

FOR SALE



INDUSTRIAL WAREHOUSE

3904 NW 32ND AVE



EXECUTIVE SUMMARY

3904 NW 32 Ave presents an excellent opportunity for either a value-add investor or an owner-user to acquire a ±11,000 SF industrial building, right off of Florida State Road 112 at an extremely competitive basis.

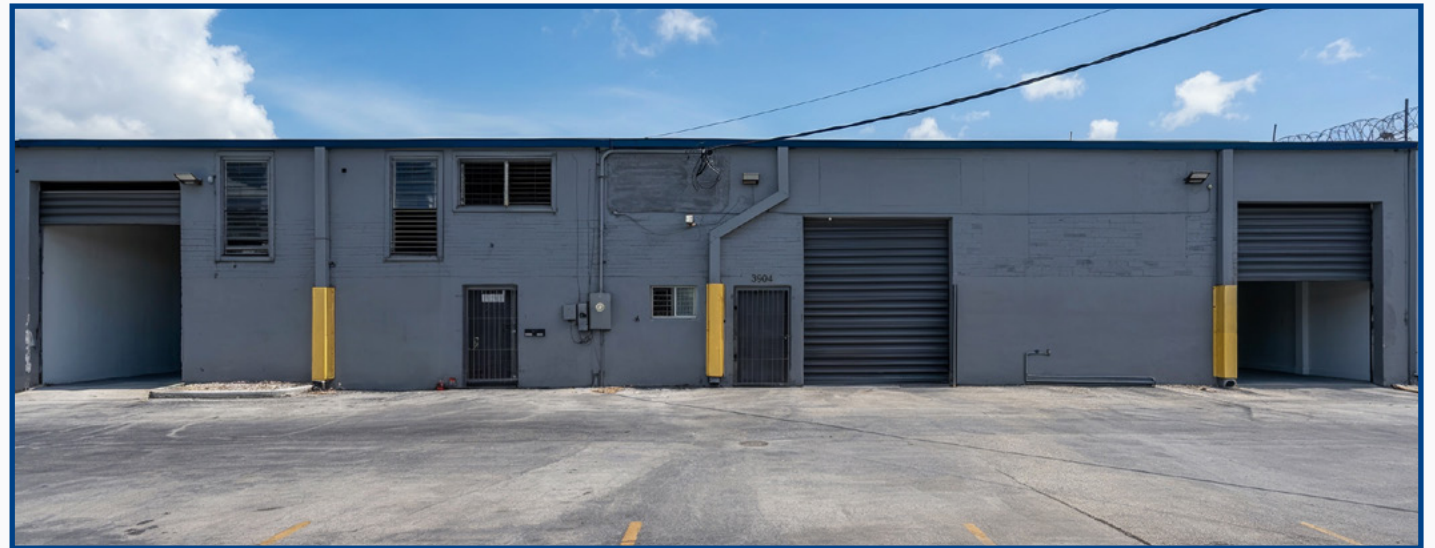
The property features three loading doors, 3-phase power, a concrete roof in good condition, and a layout that can easily be divided into two units. An owner-user can occupy the entire building or lease a portion of the property to offset occupancy costs. For investors, the property offers a clear path to stabilization with projected NOI of approximately \$174,800.

BUILDING SIZE	10,925 SF
LOT SIZE	15,285 SF
ZONING	IU-1
BAYS	Two (2) ±5,500 SF Bays with the ability to combine into one (1) ±10,925 SF Bay
BAY DOORS	3
CLEAR HEIGHT	15 Feet
POWER	3 Phase
OCUPPANCY	Vacant
RECENT RENOVATIONS	Entire building repainted Entire interior gutted Entire interior renovated

OFFERING PRICE	\$2,460,000 \$225 PSF
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EXTERIOR PHOTOS



INTERIOR PHOTOS

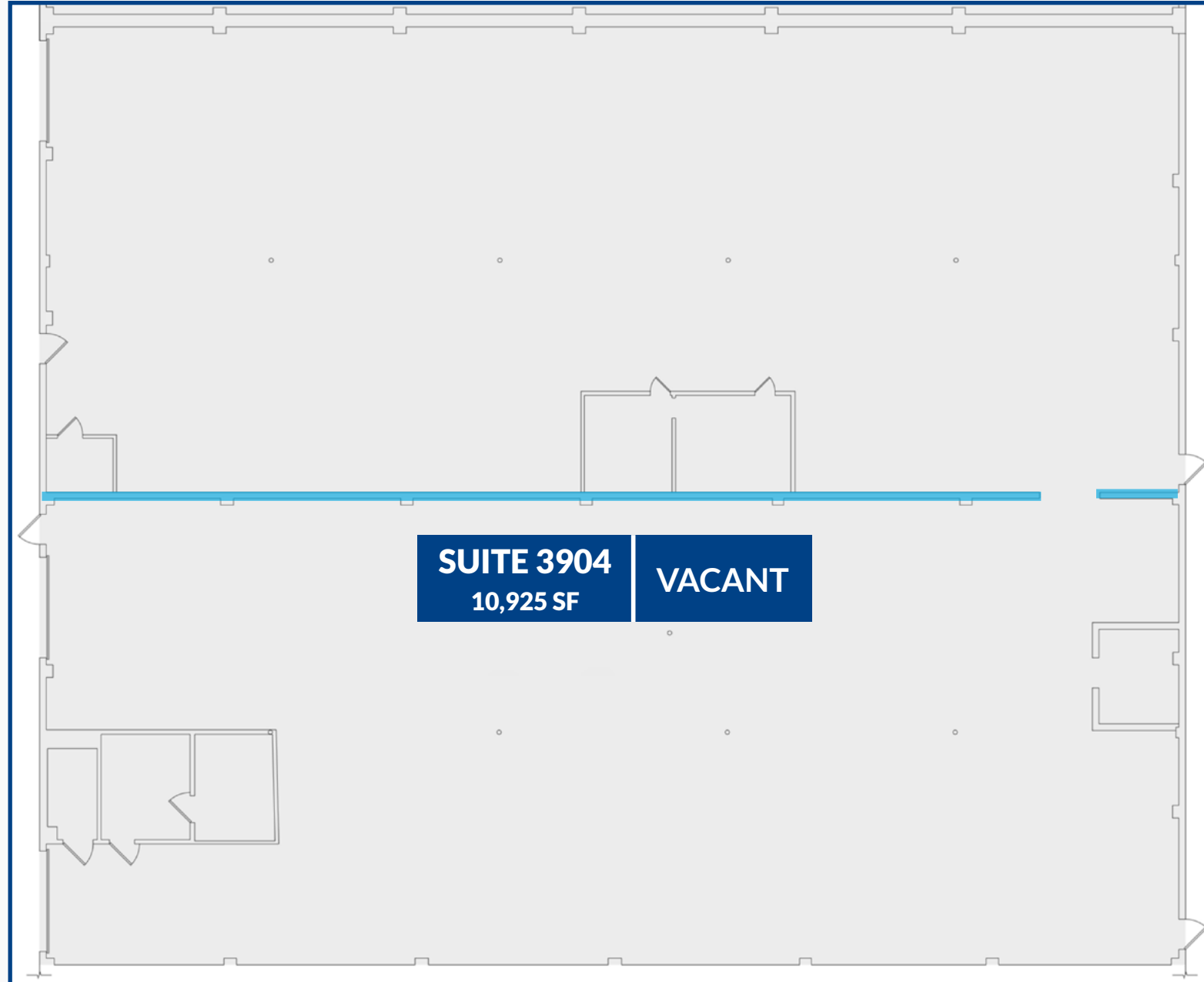


SALES COMPARABLES

PROPERTY ADDRESS	PROPERTY TYPE	SALE DATE	LAND SF	BLDG SF	SALE PRICE	PRICE PER SF (LAND)	PRICE PER SF (BLDG)
2300 NW 34th Ave Miami, FL 33142	Industrial	4/13/2026	16,898	10,226	\$3,350,000	\$198	\$328
2059 NW 24th Ave Miami, FL 33142	Industrial	1/23/2026	14,600	9,500	\$2,800,000	\$192	\$295
1996 NW 22nd St Miami, FL 33142	Industrial	1/20/2026	7,080	5,040	\$1,400,000	\$198	\$278
3580 NW 35th Ave Miami, FL 33142	Industrial	12/30/2025	68,640	50,000	\$11,750,000	\$171	\$235
3740 NW S River Dr Miami, FL 33144	Industrial	8/15/2025	28,750	26,095	\$6,050,000	\$210	\$232
4760 NW 17th Ave Miami, FL 33142	Industrial	5/14/2026	10,156	7,900	\$1,620,000	\$160	\$205
3908 NW 32nd Ave Miami, FL 33142	Industrial	11/10/2025	15,246	10,925	\$2,180,000	\$143	\$200
4030 NW 32nd Ave Miami, FL 33142	Industrial	10/8/2025	38,768	20,394	\$3,400,000	\$88	\$167
TOTALS			200,138	140,080	\$32,550,000		
WEIGHTED AVERAGE						\$163	\$232
SUBJECT PROPERTY							
3904 NW 32 AVE	Industrial	10/8/2025	15,285	10,925			IU-1

ESTIMATION OF SUBJECT SITE VALUE		
CRITERIA	AVG PRICE/SF	"ESTIMATED SITE VALUE"
Based on Avg of all sales (Bldg)	\$232	\$2,538,612

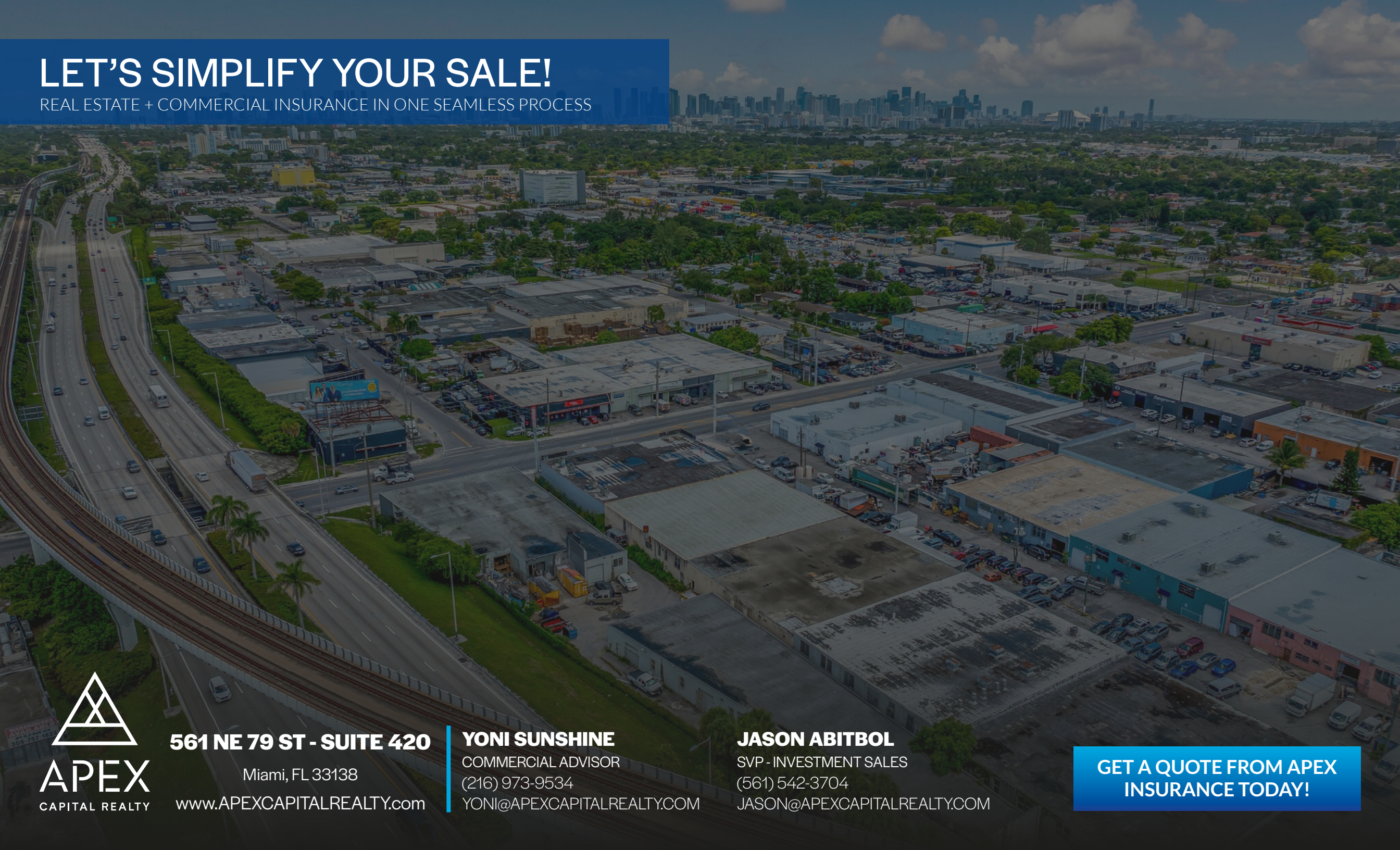
FLOOR PLAN



— Two (2) ±5,500 SF Bays
with the ability to combine into
one (1) ±10,925 SF Bay

LET'S SIMPLIFY YOUR SALE!

REAL ESTATE + COMMERCIAL INSURANCE IN ONE SEAMLESS PROCESS



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