



Tamiami Industrial Land Portfolio

±1.64 Acres of Industrial Land Across Two Sites

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

Two industrial land parcels in unincorporated Miami-Dade County are offered for lease at \$6.00 PSF gross, individually or together. Together they total ±1.64 acres of cleared, yard-capable land in the Tamiami corridor — a submarket where the Urban Development Boundary permanently caps new industrial supply.

Folio 30-5922-065-0090 is a ±1.00-acre IU-C parcel, cleared and graded, with direct frontage on a paved public street opposite Miami Executive Airport. Folio 30-5922-023-0090 is a ±0.64-acre IU-1 rectangle mid-block between two occupied warehouse buildings. Both are delivered vacant with no structures to demolish.

±1.64 Acres

71,656 SF combined

\$429,936 / yr

Combined asking rent

IU-C • IU-1

Miami-Dade industrial zoning

COMBINED LAND	ASKING RENT	LEASE TERM	USE	DELIVERY
71,656 SF • ±1.64 AC	\$6.00 PSF Gross	3–10 Years	Industrial Outdoor Storage	Vacant, as-is

No street address is assigned to either folio. Site B legal access and street frontage: TBD — VERIFY on plat and survey prior to distribution.

OFFERING HIGHLIGHTS

- ±1.64 acres of cleared, yard-capable land available individually or together
- Two Miami-Dade industrial districts — IU-C and IU-1 — across two separate folios
- Both parcels delivered vacant, with the Urban Development Boundary capping new supply nearby

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

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 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.

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 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.

SITE A • FOLIO 30-5922-065-0090

SITE B • FOLIO 30-5922-023-0090

Site A & B Photos



Aerial & Site Photos



Subject outlined in blue. Miami Executive Airport visible to the north. Final frame shows on-site signage.

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

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

1.64 AC

Offered here

Two sites, 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.
- Both parcels are available individually or together, allowing a tenant to take a full acre, two-thirds of an acre, or the entire ±1.64 acres under a single lease.

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

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Miami-Dade · Broward · Palm Beach

Tamiami Industrial Land Portfolio · ±1.64 Acres · Unincorporated Miami-Dade County

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