



14000 - 14048

FOR SALE

VALUE ADD INDUSTRIAL

**14000 SW 140TH ST
MIAMI, FL 33186**



APEX
CAPITAL REALTY

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISORS

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PROPERTY DESCRIPTION

14000 SW 140TH ST, MIAMI, FL 33186

Apex Capital Realty is delighted to present a unique value-add investment opportunity to acquire a small-bay industrial property located in the Country Walk (CDP). The property at 14000 SW 140 Street is conveniently located off SW 136 Street and minutes away from Miami Executive Airport (Tamiami Airport). Apex Capital Realty invites interested parties to take advantage of this rare opportunity to acquire a fully occupied, small-bay industrial property in Miami-Dade County with significant potential for growth and returns.

Building Size:	52,466 SF
Lot Size:	130,000
Zoning:	IU-C
No. Of Bays:	24 Bays
Ceiling Height:	18+ ft
Roof:	New (2023)
Current Gross Income:	\$547,070.60
Proforma Net Income (2024):	\$832,753
Asking Price:	\$13,000,000



CURRENT RENT ROLL

**Bay 20 is owner occupied

**Bay 1 and 2 are occupied by one tenant

Bay #	Square Feet	Monthly Rent	Annual Rent	Lease Rate	Lease Expires
1**	1,848	\$1,306.47	\$15,677.58	\$8.48	Month-to-month
2**	1,848	\$1,306.47	\$15,677.58	\$8.48	Month-to-month
3	2,527	\$1,973.48	\$23,681.76	\$9.37	Month-to-month
Office	805	\$771.75	\$9,261.00	\$11.50	Month-to-month
4	6,703	\$8,378.75	\$100,545.00	\$15.00	11/30/25
5	1,699	\$1,306.46	\$15,677.52	\$9.23	2/14/23
6	1,699	\$1,223.78	\$14,685.36	\$8.64	Month-to-month
7	1,701	\$1,418.31	\$17,019.72	\$10.01	Month-to-month
8	1,701	\$1,281.00	\$15,372.00	\$9.04	3/14/23
9	1,699	\$1,356.85	\$16,282.20	\$9.58	Month-to-month
10	1,699	\$1,287.00	\$15,444.00	\$9.09	4/5/23
11	4,304	\$2,833.43	\$34,001.16	\$7.90	Month-to-month
12	1,923	\$3,255.00	\$39,060.00	\$20.31	12/31/23
13	1,530	\$1,139.00	\$13,668.00	\$8.93	Month-to-month
14	1,530	\$1,194.90	\$14,338.80	\$9.37	Month-to-month
15	1,530	\$1,046.00	\$12,552.00	\$8.20	Month-to-month
16	1,530	\$1,776.00	\$21,312.00	\$13.93	Month-to-month
17	1,847	\$1,426.95	\$17,123.40	\$9.27	Month-to-month
18	4,251	\$3,045.65	\$36,547.80	\$8.60	Month-to-month
19	1,693	\$2,821.67	\$33,860.00	\$20.00	Month-to-month
20*	1,679	\$699.31	\$8,391.72	\$5.00	2/28/23
21	1,679	\$1,184.00	\$14,208.00	\$8.46	Month-to-month
22	1,679	\$1,232.00	\$14,784.00	\$8.81	Month-to-month
23	1,679	\$1,168.00	\$14,016.00	\$8.35	4/14/23
24	1,683	\$1,157.00	\$13,884.00	\$8.25	Month-to-month
TOTAL	52,466	\$45,589.22	\$547,070.60	\$10.15	
Gross Income				\$547,070.60	
Average Price PSF (Gross)				\$10.43	

CURRENT OWNER EXPENSES

*Current expenses do not reflect expenses for new ownership

Property taxes	\$78,993.67
Liability Insurance (Self-insured)	\$6,020.28
Lawn Service	\$3,600.00
Trash	10,154.76
Utilities	\$1,464.00
Water & Sewer	\$16,000.00



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PROFORMA RENT ROLL

RENT ROLL

Bay #	Square Feet	% of GLA	Monthly Rent	Annual rate	Annual Rent	Lease Type	Annual Increases
1-24	52,466	100%	\$67,048.64	\$16.00	\$839,456	NNN	3%

10 YEAR CASHFLOW

	Y1 (2023)	Y2 (2024)	Y3 (2025)	Y4 (2026)	Y5 (2027)	Y6 (2028)	Y7 (2029)	Y8 (2030)	Y9 (2031)	Y10 (2032)
NOI	\$547,070	\$832,753	\$857,735	\$915,007	\$942,457	\$970,730	\$999,852	\$1,029,848	\$1,060,743	\$1,092,566

6,703 SF
Lease
Expires
11/25

6,703 SF
Lease Expires
11/25

Last lease
expires 2025



EXTERIOR PHOTOS



EXTERIOR PHOTOS



NORTH EAST VIEW

MIAMI

18 MILES AWAY

MIAMI EXECUTIVE AIRPORT

CHRYSLER

Jeep®

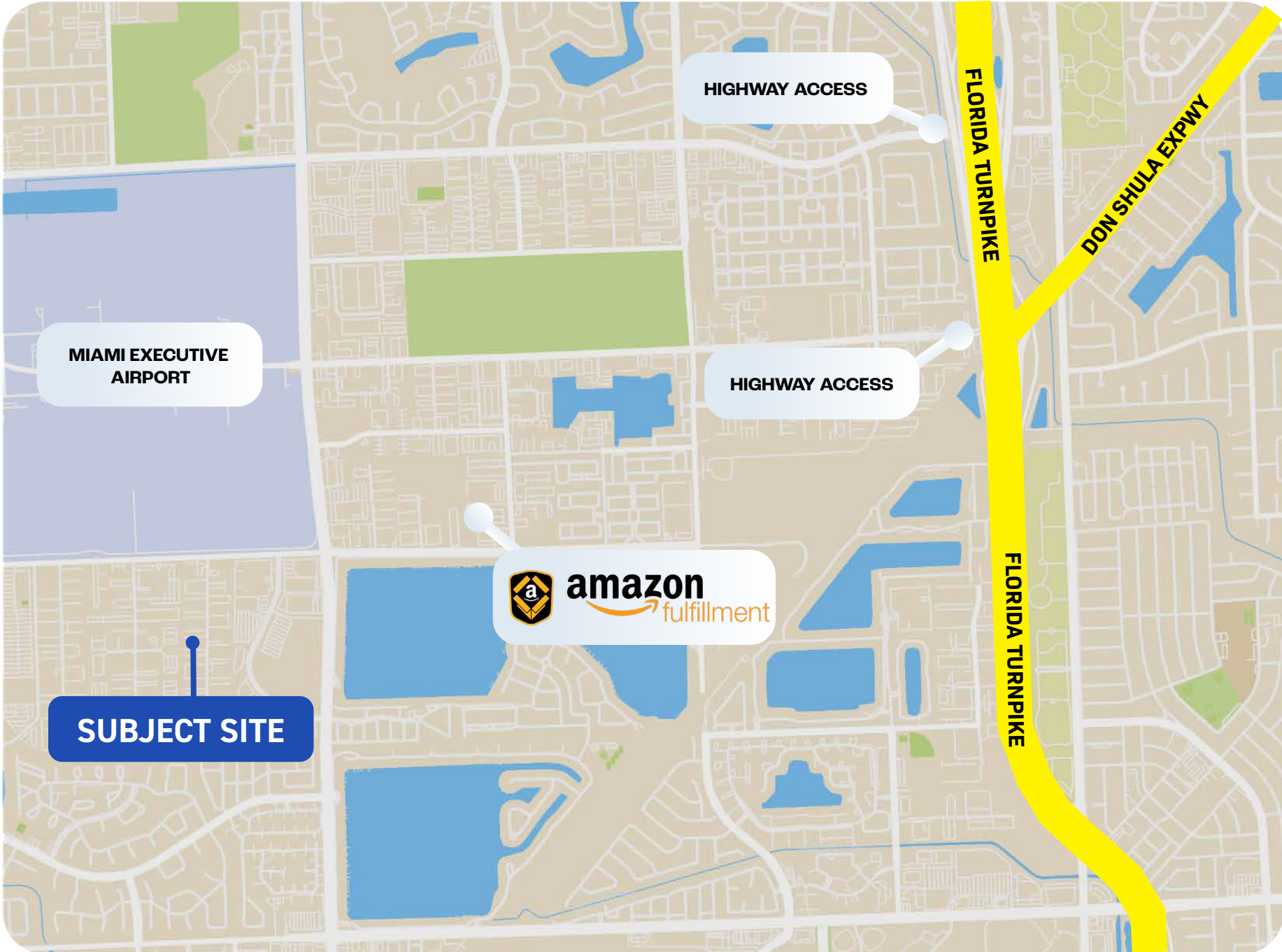


TOYOTA

LEXUS



LOCATION MAP





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