FOR SALE

7250 NW 41st STREET

MIAMI, FL 33166

±19,178 SF

INDUSTRIAL WAREHOUSE

APEX
CAPITAL REALTY

EXECUTIVE SUMMARY

Apex Capital Realty is bringing 7250 NW 41st Street to market, a multi-tenant, small-bay industrial asset in Miami's Airport West submarket. Deals like this don't sit long.

The property is 51% leased to two established automotive-service tenants, Lito Tires and Cuma Cars, occupying Bays A and B (9,740 SF combined) on month-to-month leases generating roughly $250,000 in current annual gross rent.

For an investor, the remaining 9,438 SF (Bays C-E) is vacant and ready for lease-up. At a conservative $20.00 PSF NNN, the property stabilizes at a proforma NOI of ±$427,000, a 7.2% return on the $5,950,000 ask ($310/PSF), with small-bay industrial inventory in this submarket nearly impossible to find.

For an owner-occupier, the play is just as strong, move your business into the vacant bays while Lito Tires and Cuma Cars' ~$250,000 in in-place rent offsets most, if not all, of your carrying costs: debt service, taxes, insurance, and maintenance. With 30 on-site parking spaces and flexible IU-2 zoning, this is a rare shot at owning and occupying industrial real estate in one of Miami's tightest infill corridors.

7.2%
PRO FORMA CAP RATE

30
PARKING SPOTS

$5,950,000 ($310/PSF)
ASKING PRICE

IU-2
HEAVY INDUSTRIAL

19,178 SF
TOTAL BUILDING SIZE

29,228 SF
TOTAL LOT SIZE

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PRO FORMA RENT ROLL

BAY #	STATUS	TENANT NAME	SQ FT	BASE	GROSS MONTHLY RENT	CAM	CAM ANNUAL	ANNUAL GROSS	ANNUAL NOI	NOTES	TERM
7250 A	Occupied	Lito Tires	4,870	$24.47	$12,500.00	$6.33	$30,827.10	$150,000.00	$119,172.90	NNN	MTM
7250 B	Occupied	Cuma Cars	4,870	$24.47	$12,500.00	$6.33	$30,827.10	$150,000.00	$119,172.90	NNN	5-YR TERM
7250 C-E	Available	Vacant	9,438	$20.00	$20,708.00	$6.33	$59,742.54	$248,496.00	$188,753.46	NNN	TBD
	TOTAL		19,178	$22.98	$45,708.00	$6.33	$121,396.74	$548,496.00	$427,099.26		

EXPENSES

TAXES	INSURANCE	MAINTENANCE	TOTAL	ESTIMATED CAM
$96,320.31	$14,898	$10,000	$121,218.31	$6.33

PRO FORMA SUMMARY

GROSS INCOME	EXPENSES	NET OPERATING INCOME	PROFORMA CAP RATE
$548,496.00	$121,218.56	$427,099.26	7.2 %

"Proforma reflects a stabilized rent roll delivering the Property 100% occupied at closing, or prior to closing, at a total Net Operating Income of $427,099.26. Ownership is prepared to execute new five (5) year lease terms with each tenant — including the vacant 9,438 SF suite (Suites C, D & E) — in advance of closing, providing a Purchaser with full in-place income and long-term lease security from Day 1."

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SALES COMPARABLES

PROPERTY ADDRESS	CITY	ZONING	SALE DATE	SALE PRICE	BLDG SF	PRICE/SF (BLDG)	LAND SF	PRICE/SF (LAND)
7895 NW 57th St	Miami	I	05-21-2025	$5,500,000	15,000	$367	28,314	$194
7840 NW 58th St	Doral	I	03-23-2026	$2,000,000	5,282	$379	8,276	$242
7820 NW 56th St & 5540 NW 78th Ave	Miami	I	04-07-2026	$5,000,000	13,926	$359	27,878	$179
7880 NW 55th St	Doral	I	07-15-2026	$2,650,000	8,106	$327	13,939	$190
TOTALS				**$15,150,000**	**42,314**		**78,407**	
WEIGHTED AVERAGE						**$358**		**$193**

SUBJECT PROPERTY								
7250 NW 41st St	Miami	IU-2		$5,950,000	19,029	$310/SF	29,228	$205

ESTIMATION OF SUBJECT SITE VALUE

CRITERIA	BASED ON AVG OF ALL SALES (BLDG $/SF)	ESTIMATED SITE VALUE
Avg Price/SF	$358	$6,866,444

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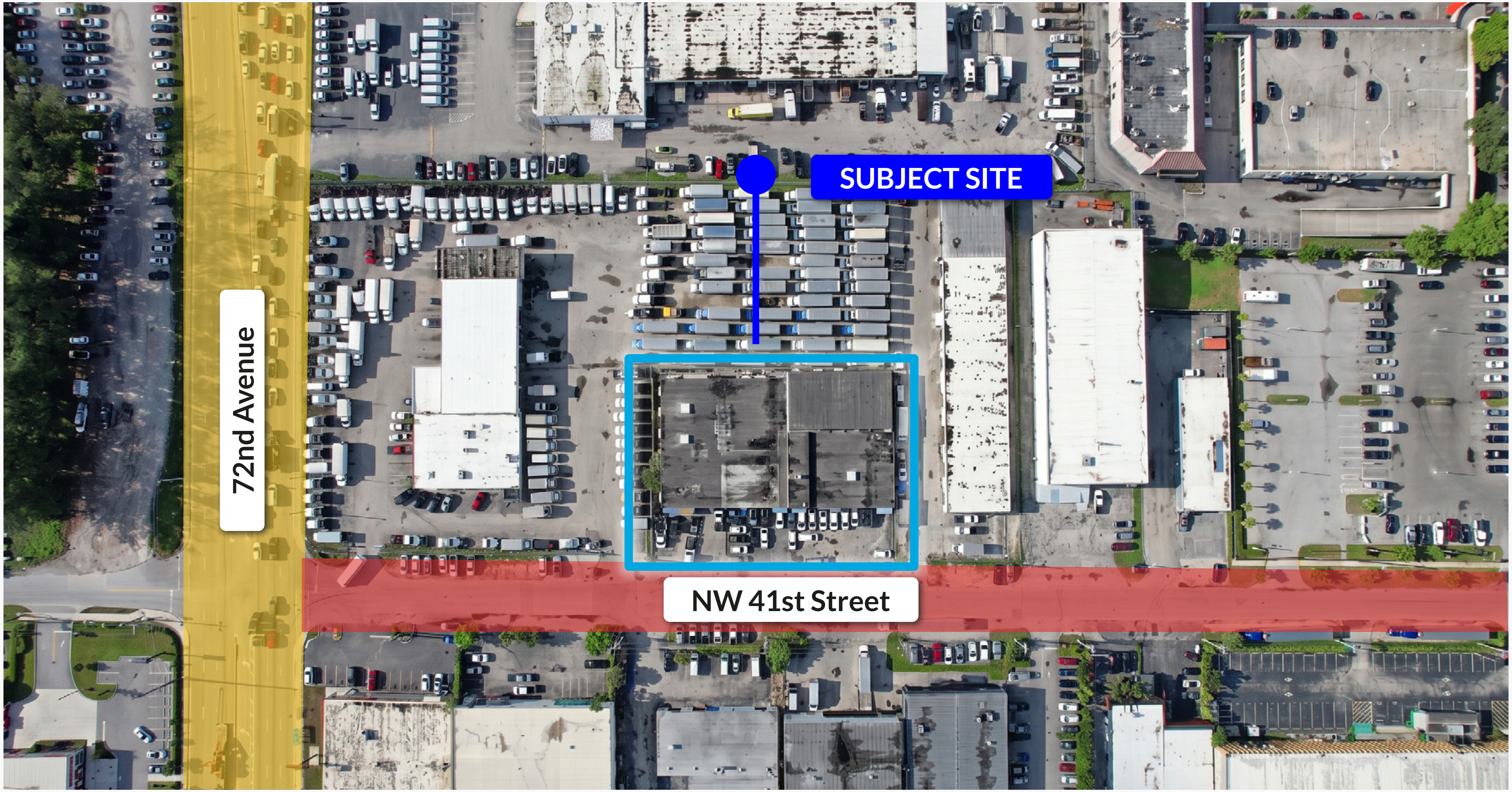
BIRD'S EYE VIEW



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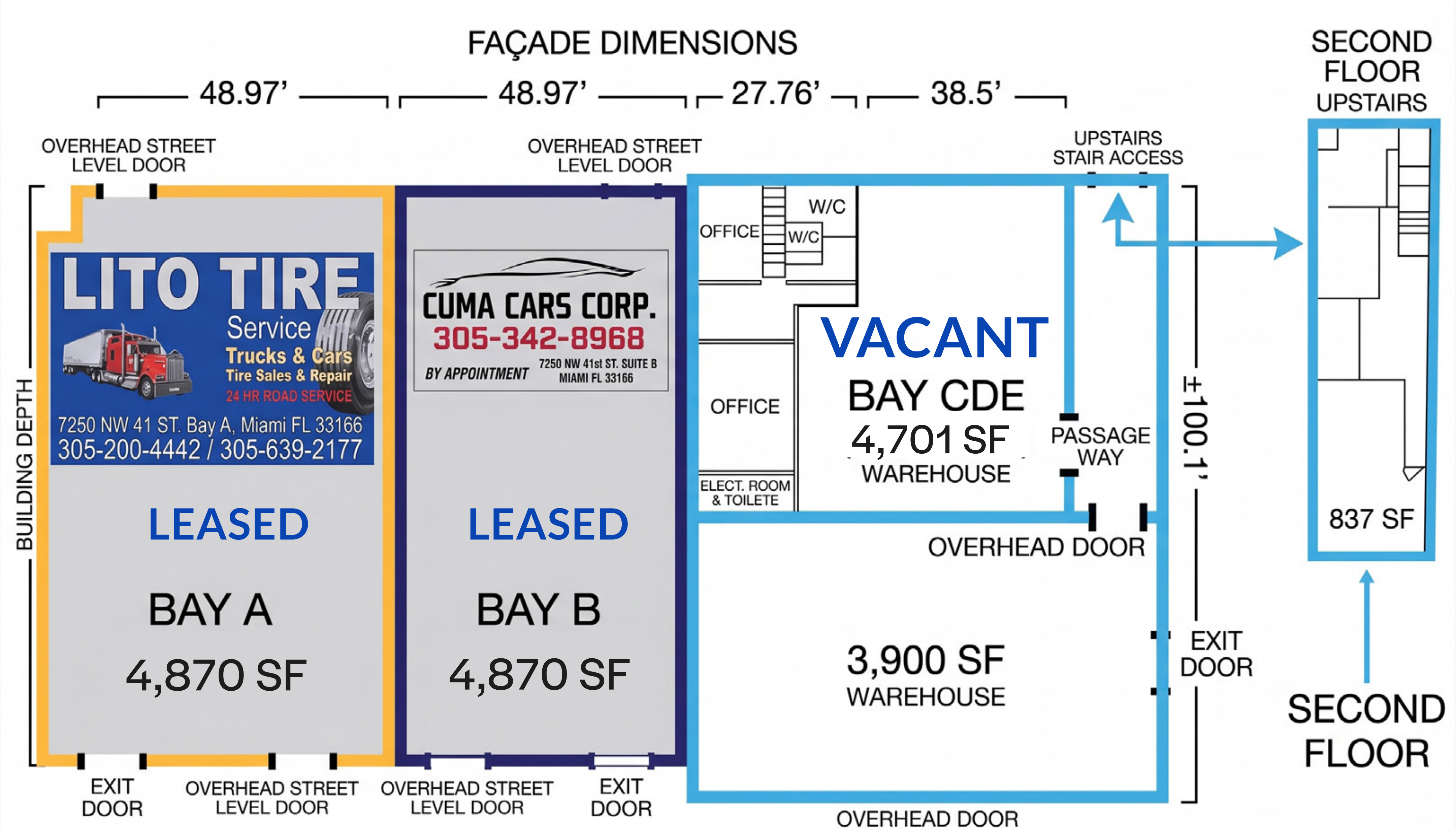
FLOOR PLAN



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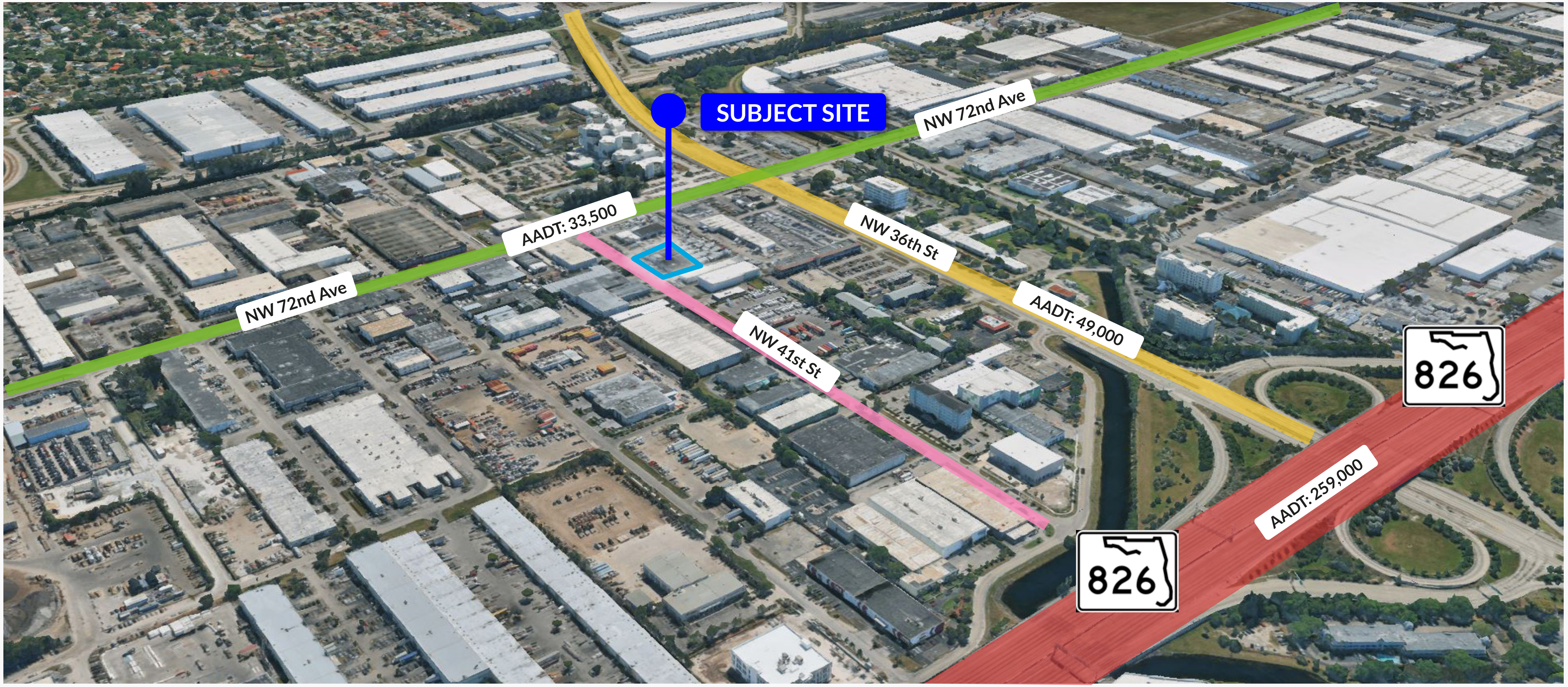
LOCATION MAP



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

BAY A - Lito Tires

BAY B - Cuma Cars

BAY C,D,E

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