

AVAILABLE
for lease

Fairchild  Partners[®]
Licensed Real Estate Brokers



avventura INDUSTRIAL PARK

199501-19599 Northeast 10th Avenue, Miami, FL



east
capital partners

 **±164,000 sq. ft.
Industrial Park with
Warehouses + Offices**

IMMEDIATE & FUTURE AVAILABILITY

aventura

INDUSTRIAL PARK

for lease



SEVEN (7) BUILDINGS OFFERING BOTH IMMEDIATE + FUTURE AVAILABILITY



Warehouses
+ Offices
Available
For Lease

Various Floorplans
Available



Adjacent to
I-95 near the
Miami-Dade
and Broward
County
border

±1.5-mi from I-95



Access from
Ives Dairy Rd
(NE 205th St)
and NE 10th
Avenue



Secure
Property

Fenced After Hours



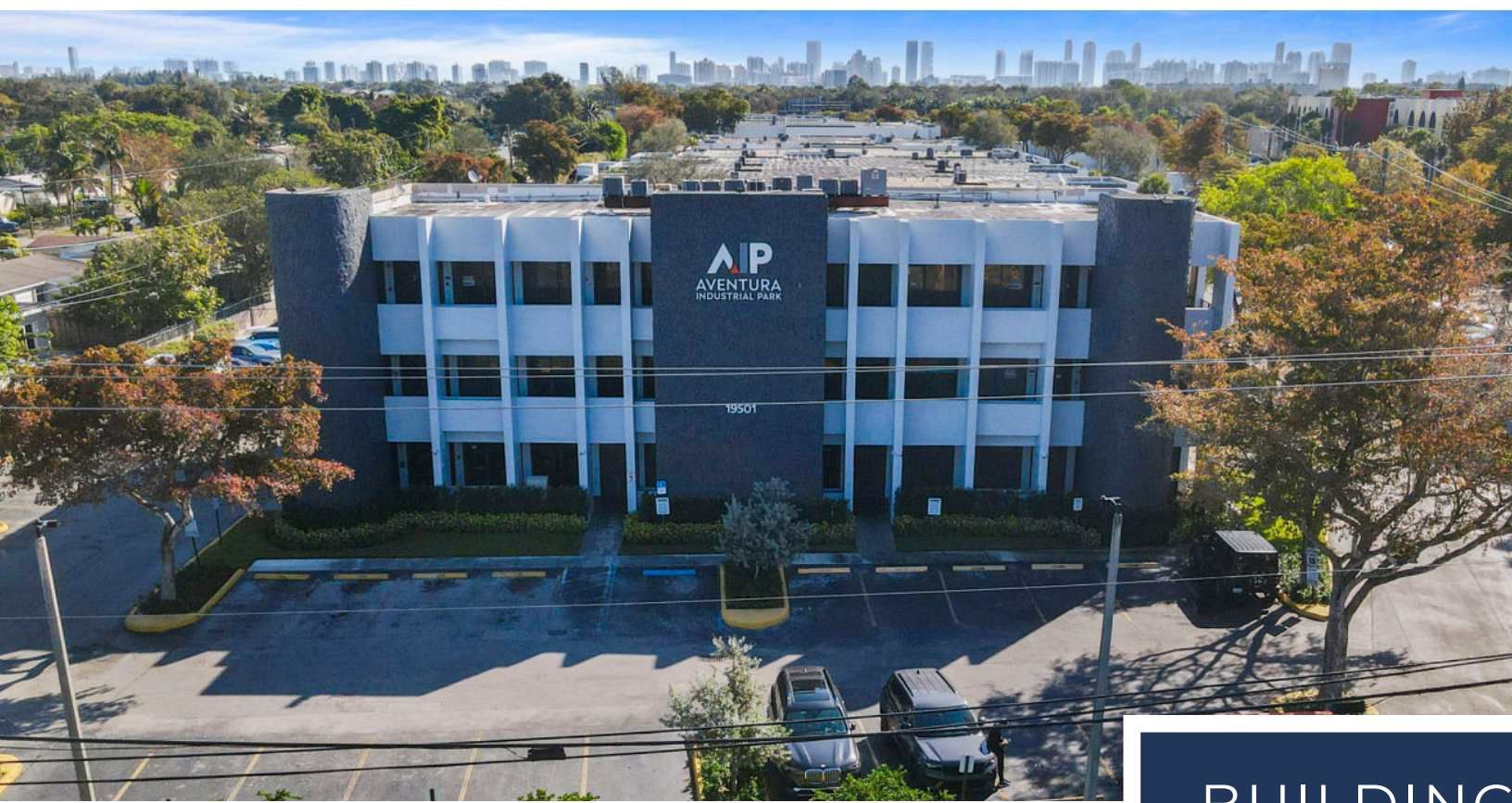
Institutional
Ownership





TYPICAL INTERIORS





BUILDING EXTERIOR



aventura

INDUSTRIAL PARK

Location + Access

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➤ Easily Accessible to Both I-95 and the Florida Turnpike;
Proximate to FLL, Port Everglades, MIA, and PortMiami



±1.5 MILES
FROM
INTERSTATE 95

±3.5 MILES
FROM THE
FLORIDA
TURNPIKE

±5 MILES
FROM THE
DOLPHIN
EXPRESSWAY

±10 MINUTES
FROM THE
PALMETTO
EXPRESSWAY

±15 MIN FROM FLL;
±20 MIN FROM MIA;
AND ±15 MIN
FROM OPA LOCKA
EXECUTIVE AIRPORT

±20 MINUTES FROM
PORT EVERGLADES
AND ±25 MINUTES
FROM PORTMIAMI

±15 MIN FROM
FLORIDA INT'L
UNIVERSITY, BARRY
UNIVERSITY, AND ST.
THOMAS UNIVERSITY

NORTH MIAMI BEACH/ AVENTURA SUBMARKET

North Miami and Aventura form a vibrant submarket in Northeast Miami-Dade County, renowned for its robust economic activity, growing population, and strategic connectivity. Positioned with I-95 frontage at the border between Miami-Dade and Broward Counties, the Property offers exceptional visibility and access to two of South Florida's largest economic hubs. The submarket benefits from proximity to key transportation networks, including I-95, the Florida Turnpike, and the Golden Glades Interchange, as well as seamless connectivity to Fort Lauderdale-Hollywood International Airport (FLL), Port Everglades in Broward, and PortMiami and Miami International Airport in Miami-Dade County — all within an hour's drive.

With over 525,000 residents living within a 5-mile radius, the North Miami/Aventura submarket provides businesses with access to South Florida's diverse consumer base and major transport infrastructure, fostering an ideal environment for growth. Major tenants in the area include BulletLine, Caterpillar, Performance Food Group, and Iron Mountain.



The area stands out for its mix of retail, industrial, and professional sectors, bolstered by ongoing urban development initiatives and infrastructure improvements. This Property's prominent location within this dynamic submarket ensures unmatched connectivity, visibility, and access to a highly skilled, multicultural workforce, making it a strategic choice for businesses seeking long-term growth potential and operational efficiency.



3-Mile Demographics


±204,342
POPULATION


±\$73,873
AVG HH INCOME


±14,569
TOTAL BUSINESSES


±91,464
TOTAL EMPLOYEES

leasing contacts



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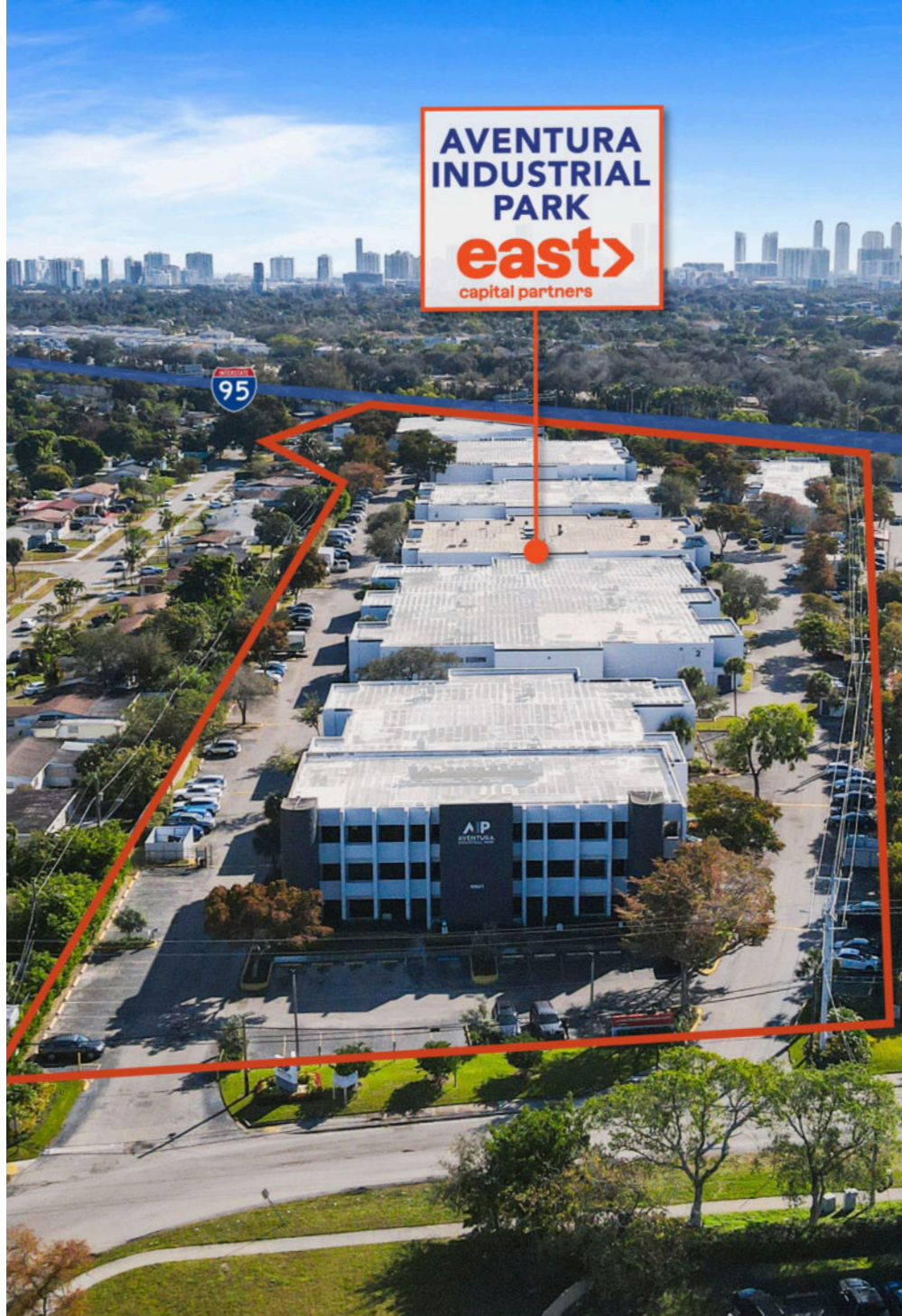
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