

# PRIME WAREHOUSE/MAN CAVE/AUTO HAUS OPPORTUNITY IN HOMESTEAD

1750-1770 SE 38th Ave | Homestead, FL

## OFFERING MEMORANDUM



ONE | Sotheby's  
INTERNATIONAL REALTY

## OFFERING SUMMARY

ADDRESS	1750 SE 38th Ave Homestead FL 33035
BUILDING SF	69,682 SF
LAND ACRES	4.01
LOT SIZE	174,375 SF
YEAR BUILT	2024
PROPERTY TYPE	Industrial (Condo)

## FINANCIAL SUMMARY

STARTING PRICE	\$795,600 - \$2,605,200
PRICE PSF	\$400

## Property Highlights

One Sotheby's International Realty is proud to present an exclusive opportunity to own premium industrial storage units in one of South Florida's most strategically positioned and rapidly growing commercial corridors—Homestead, FL. This gated development features a selection of high-clearance concrete construction units ranging from 1,989 to 3,873 square feet, offering unmatched flexibility for both personal and commercial use.

### Available Units & Sizes:

Unit #1 – 1,989 SF - \$795,600

Unit #2 – 2,640 SF - \$1,056,000

Unit #3 – 3,519 SF - \$1,407,600

Unit #4 – 3,873 SF - \$1,549,200

Unit #5 - 5,508 SF - \$2,203,200

Unit#6 - 6,513 SF - \$2,605,200

- These individually owned units are ideal for high net worth individuals, car collectors, business owners, motorsport enthusiasts, and adventurers who require ample, secure space to store and manage exotic cars, boats, RVs, motorcycles, trailers, inventory, or specialty equipment. With oversized grade-level doors, wide drive aisles, and the ability to fully customize the interiors, each unit offers a blank canvas for your vision.

- Key Features: Solid Poured Concrete tilt wall construction with hurricane-rated overhead doors Gated Community Access with private drive-in lanes for large vehicles and haulers Fully Customizable Interiors with plumbing and electrical in place Tall Clear Heights suitable for lifts, mezzanines, or storage racks Perfect for Personal or Business Use: vehicle storage, equipment staging, commercial inventory, creative studios, and more Ideal Location: Minutes from Homestead-Miami Speedway, Biscayne National Park, US-1, and the Florida Turnpike, with direct access to the Florida Keys and major South Florida hubs Surrounded by a well-established mix of industrial, motorsport, and recreational destinations, this location serves as a perfect base for automotive, marine, and outdoor lifestyle needs. The development is tailored for owners who value privacy, space, and high-end functionality in a setting that encourages personalization and growth.

- These premium storage units are designed for a wide range of high-value uses. Whether you're a car collector looking to store a fleet of exotic or vintage vehicles, a boating enthusiast in need of secure space for your trailer and gear, or an RV owner seeking a private base near the Florida Keys, these units deliver. With high ceilings, oversized grade-level doors, and reinforced concrete construction, they easily accommodate lifts, haulers, and large equipment.
- Beyond storage, they offer the flexibility to build out a custom man cave, personal showroom, creative studio, or professional workshop. Ideal for contractors, small business owners, motorsports enthusiasts, and anyone needing space that combines functionality with ownership, these units provide both security and freedom to tailor the space to your vision.

## Unit #1 (20ft Ceiling)



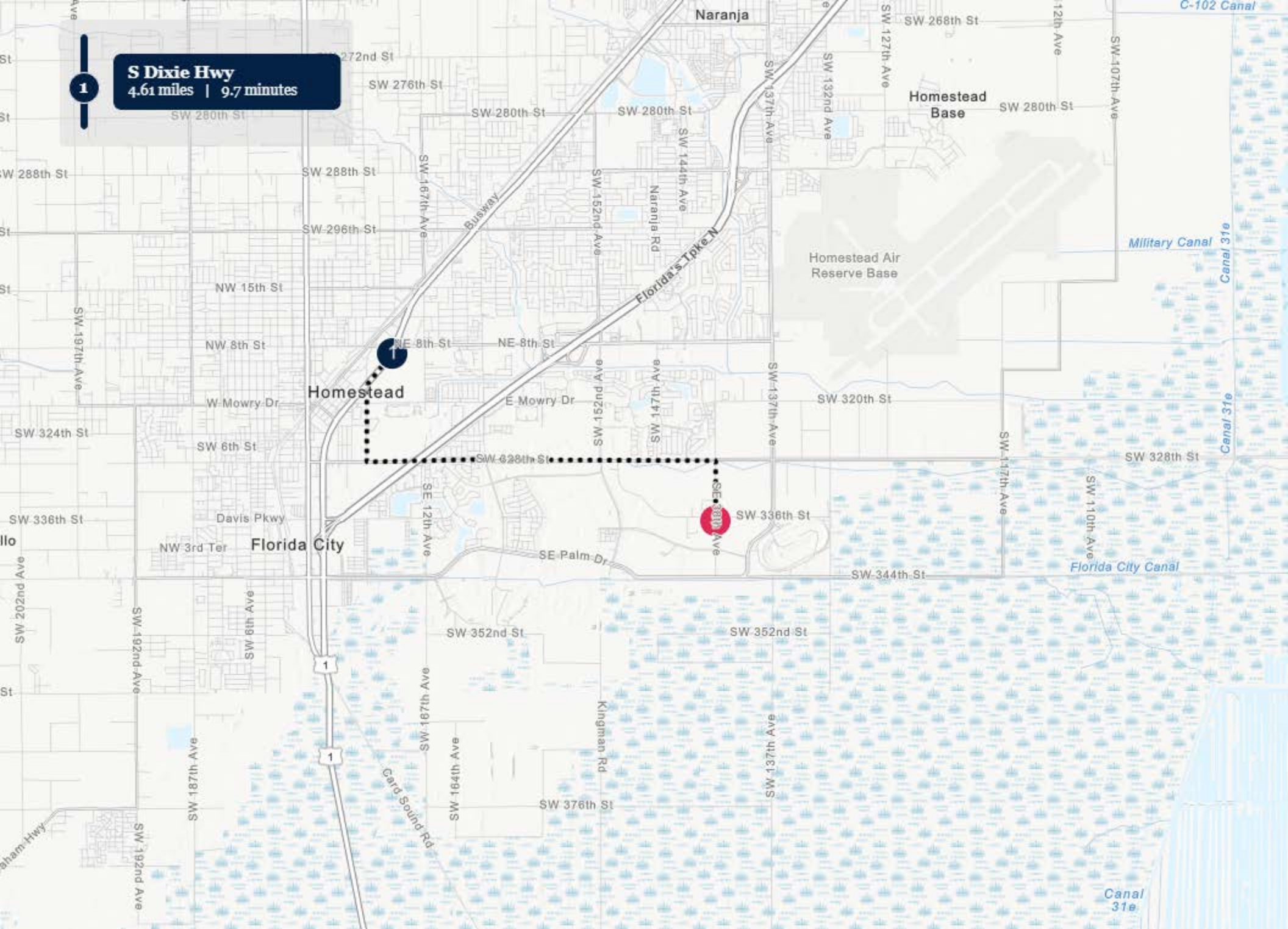
## Unit #2 Rendering

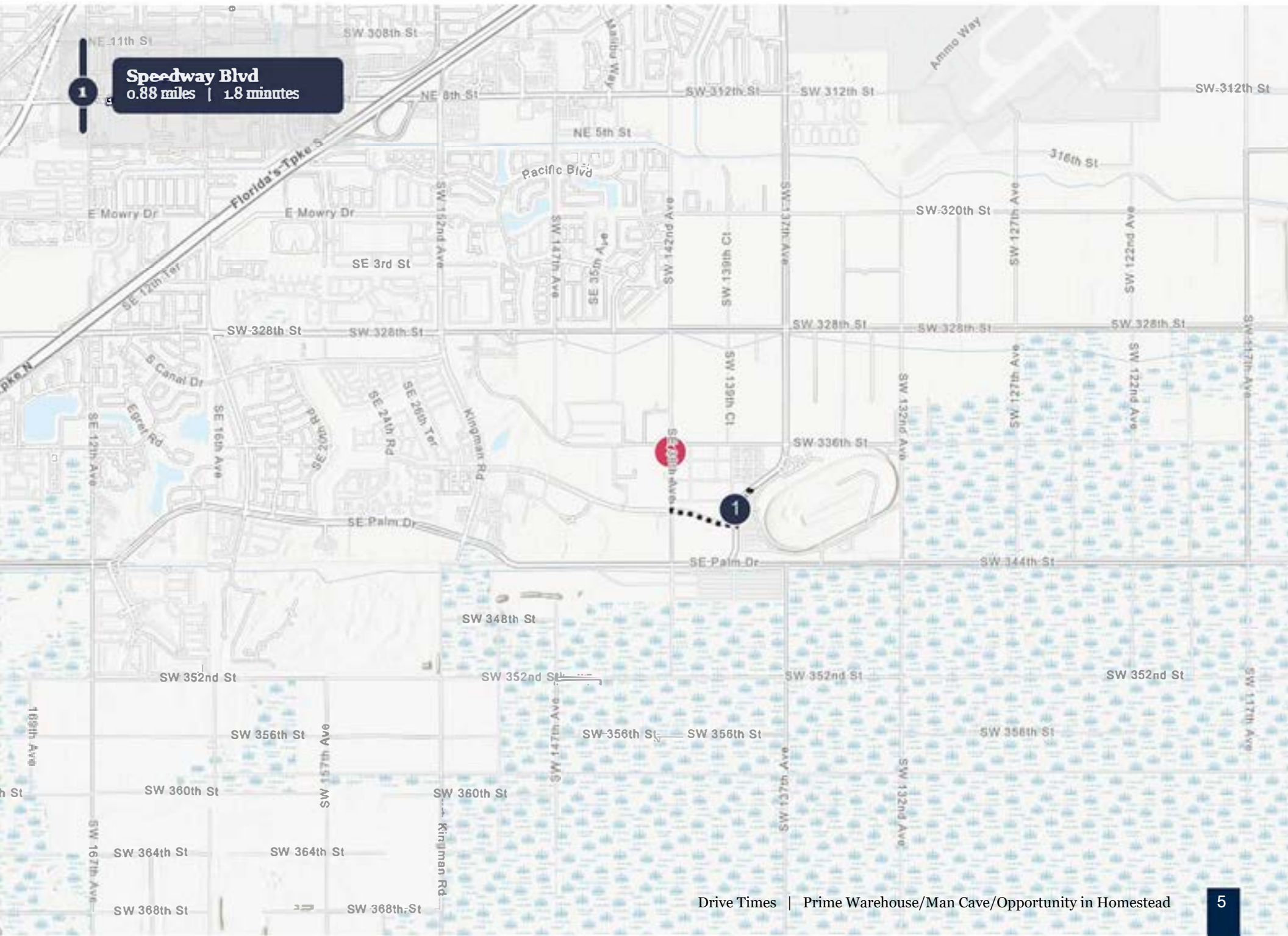


**BRING A TRAILER**

*Fast Lane  
Drive*







**Speedway Blvd**  
0.88 miles | 1.8 minutes

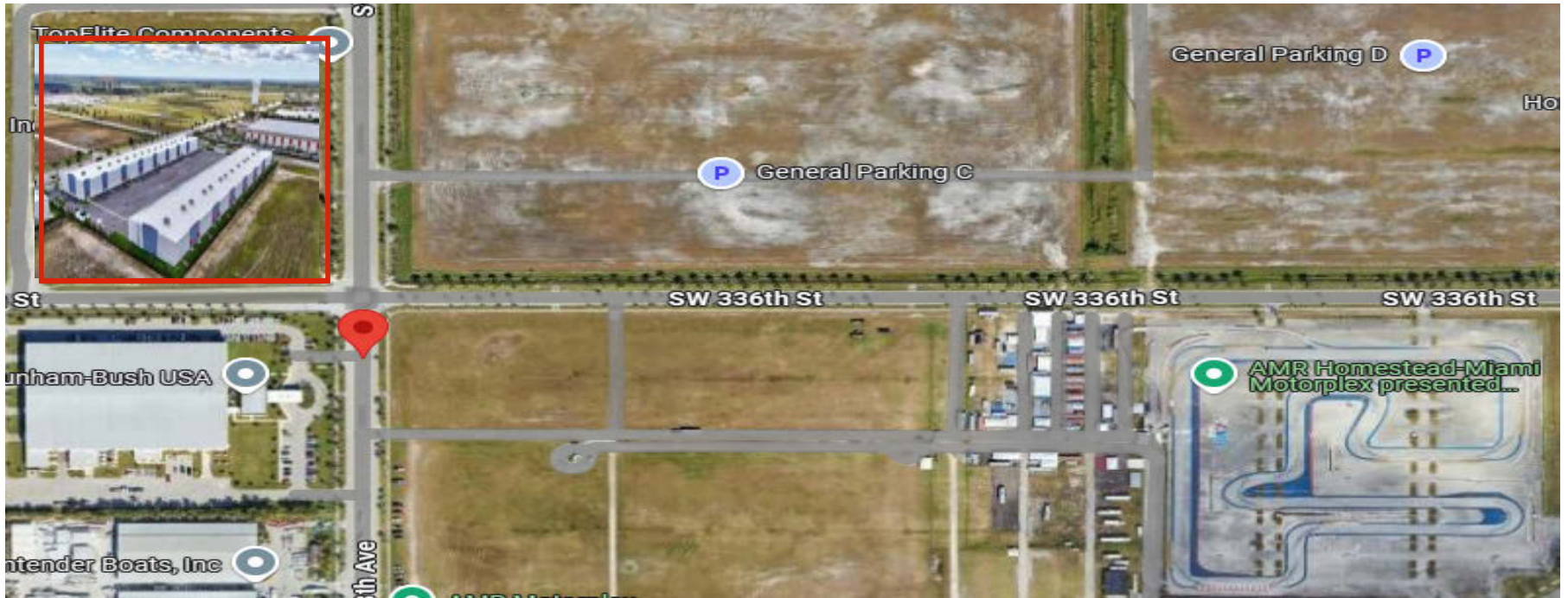
PROPERTY FEATURES	
NUMBER OF UNITS	4
BUILDING SF	69,682
LOT SIZE	174,375
LAND ACRES	4.01
YEAR BUILT	2024
PROPERTY TYPE	Industrial (Condo)
PROPERTY SUBTYPE	Warehouse
ZONING TYPE	PUD Industrial - Planned Unit Development
BUILDING CLASS	A
AVERAGE FLOOR SIZE	4,007
NUMBER OF STORIES	1
PRICE PER SQUARE FOOT	\$400
NUMBER OF PARKING SPACES	6
PARKING RATIO	0.76/1000
CEILING HEIGHT	20
GARAGE DOORS	14 x 14
GRADE LEVEL DOORS	3
FENCED YARD	174,638

CONSTRUCTION	
PARKING SURFACE	Paved Asphalt



Face/Front of the Warehouse





#	Property Name	Address	City
S	Prime Warehouse/Man Cave/Opportunity in Homestead	1750 SE 38th Ave	Homestead



**ENTRANCE**



**WEST SIDE**



**UNIT VIEW #1**



**PHASE 3 POWER**



**UNIT #1 - 1,989 SF**



**UNIT #2 - 2,640 SF**



**UNIT #3 - 3,519 SF**



**UNIT #4 - 3,873 SF**

# PROPOSED BUDGET - R T C

Updated 9/19/24

## EXPENSES:

### UTILITIES:

Florida Power & Lights	4,430.00
Trash disposal	9,696.00
Water & Sewer	18,740.00
Stormwater	6,890.00

### LANDSCAPING:

Landscaping	16,800.00
Irrigation	1,980.00
Tree Trimming	2,800.00

### INSURANCE:

Liab.;Prop:Windstorm	72,644.20
Insurance Finance Charge	3,600.00

### TAX:

Real Estate Tax	8,360.00
Annual Report	62.00

### ADMINISTRATION:

Office Expense/Postage	48.00
Accounting Fees	600.00
Management Fees	15,330.00

### REPAIRS & MAINTENANCE

Plumbing	600.00
Backflow	380.00
Building Maintenance	1,500.00
Fire Alarm & annual insp.	3,680.00
Pest Control	1,600.00
Gate Maintenance & Repairs	3,200.00

### SURFACE WATER MGMT

	1,200.00
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### TOTAL ANNUAL

**174,140.20**

TOTAL SQ. FOOTAGE IS 69,695 SF

### 1989 SF UNITS

PROPOSED ANNUAL MAINTENANCE FEE PER UNIT

$$\$4952.61 + \$397.80 \text{ (RSV)} = \$5350.41$$

PROPOSED MTHLY MAINTENANCE FEE PER UNIT

$$\$412.71 + \$33.15 \text{ (RSV)} = \$445.86$$

### 2640 SF UNITS

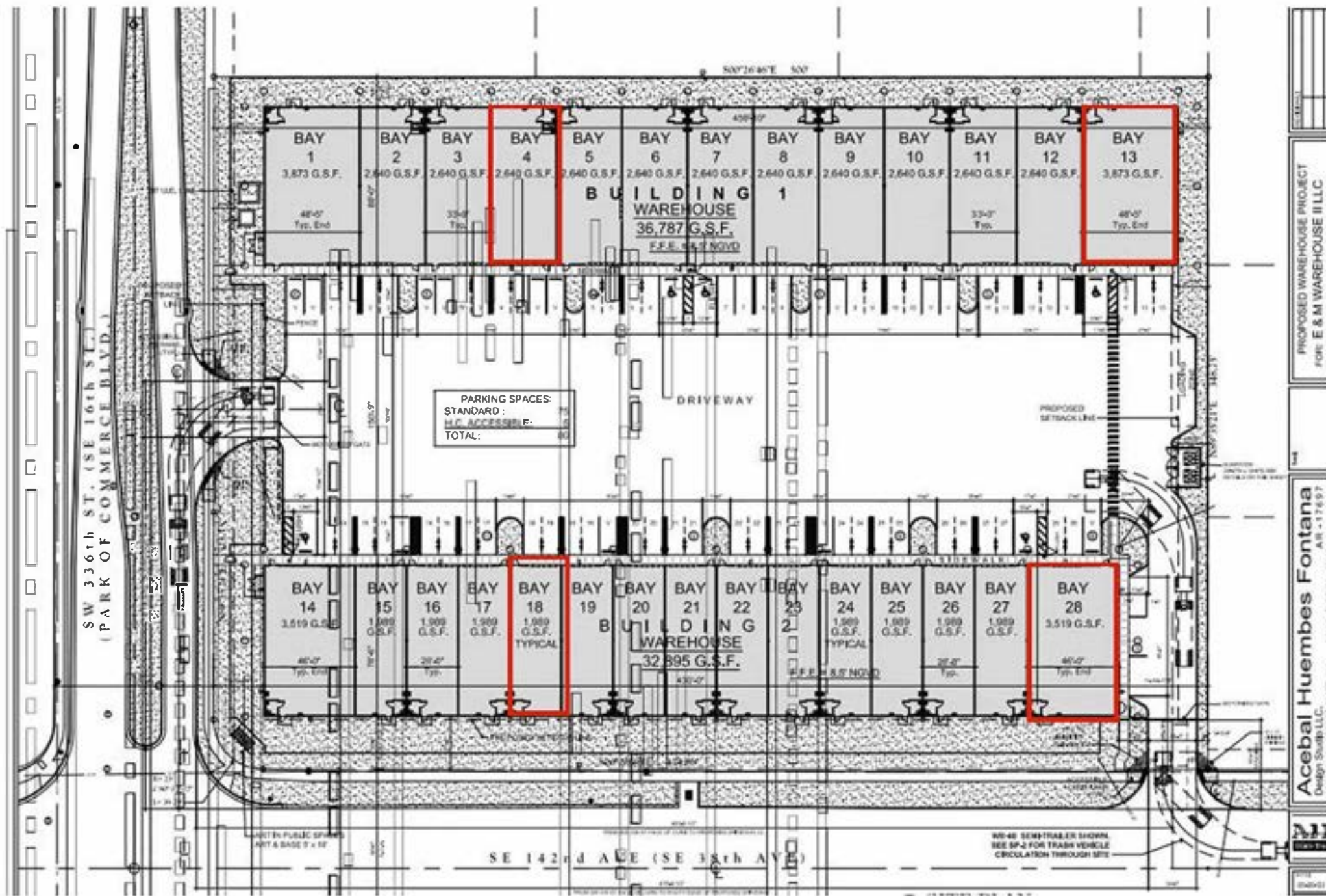
PROPOSED ANNUAL MAINTENANCE FEE PER UNIT

$$\$6573.60 + \$528.00 \text{ (RSV)} = \$7101.60$$

PROP. MTHLY MAINTENANCE FEE P/UNIT

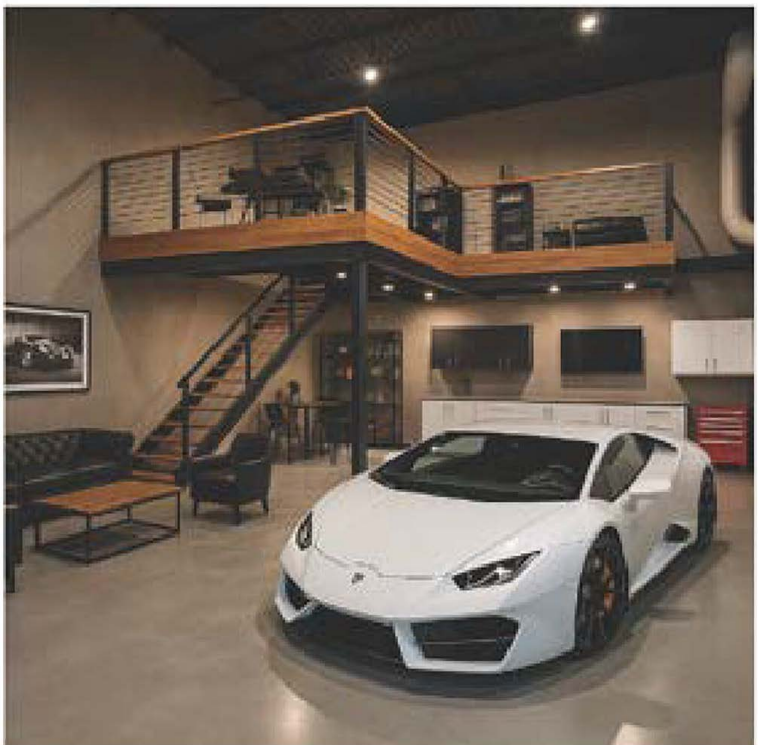
$$\$547.80 + \$44.00 \text{ (RSV)} = \$591.80$$

$$(\$2.49 \text{ P/SF-Annual Oper. Expenses} + \text{RSV Cont. } \$0.20) = \$2.69 \text{ p/sf}$$



SURVEY

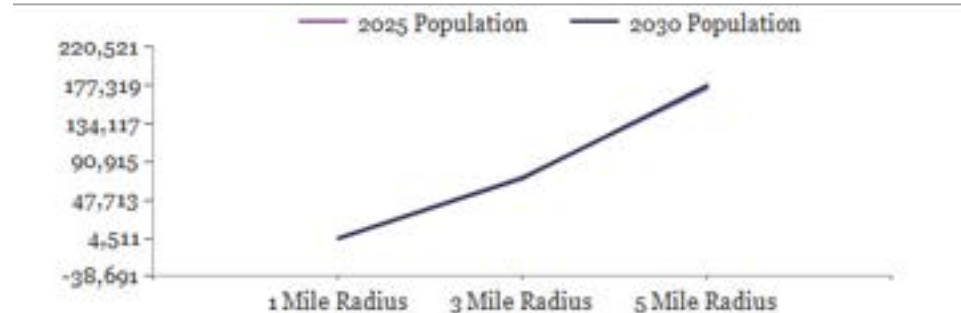
# Concept Renderings for Warehouse



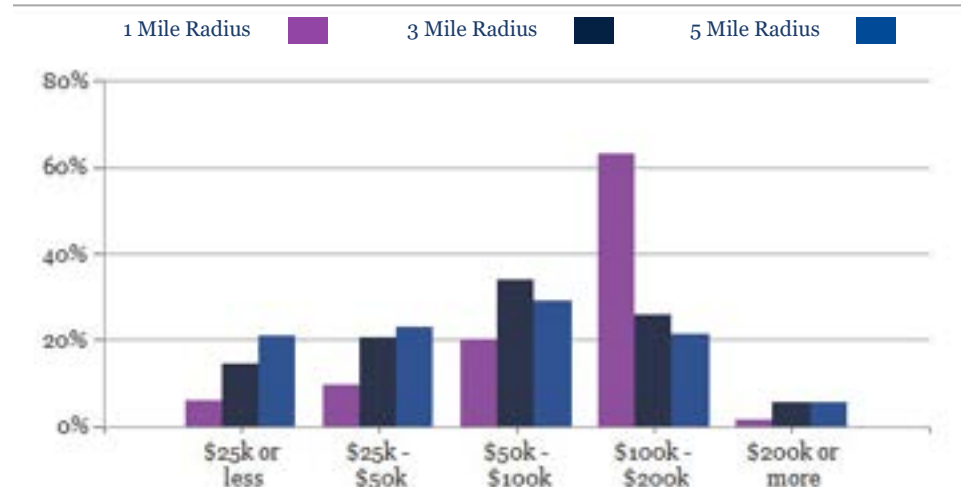
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	39	24,089	82,674
2010 Population	1,179	51,457	124,726
2025 Population	4,700	73,730	174,142
2030 Population	4,511	72,419	177,319
2025-2030: Population: Growth Rate	-4.10%	-1.80%	1.80%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	38	1,918	5,545
\$15,000-\$24,999	47	1,420	5,614
\$25,000-\$34,999	20	1,837	5,803
\$35,000-\$49,999	114	2,839	6,604
\$50,000-\$74,999	96	3,379	7,400
\$75,000-\$99,999	189	4,354	8,294
\$100,000-\$149,999	630	4,159	8,164
\$150,000-\$199,999	258	1,723	3,328
\$200,000 or greater	21	1,297	2,929
Median HH Income	\$109,037	\$75,278	\$59,000
Average HH Income	\$109,405	\$89,295	\$81,001

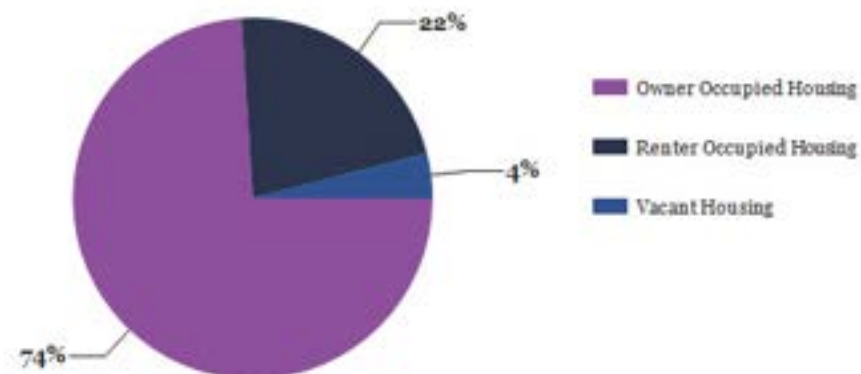
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	20	8,049	27,337
2010 Total Households	369	16,074	37,321
2025 Total Households	1,413	22,926	53,681
2030 Total Households	1,381	22,970	55,832
2025 Average Household Size	3.33	3.21	3.22
2025-2030: Households: Growth Rate	-2.30%	0.20%	3.95%



2025 Household Income

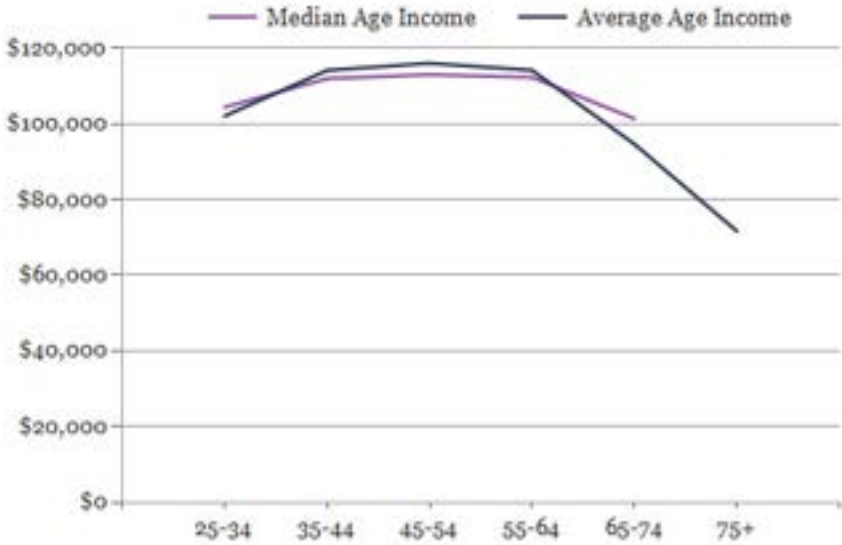
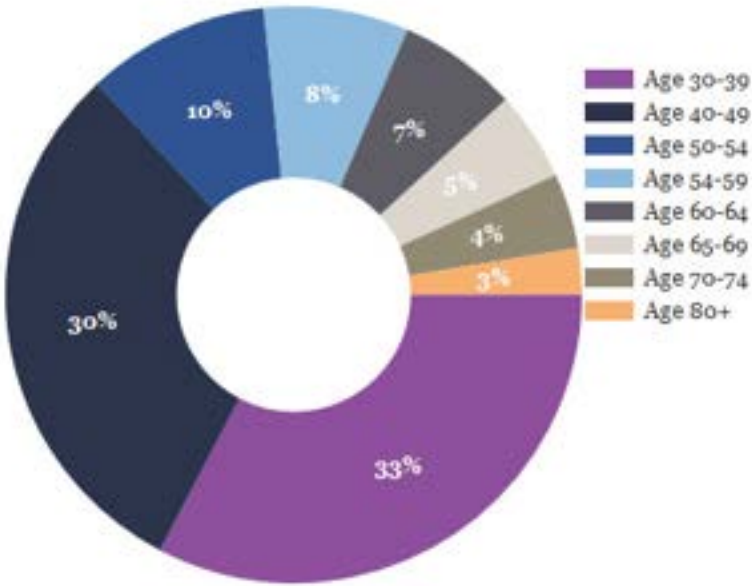


2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	391	5,215	12,292
2025 Population Age 35-39	452	5,491	12,604
2025 Population Age 40-44	443	5,611	12,581
2025 Population Age 45-49	340	5,044	11,464
2025 Population Age 50-54	265	4,902	11,221
2025 Population Age 55-59	210	4,100	9,642
2025 Population Age 60-64	173	3,534	8,683
2025 Population Age 65-69	129	2,536	6,329
2025 Population Age 70-74	109	2,032	5,020
2025 Population Age 75-79	67	1,583	3,719
2025 Population Age 80-84	32	912	2,191
2025 Population Age 85+	30	867	2,208
2025 Population Age 18+	3,277	54,494	128,392
2025 Median Age	34	35	34
2030 Median Age	35	35	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,418	\$73,504	\$58,916
Average Household Income 25-34	\$102,056	\$85,490	\$78,147
Median Household Income 35-44	\$111,932	\$83,924	\$74,389
Average Household Income 35-44	\$114,128	\$102,393	\$92,099
Median Household Income 45-54	\$112,999	\$83,369	\$75,000
Average Household Income 45-54	\$116,013	\$100,923	\$91,637
Median Household Income 55-64	\$112,274	\$76,409	\$60,439
Average Household Income 55-64	\$114,160	\$89,539	\$81,084
Median Household Income 65-74	\$101,370	\$48,371	\$41,884
Average Household Income 65-74	\$94,626	\$69,116	\$66,529
Average Household Income 75+	\$71,596	\$54,520	\$53,747



# ONE | Sotheby's

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Company Profile

Advisor Profile



**Manny Chamizo III**  
Global Commercial Director



Manuel Chamizo III is a seasoned professional with over 40+ years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

# Prime Warehouse/Man Cave/Car Haus Opportunity in Homestead

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Exclusively Marketed by: Manuel Chamizo

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