

FLEX SPACE WAREHOUSE DEVELOPMENT OPPORTUNITY

NW 109 Avenue & NW 140 Street | Hialeah Gardens, FL
OFFERING MEMORANDUM



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INTERNATIONAL REALTY

Flex Space Warehouse Development Opportunity

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INTERNATIONAL REALTY

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	Nw 109 Avenue & NW 140 Street Hialeah Gardens FL 33018
COUNTY	Miami-Dade
PRICE	\$7,500,000
PRICE PSF	\$62.68
LAND SF	119,648 SF
LAND ACRES	2.74
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	7100 INDUSTRIAL-LIGHT MFG; 4081 VACANT LAND - INDUSTRIAL
# OF PARCELS	1
APN	27-2019-005-0010

Rare Development Opportunity in Hialeah Gardens – Build Up to 31,300 Sq. Ft. of Premium Flex Warehouse Space

Seize this unparalleled development opportunity to create up to 31,300 square feet of state-of-the-art flex warehouse space in the heart of Hialeah Gardens. This prime property, strategically positioned on the corner of NW 109 Avenue and NW 140 Street, offers exceptional accessibility and high demand, making it an ideal investment for developers looking to bring a new warehouse project to market—whether selling as warehouse condos or leasing for long-term returns.

Designed for flexibility, this future development consists of three proposed buildings with ample parking—120 spaces—to accommodate a wide range of industrial, distribution, and business needs (see site plan). With the ongoing demand for high-quality flex warehouse spaces, this project presents a rare chance to capitalize on a rapidly growing sector in a highly sought-after location.

Unmatched Accessibility & Prime Location

One of the most significant advantages of this property is its direct access to major highways and thoroughfares, making transportation and logistics seamless. With proximity to the Florida Turnpike, Okeechobee Road, and I-75, businesses that establish themselves in this future warehouse space will benefit from exceptional connectivity to key commercial districts throughout South Florida. The accessibility to these major roadways enhances efficiency, reduces transportation costs, and significantly increases the appeal of this development opportunity for potential buyers or tenants.

The Strength of Hialeah Gardens

Hialeah Gardens, FL, is a thriving commercial and industrial hub, known for its business-friendly environment and rapid economic growth. The area continues to attract new development opportunities, with an increasing number of commercial and industrial projects shaping it into a prime destination for businesses. Its strategic location near Miami, major airports, and distribution centers makes it an ideal choice for logistics companies, manufacturers, and businesses seeking modern, high-quality warehouse space.

This is your chance to bring a high-demand warehouse development to life in one of South Florida's most dynamic commercial corridors. Whether you're looking to develop for sale or hold for long-term leasing income, this property offers the perfect combination of location, accessibility, and investment potential.

Act now to secure this rare development opportunity and turn your vision into reality in Hialeah Gardens!

ADDITIONAL POTENTIAL USES & OPPORTUNITIES:

- Truck Parking Opportunity
Offering Memorandum: [Click Here](#)
- Retail Development Opportunity
Offering Memorandum: [Click Here](#)
- Car Parking Opportunity
Offering Memorandum: [Click Here](#)



02

Property Description

Property Features

PROPERTY FEATURES

LAND SF	119,648
LAND ACRES	2.74
# OF PARCELS	1
ZONING TYPE	7100 INDUSTRIAL-LIGHT MFG; 4081 VACANT LAND - INDUSTRIAL

KEY FEATURES OF PROPOSED DESIGN:

- Build Up to 31,300 Sq Ft of Flexible Space Warehouse in three buildings: Choose from units starting at approximately 2,460 sq ft.
- Built-in Mezzanines: Maximize your usable space with thoughtfully designed mezzanine levels, perfect for offices, storage, or showrooms. This added space provides incredible value and flexibility.

Contractor Options:

- State-of-the-Art Construction: Engineered for durability
- Modern Amenities: Impact-resistant windows, energy-efficient lighting, and ADA-compliant bathrooms.

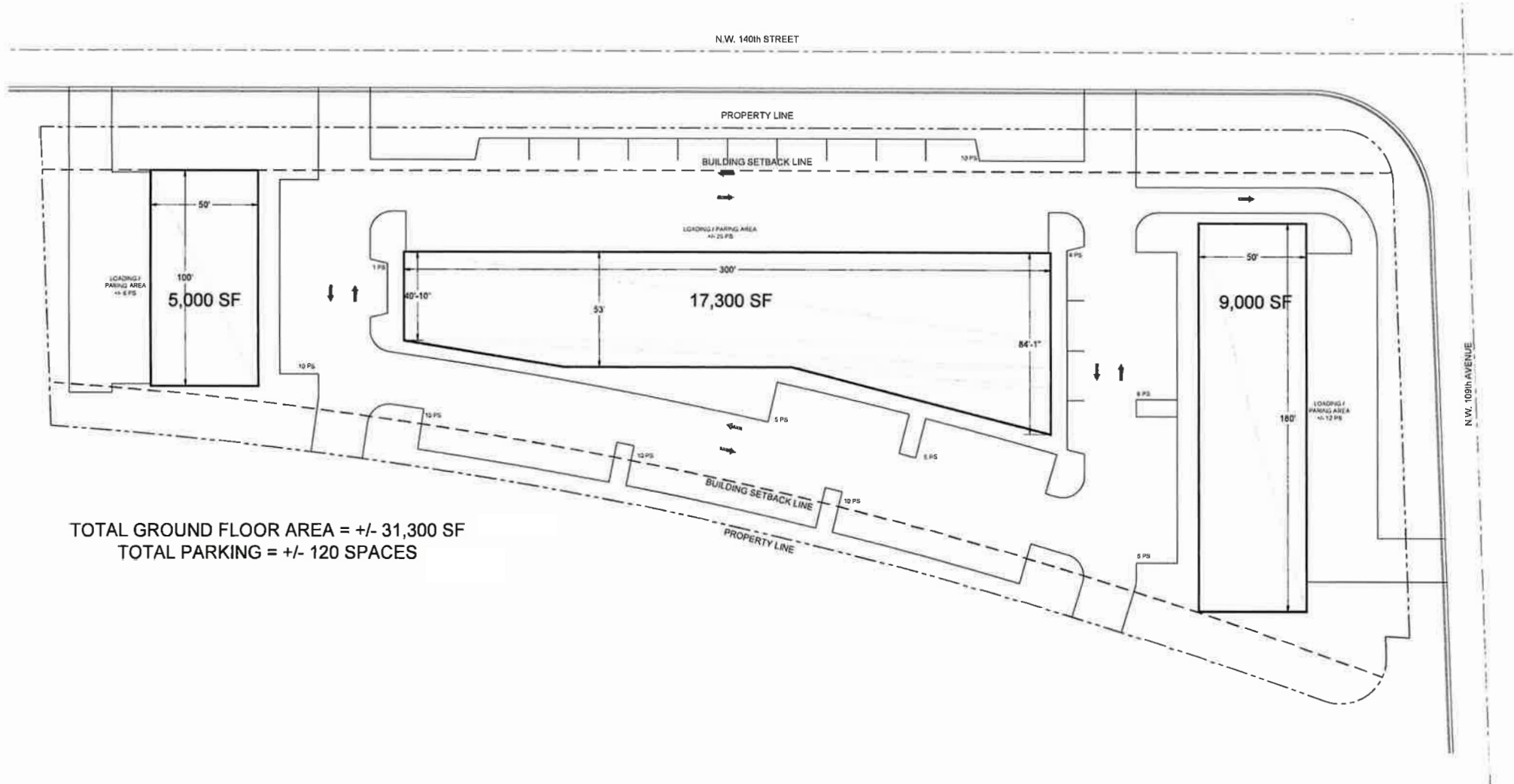
PROPOSED RENDERING

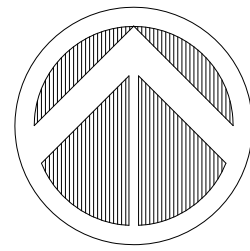


Vision for the Future: Proposed Flex Warehouse Development Rendering



Flex Warehouse Development Site Plan





- 1- The Legal Description to the Property was obtained from FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance.
- 2- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- 3- An examination of Commitment issued by FIDELITY NATIONAL NATIONAL TITLE INSURANCE COMPANY, Order Number: 9243361, effective date: February 2, 2021 @ 8:00 AM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- 4- Accuracy.

The Horizontal positional accuracy of well-defined improvement on this survey is $\pm 0.2'$.
The Vertical accuracy of elevations of well-defined improvement on this survey is $\pm 0.1'$.
- 5- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 6- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 7- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 8- Underground utilities are not depicted herein, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 9- The surveyor does not determine fence and/or wall ownership.
- 10- Ownership subjects to OPINION OF TITLE.
- 11- Type of Survey: BSKETCH OF SURVEY.
- 12- The North arrow and bearings shown hereon are based on Miami-Dade County Sectional Map information for Section 19, Township 52 South, Range 40 East with a bearing of N.89°28'32"E. along the South line of said Section 19, and all other bearings are relative thereto.
- 13- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 14- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- 15- Benchmark Used: Miami-Dade County Benchmark #N-532. Elevation = +8.52
- 16- Flood Zone Data: Community/ Plot #120644/0095 & 0113/L Dated: September 11, 2009
(See Survey for Flood Zone Lines)
- 17- Present Zoning: N-1 (Industrial – Light Manufacturing)
- 18- Subject property has access to a public right-of-ways: NW 109th. Avenue and NW 140st. Street
- 19- Flood Criteria: +6.6' (as shown on AMENDED PLAT OF FLOOD CRITERIA MAPS, as recorded in Plot Book 91, Page 69 of the public records of Miami-Dade County, Florida.)
- 20- All utilities are available for this site.
- 21- This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

- I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the
Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida
Administrative Code, pursuant to Section 472.027, Florida Statutes.

For use with Royal Point Land Surveyors, Inc LB# 7282

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	= Existing Elevations	A/C= Air Conditioner
	= Catch Basin	Conc. = Concrete
	= Water Meter	C.B.S. = Concrete Block & Stucco
	= Electric Box	D.E. = Drainage Easement
	= Sanitary Manhole	D.D. = Drainage Maintenance Easement
	= Sprinkler Pump	F.D.H. = Found Drill Hole
	= Wood Pole	F.F.E. = Finish Floor Elevation
	= Conc. Pole	F.I.P. = Found Iron Pipe/Pin
	= Light Pole	F.R.P. = Found Iron Rebar
	= Fire Hydrant	F.N. = Found Nail
	= Water Valve	F.N.D. = Found Nail & Disc
	= Inlet	F.P.L. = Florida Power Light Transformer
	= Cable Tv Box	H = Height
	= Electric Meter Box	L.M.E. = Life Maintenance Easement
	= Traffic Signal Box	M = Measured
	= Gas Valve	(P) = Platted
	= Monitoring Valve	P.O.B. = Point of Beginning
	= Manhole	P.O.C. = Point of Commencement
	= Monitor Well	(R) = Record
		Res. = Residence
		SIP/R = Set Iron Pin/Rebar
		S = Spread
		U.E. = Utility Easement

[illegible]

SKETCH OF SURVEY

Sec. 78-48. - Light industrial district (IN-1) uses.

The IN-1 district is intended to provide manufacturing, warehouse, and office facilities for the repair, assembly, packaging, storage and wholesale distribution of products, and hotels, motels, and convention centers. All uses allowed in the B-3 district are permitted along the IN-1 district arterial roadways. Certain B-1 and B-2 uses shall be allowed if the chief zoning official determines that a proposed use is sufficiently similar to a specifically permitted use.

Certain uses in this zoning district, as denoted by a double asterisk (**), are not allowed in the Northwest District south of NW 138th Street.

(1) *Permitted uses.* The following are allowed in the IN-1 zoning districts, while all other uses are conditional or prohibited:

- a. Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
- b. Animal hospitals within soundproofed, air conditioned buildings.
- c. Armories, arsenals.**
- d. Auditoriums.
- e. Auto painting, and body shop (min. floor area 1,000 sq. ft)*.**
- f. Automobile gas and/or service stations are permitted only on major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways.*
- g. Automobile and truck sales for new and/or used vehicles including as ancillary uses automobile and truck rentals, wholesale distribution and automobile repairs (min. floor area 3,000 sq. ft.)*.**
- h. Automotive repairs (min. floor area 1,000 sq. ft.)*.**
- i. Automobile and truck rentals*.**
- j. Bakeries-wholesale only with incidental retail uses.
- k. Banks.
- l. Blacksmith, gas, steam fitting shops.
- m. Boat or yacht manufacturing repairing or overhauling.**
- n. Brewery and bottling plants.
- o. Cabinet working and carpentry shops.**
- p. Canning factories.
- q. Caterers.
- r. Cold storage warehouse and pre-cooling plants.
- s. Concrete, clay or ceramic products, hand manufacture or involving only small mixer where all such manufacturing and equipment is within an approved building and storage and drying areas are enclosed as provided in this chapter.**
- t. Contractors' offices and yards.**
- u. Dry cleaning and dyeing plants.**
- v. Sales and services of gas, oil, steam engines.***
- w. Fertilizer storage.**
- x. Fruit packing and fruit preserving.

- y. Furniture manufacturing.
- z. Furniture refinishing.
- aa. Glass installations.
- bb. Grinding shops.
- cc. Hotel and motel.*
- dd. Ice manufacturing.
- ee. Laboratories, material testing.
- ff. Leather goods manufacturing, excluding tanning.
- gg. Livery stables, for riding clubs, or a stable for sheltering horses.**
- hh. Locksmith.
- ii. Lumberyards.
- jj. Machine shops.
- kk. Marine warehouse.
- ll. Mattress manufacturing and renovating.**
- mm. Milk or ice distributing station from which extensive truck or wagon deliveries are customarily made.**
- nn. Millwork shops.
- oo. Motion picture production studios.
- pp. Offices.
- qq. Off-street parking and loading.
- rr. Ornamental metal workshops.
- ss. Oxygen storage and filling of cylinders.
- tt. Passenger and freight stations and terminals: trucks, and buses.**
- uu. Pharmaceutical storage.*
- vv. Power or steam laundries.**
- ww. Printing shops.
- xx. Radio and television transmitting stations and studios.
- yy. Restaurants and cafeterias.
- zz. Restaurants with bar as an incidental use.
- aaa. Salesrooms and storage showroom-wholesale.
- bbb. School-technical trade schools, such as, but limited to aviation, electronic and mechanics. Also physical training schools, such as, to gymnastics and karate.
- ccc. Sign painting shops.
- ddd. Steel fabrication.**
- eee. Storage warehouse for food, fodder, etc.
- fff. Taxidermy. Only within a fully enclosed, air-conditioned building.**
- ggg. Telecommunications hubs.*
- hhh. Warehouse for sale of merchandise to membership or home improvement center.*

iii. Welding shops.**

jjj. Welding supplies.**

kkk. Wood and coal yards.**

III. Certain B-1 uses shall be permitted if complimentary to the IN-1 district.

mmm. POS, CF and RW uses.

(2) *Accessory uses.* The following accessory uses and structures are allowed in this zoning district:

a. Accessory uses for hotel and motel establishments (within same building only):

1. Business or commercial establishments of the B-1 type, bars and cabarets.

2. Hotels and motels with 150 or more guest rooms may have liquor package service on the premises for the accommodation and use of their guests only.

(3) *Special exceptions.* The following uses may be allowed subject to requirements as set forth in section 78-36:

a. Private clubs.*

b. Houses of worship.*

c. Child day care centers.*

d. Cigar store and smoking lounge.

(Ord. of 9-25-06; Ord. No. 2015-18, § 3, 12-1-15)



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 03/10/2025

PROPERTY INFORMATION				
Folio	27-2019-005-0010			
Property Address	0 , FL			
Owner	PAM PARKING LLC			
Mailing Address	160 NW 176 ST STE 301 MIAMI GARDENS, FL 33169			
Primary Zone	7100 INDUSTRIAL - LIGHT MFG			
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND			
Beds / Baths /Half	0 / 0 / 0			
Floors	0			
Living Units	0			
Actual Area	0 Sq.Ft			
Living Area	0 Sq.Ft			
Adjusted Area	0 Sq.Ft			
Lot Size	119,648 Sq.Ft			
Year Built	0			
ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$5,264,512	\$4,187,680	\$3,961,518	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$5,264,512	\$4,187,680	\$3,961,518	
Assessed Value	\$3,390,216	\$3,082,015	\$3,961,518	
BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$1,874,296	\$1,105,665	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
SAFIRE TRACT				
PB 175-058 T-24194				
TR A				
LESS PORT DESC BEG SW COR OF TR A				
N 89 DEG E 624.86FT N 02 DEG W				



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,390,216	\$3,082,015	\$3,961,518
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,264,512	\$4,187,680	\$3,961,518
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,390,216	\$3,082,015	\$3,961,518
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,390,216	\$3,082,015	\$3,961,518

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/16/2021	\$5,100,000	32619-2463	Qual by exam of deed

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>



03

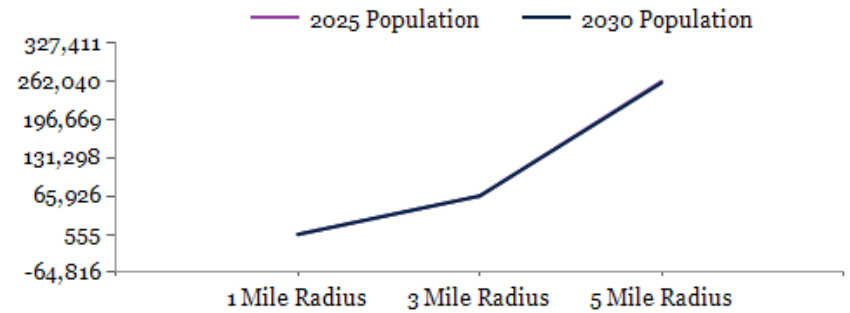
Demographics

Demographics

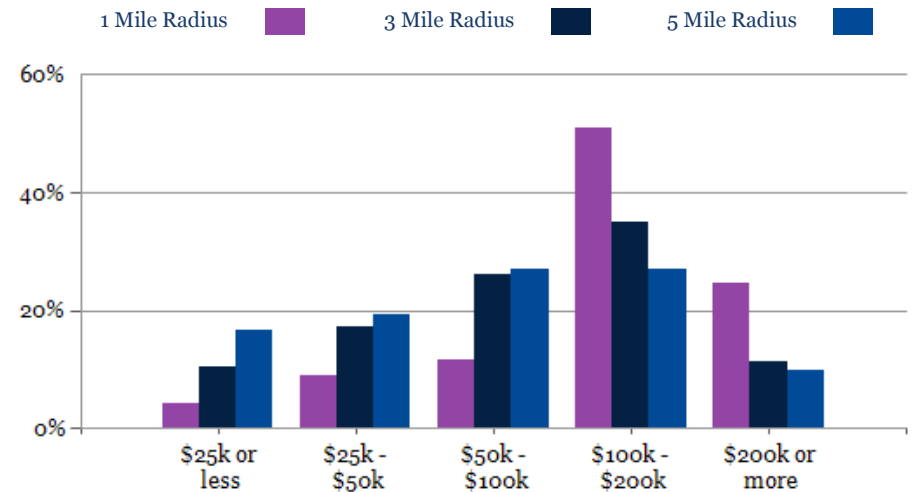
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	237	46,699	182,415
2010 Population	321	55,455	233,516
2025 Population	555	66,272	262,040
2030 Population	581	66,288	259,780
2025-2030: Population: Growth Rate	4.60%	0.00%	-0.85%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4	1,044	7,952
\$15,000-\$24,999	4	1,135	6,785
\$25,000-\$34,999	8	1,411	7,489
\$35,000-\$49,999	9	2,234	9,693
\$50,000-\$74,999	7	2,297	10,878
\$75,000-\$99,999	15	3,220	12,957
\$100,000-\$149,999	57	5,000	15,923
\$150,000-\$199,999	40	2,357	7,953
\$200,000 or greater	47	2,397	8,778
Median HH Income	\$139,160	\$92,416	\$77,051
Average HH Income	\$165,546	\$113,283	\$100,498

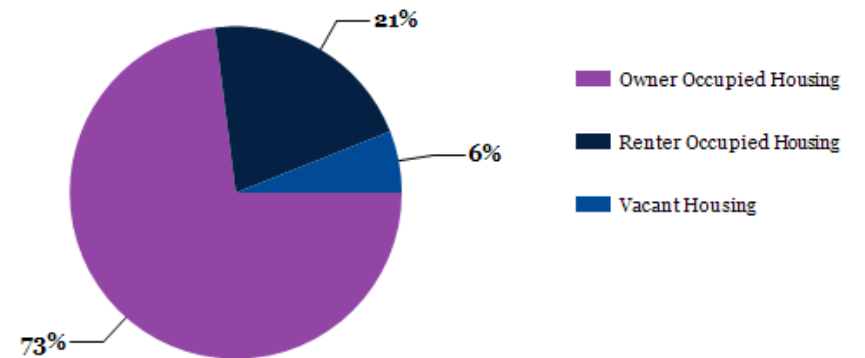
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	63	13,744	61,693
2010 Total Households	72	16,130	74,542
2025 Total Households	191	21,095	88,408
2030 Total Households	207	21,631	89,439
2025 Average Household Size	2.91	3.14	2.96
2025-2030: Households: Growth Rate	8.10%	2.50%	1.15%



2025 Household Income



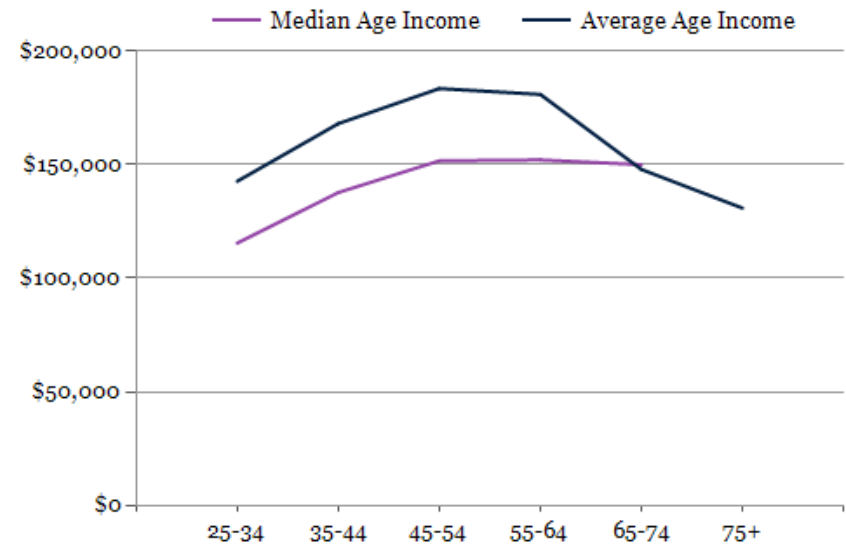
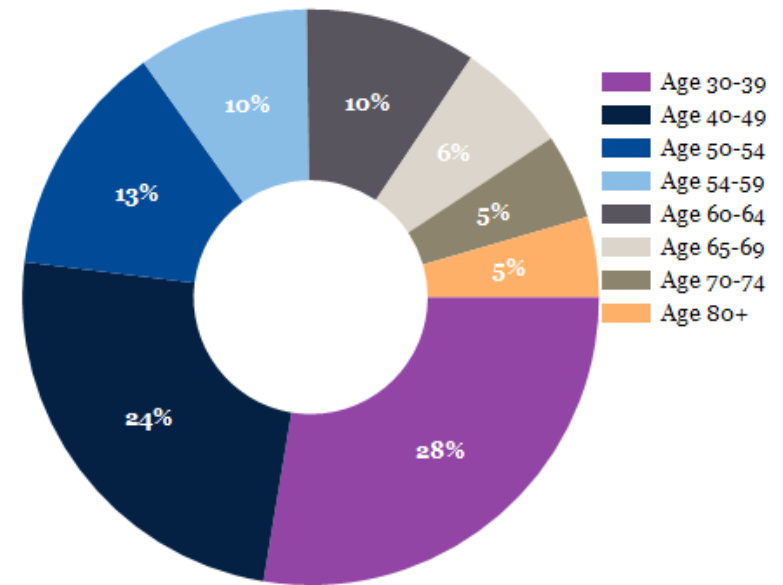
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	46	4,324	17,007
2025 Population Age 35-39	46	4,667	17,900
2025 Population Age 40-44	45	4,572	18,407
2025 Population Age 45-49	36	4,441	18,623
2025 Population Age 50-54	44	5,430	21,404
2025 Population Age 55-59	32	4,917	19,231
2025 Population Age 60-64	32	4,729	17,593
2025 Population Age 65-69	21	3,225	12,396
2025 Population Age 70-74	16	2,641	9,918
2025 Population Age 75-79	15	2,062	7,907
2025 Population Age 80-84	11	1,373	5,632
2025 Population Age 85+	10	1,489	6,091
2025 Population Age 18+	434	53,859	211,882
2025 Median Age	38	42	42
2030 Median Age	39	42	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$115,470	\$97,670	\$79,025
Average Household Income 25-34	\$142,673	\$114,833	\$99,314
Median Household Income 35-44	\$137,730	\$111,560	\$94,206
Average Household Income 35-44	\$168,066	\$134,995	\$118,908
Median Household Income 45-54	\$151,695	\$108,719	\$94,878
Average Household Income 45-54	\$183,546	\$132,303	\$120,038
Median Household Income 55-64	\$152,082	\$94,102	\$80,208
Average Household Income 55-64	\$180,931	\$116,480	\$105,163
Median Household Income 65-74	\$150,000	\$59,495	\$48,211
Average Household Income 65-74	\$147,890	\$86,327	\$76,664
Average Household Income 75+	\$130,858	\$60,883	\$52,030





04

Company Profile

Advisor Profile

ONE

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Manny Chamizo III

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TheREbroker.com

Each Office is Independently Owned And Operated

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 2022-2024 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.

Flex Space Warehouse Development Opportunity



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE Sotheby's International Realty and it should not be made available to any other person or entity without the written consent of ONE Sotheby's International Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ONE Sotheby's International Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. ONE Sotheby's International Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ONE Sotheby's International Realty has not verified, and will not verify, any of the information contained herein, nor has ONE Sotheby's International Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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