



±0.64 Acre Industrial Land

IU-1 Industrial, Light Manufacturing • 27,900 SF

Unincorporated Miami-Dade County, Florida

ASKING RENT — GROSS

\$6.00 PSF

LEASE TERM

3–10 Years

EXCLUSIVELY LISTED BY

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THE OPPORTUNITY

The Offering

Folio 30-5922-023-0090 is a ±0.64-acre (27,900 SF) industrial parcel in unincorporated Miami-Dade County, offered for lease at \$6.00 PSF gross. The site is cleared, graded and delivered vacant, with direct frontage on a paved public street and no structures to demolish. IU-1 light manufacturing zoning carries a 10% landscaped open space requirement — the lowest of the County industrial districts.

The parcel is delivered vacant with no structures to demolish, and ownership will consider delivering a paved, fenced and drained yard on a qualified long-term lease. The Urban Development Boundary immediately west and north of the submarket permanently caps new industrial supply in this trade area.

±0.64 Acre

27,900 SF

\$167,400 / yr

\$13,950 per month

IU-1

Industrial, Light Mfg.

LAND AREA	ASKING RENT	LEASE TERM	DELIVERY
27,900 SF • ±0.64 AC	\$6.00 PSF Gross	3–10 Years	Vacant, as-is

No street address is assigned to this folio. Legal access and street frontage: TBD — VERIFY on plat and survey prior to distribution.

OFFERING HIGHLIGHTS

- Cleared, graded and delivered vacant — no structures to demolish and no site clearing required
- IU-1 carries a 10% landscaped open space requirement — the lowest of the County industrial districts
- Ownership will consider delivering a paved, fenced and drained yard on a qualified long-term lease

Property Summary



Subject outlined in blue. SW 143rd Court, between SW 141st and SW 142nd Streets.

- IU-1 light manufacturing zoning with the lowest landscaped open space requirement of the County industrial districts
- Clean rectangular parcel with an efficient depth-to-frontage ratio, allowing high usable yard coverage
- Ownership will consider delivering a paved, fenced and drained yard on a qualified long-term lease

PROPERTY DETAIL

Land Area	27,900 SF
Acreage	±0.64 Acre
Zoning	IU-1, Light Mfg.
Condition	Cleared, unimproved
Configuration	Rectangular
Frontage	SW 143rd Court
Jurisdiction	Unincorporated Miami-Dade

ASKING RENT

\$6.00 PSF

\$13,950 / mo • \$167,400 / yr

Gross lease • 3-10 year term

Zoning Overview

SITE B • FOLIO 30-5922-023-0090

IU-1

Industrial, Light Manufacturing

Chapter 33, Article XXIX (§ 33-259)

Permitted Uses

The County's base light industrial district, covering manufacturing, assembly, warehousing, repair, contractor and trade uses, and related service-industrial operations.

Retail

Permitted on a limited basis where the item sold is assembled, manufactured or stored on the balance of the premises, subject to restrictions.

Landscaped Open Space

Minimum 10% of net lot area, increasing to 15% where the site abuts residentially zoned or developed property. Greenbelt of 8 feet for lots up to 3 acres.

Perimeter Security

Barbed wire permitted at no more than three strands atop a fence of at least 6 feet. Electrically charged fences are not permitted.



ZONING TAKEAWAY

IU-1 is the County's base light industrial district and carries the lowest landscaped open space requirement, at 10% of net lot area, preserving more of the parcel as usable yard.

Zoning summarized from the Miami-Dade County Code of Ordinances for general reference only. Regulations are general in nature and subject to change. Prospective tenants and purchasers must confirm the current district, all permitted and conditional uses, and any site-specific restrictions directly with the Miami-Dade County Department of Regulatory and Economic Resources prior to executing a lease or contract.

Aerial & Site Photos



Subject outlined in blue in the first two frames. Remaining frames show on-site signage and surrounding industrial context.

Location & Access

Constrained by the Urban Development Boundary

The submarket sits near the western edge of the UDB. Agricultural land immediately west and north cannot be converted to industrial use, permanently capping the supply of yard-capable land in this trade area.

Established service-industrial node

The SW 137th–147th Avenue corridor is built out with owner-user warehouse, contractor yards, equipment dealers and fleet operations — an existing tenant base rather than a speculative location.

Airport-adjacent connectivity

Miami Executive Airport lies immediately north of the submarket. SW 137th Avenue and Howard Drive carry traffic to the Homestead Extension of Florida's Turnpike and on to the Palmetto, Dolphin and Don Shula Expressways.

Serves the southwest growth arc

Positioned between Kendall, West Kendall and Homestead — the fastest-growing residential quadrant of Miami-Dade and the primary demand driver for trades, logistics and fleet-parking users.



Why Industrial Outdoor Storage

2.5%

IOS vacancy

Miami-Dade, Q4 2025

6.7%

Traditional industrial vacancy

Miami-Dade, Q4 2025

7.7%

Overall industrial vacancy

Miami-Dade, Q1 2026

0.64 AC

Offered here

Offered for lease or sale

- Outdoor storage vacancy in Miami-Dade closed 2025 at roughly a third the rate of conventional warehouse space, and IOS rents have carried a widening premium over traditional industrial.
- Zoning that permits open yard storage is rare and shrinking. Municipalities across the county have tightened outdoor-use codes, and virtually no new IOS-capable land is being entitled.
- Demand is driven by users who cannot function in a warehouse box: trucking and last-mile fleets, contractors, equipment rental, marine and RV storage, materials handling and site-services operators.
- The parcel is available on a 3–10 year term, with ownership open to structuring a build-to-suit yard for a qualified covenant.

Sources: CBRE Miami-Dade industrial outdoor storage analysis, Q4 2025; Miami-Dade industrial market reporting, Q1 2026.

THE TAKEAWAY

Yard-capable land in this corridor is effectively finite. The Urban Development Boundary caps new supply, outdoor-use zoning is being tightened county-wide, and IOS vacancy sits at roughly a third the rate of conventional warehouse space.

EXCLUSIVELY LISTED BY

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ASKING RENT

\$6.00 PSF Gross

LEASE TERM

3-10 Years

APEX CAPITAL REALTY LLC

apexcapitalrealty.com

Miami-Dade · Broward · Palm Beach

Folio 30-5922-023-0090 · ±0.64 Acre · IU-1 Industrial, Light Manufacturing

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