosure requirements. Tenant to verify all intended uses with Miami-Dade RER Zoning.

IDEAL FOR

Contractors and building trades · Fleet, truck and trailer parking · Equipment rental and staging · Landscaping and site work firms · Building materials distribution · Last mile and regional service operators

APPROXIMATE DRIVE DISTANCES

US-1 DIXIE HWY	TURNPIKE EXIT 6	HOMESTEAD	MIAMI INTL AIRPORT	PORTMIAMI
0.4 mi	2.9 mi	7 mi	23 mi	30 mi

LEASE TERMS

BASE RENT	LEASE TYPE	TERM	AVAILABILITY
$15,000 / Month	NNN	3 to 5 Years	Immediate

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