



±1.00 Acre Industrial Land

IU-C Industrial, Conditional • 43,756 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 30-5922-065-0090 is a ±1.00-acre (43,756 SF) industrial parcel in unincorporated Miami-Dade County, offered for lease at \$6.00 PSF gross. The parcel is a clean rectangle with an efficient depth-to-frontage ratio, cleared and level, sitting mid-block between two occupied warehouse buildings in an established service-industrial corridor. It carries IU-C zoning — the widest use rights of the County industrial districts — and sits directly opposite Miami Executive Airport among established yard, fleet and service-industrial operators.

The parcel is delivered vacant with no structures to demolish, and ownership will consider a build-to-suit 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.

±1.00 Acre

43,756 SF

\$262,536 / yr

\$21,878 per month

IU-C

Industrial, Conditional

LAND AREA	ASKING RENT	LEASE TERM	DELIVERY
43,756 SF • ±1.00 AC	\$6.00 PSF Gross	3–10 Years	Vacant, as-is

No street address is assigned to this folio. Confirm legal description and recorded access on the plat and survey prior to distribution.

OFFERING HIGHLIGHTS

- Clean rectangular parcel with an efficient depth-to-frontage ratio, allowing high usable yard coverage
- IU-C zoning permits every use allowed in IU-1 and IU-3, plus other industrial uses similar in character
- Direct frontage on a paved public street, opposite Miami Executive Airport

Property Summary



Subject outlined in blue. West side of SW 145th Court, south of Howard Drive.

- IU-C permits every use allowed in IU-1 and IU-3, plus other industrial uses similar in character
- A full acre of contiguous, unobstructed area delivered vacant and ready for a tenant's own yard improvements
- Direct frontage on a paved public street, opposite Miami Executive Airport

PROPERTY DETAIL

Land Area	43,756 SF
Acreage	±1.00 Acre
Zoning	IU-C, Conditional
Condition	Cleared and graded
Current Use	Vacant
Frontage	Paved public street
Jurisdiction	Unincorporated Miami-Dade

ASKING RENT

\$6.00 PSF

\$21,878 / mo • \$262,536 / yr

Gross lease • 3-10 year term

Zoning Overview

SITE A • FOLIO 30-5922-065-0090

IU-C

Industrial District, Conditional

Chapter 33, Article XXXII (§ 33-268)

Permitted Uses

Every use permitted in IU-1 and IU-3, plus other industrial uses similar in character. Uses permitted in IU-2 are specifically prohibited, as are adult entertainment uses and private and nonpublic educational facilities.

Residential

Prohibited, except caretakers' quarters incidental to a permitted industrial use.

Landscaped Open Space

Minimum 20% of net lot area. Greenbelt of 8 feet for lots up to 3 acres. All landscaped areas require irrigation.

Minimum Lot

125 feet of frontage and 150 feet of depth.



ZONING TAKEAWAY

IU-C carries the widest use rights of the County industrial districts. The trade-off is a 20% landscaped open space requirement — double IU-1 — which should be modelled against usable yard area.

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. Miami Executive Airport visible to the north. Final frame shows on-site signage.

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

This site sits directly opposite Miami Executive Airport. 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

1.00 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 30-5922-065-0090 · ±1.00 Acre · IU-C Industrial, Conditional

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