

available for sale or lease

5 Acre Property Industrial Outdoor Storage

90 NW 137 Avenue, Miami, FL 33182 | Folio: 30-4903-003-0150

ASKING PRICE
\$20,500,000
LEASE RATE
\$5.50 PSF NNN

5.0

TOTAL ACRES

218,339

TOTAL SQUARE FEET

57,500

AADT — NW 137TH AVE

IU-1

LIGHT INDUSTRIAL
ZONING

UDB

INSIDE URBAN DEV.
BOUNDARY

PROPERTY OVERVIEW

A Rare 5-Acre IOS Opportunity in Miami-Dade’s Supply-Constrained Industrial Corridor

Positioned in the rapidly growing western Miami-Dade County corridor, this **5-acre improved site** presents a rare opportunity to acquire a **filled, fenced and income-ready industrial outdoor storage property** with exceptional long-term potential. Located inside the Urban Development Boundary (UDB) and already zoned **IU-1 Light Industrial**, the property benefits from immediate access to the regional highway network in a surrounding environment of continued commercial, logistics and industrial expansion.

The property maintains **direct frontage on NW 137 Avenue** — one of the area’s primary arterials carrying **57,500 vehicles per day** — between US 41 (SW 8th Street) and S.R. 836 (Dolphin Expressway), with two existing access points and improvements in place: a **4,300 SF warehouse** with four oversized street-level doors and a **1,500 SF office**.



4,300 SF CBS WAREHOUSE



1,500 SF ELEVATED OFFICE



STREET-LEVEL LOADING

PROPERTY DETAILS

ADDRESS	90 NW 137 Avenue, Miami, FL
FOLIO	30-4903-003-0150
ASKING PRICE	\$20,500,000
LEASE RATE	\$5.50 PSF NNN
TOTAL LAND	218,339 SF ±5.0 AC
WAREHOUSE	4,300 SF
OFFICE	1,500 SF
LOADING	4 Doors — 14’W × 18’H
LOT CONDITION	Filled & Fenced
ZONING	IU-1 Light Industrial
UDB STATUS	Inside UDB

URBAN DEVELOPMENT BOUNDARY

The site sits inside Miami-Dade County’s Urban Development Boundary — a critical designation that restricts competing supply, protects long-term land value and positions this property at the true edge of Miami’s buildable footprint.

IDEAL USES

- OUTDOOR STORAGE
- TRUCK TERMINAL
- LOGISTICS & DISTRIBUTION
- LAST-MILE DELIVERY
- TRANSPORTATION SERVICES
- EQUIPMENT YARD
- INDUSTRIAL OPERATIONS
- WAREHOUSE DEVELOPMENT

LOCATION HIGHLIGHTS

- **Direct frontage on NW 137 Avenue** with exposure to 57,500 vehicles per day and two existing points of ingress/egress.
- **Strategic mid-corridor position between US 41 (SW 8th Street) and S.R. 836 (Dolphin Expressway)** in Miami-Dade County's western industrial corridor near Doral, Medley and Sweetwater.
- **Minutes to Florida's Turnpike and S.R. 826 (Palmetto Expressway)**, connecting to all major South Florida trade arteries, S.R. 821 and US 27.
- **Proximity to Miami International Airport, PortMiami and the Beacon Lakes / Prologis industrial district** — South Florida's premier logistics hub, anchored by Amazon, UPS, Goya, Home Depot, Hyundai Mobis and Telemundo.
- **Surrounded by national retailers and industrial tenants** — Dolphin Mall, IKEA, Topgolf and a proposed Target / BJ's anchored retail development directly south on NW 137 Avenue.
- **Deep labor pool and pro-business environment** in one of the region's most active and supply-constrained industrial submarkets.



SUBJECT PROPERTY — LOOKING WEST FROM NW 137 AVENUE

HIGHWAY ACCESS

S.R. 836 — Dolphin Expwy	½ Mile North
US 41 — SW 8th Street	½ Mile South
Florida's Turnpike	Minutes Away
S.R. 826 — Palmetto Expwy	Minutes Away
MIA International Airport	Adjacent Corridor

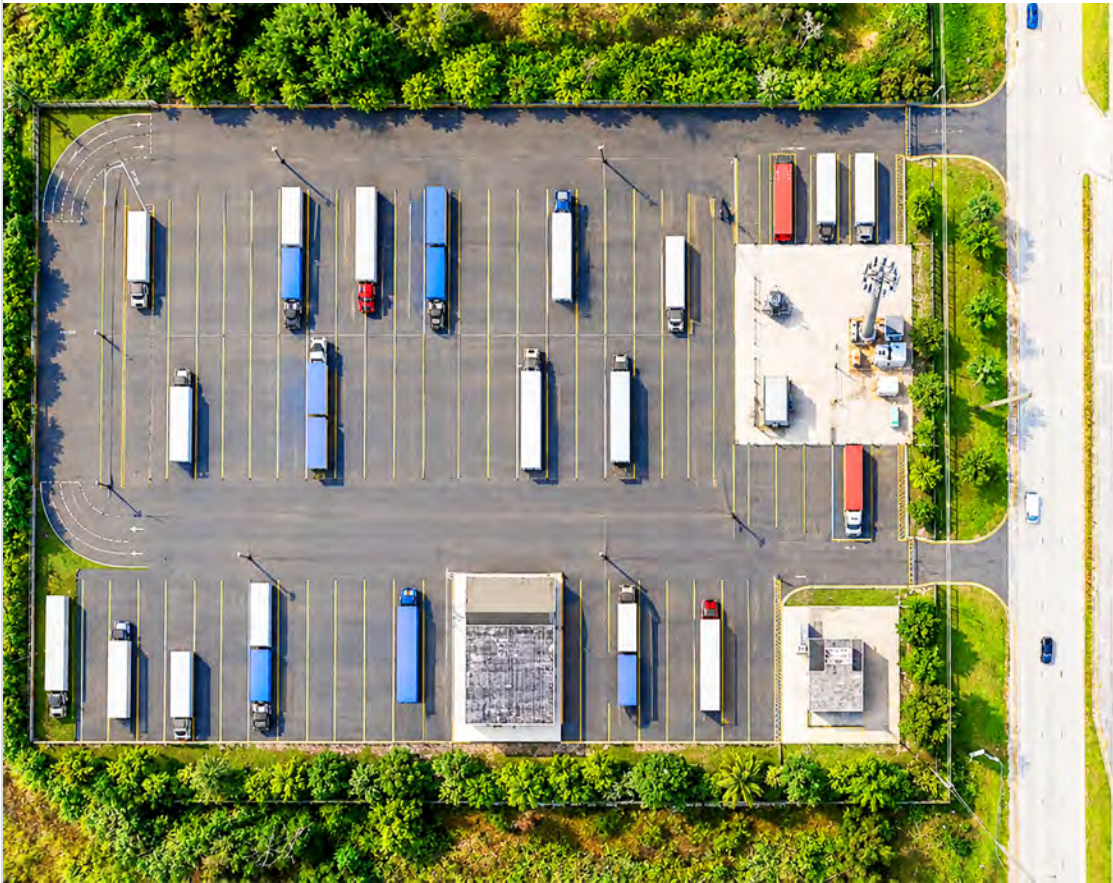
AERIAL VIEWS





SUBJECT PROPERTY ON NW 137TH AVENUE — 57,500 AADT — SURROUNDED BY BEACON LAKES, PROLOGIS, DOLPHIN MALL AND THE REGION'S MAJOR LOGISTICS USERS

Conceptual IOS Layout Up to 75 Tractor-Trailer Positions



Conceptual layout and renderings for marketing purposes only, based on the ALTA/NSPS survey dated January 2026. Plan retains the existing warehouse and elevated office, removes the barn structure, and utilizes both existing access points with WB-67 circulation. Not engineered; stall counts subject to survey, zoning, easement and permitting verification.

8775' x 13'
STALLS**75**TRACTOR TRAILER
PARKING SPACES**12**TRAILER ONLY
PARKING SPACES**70'**DRIVE
AISLESCONTACT **Tommy Gil / (786) 600-7434****David Olalde / (786) 246-1096**