

THE ALPHA
COMMERCIAL

FOR SALE

COVERED LAND WAREHOUSE ASSET

2655 NE 188TH STREET

MIAMI, FL 33180



NEIGHBORHOOD EXPERTS



THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS™
742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Based in the Little River area, we are rewriting the narrative of the brokerage industry. Our mission is to empower professionals to redefine their careers, fostering a culture where work meets play and success knows no bounds. Led by a team with over \$200MM in closed transactions in the span of only a few years, we specialize in peripheral urban core neighborhoods with a unique focus on covered land and creative deals that seamlessly connect people with the places they love.

THE LISTING TEAM

JAMIE ROSE MANISCALCO
President & Managing Broker

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OFFERING SUMMARY

2655 NE 188TH STREET
MIAMI, FL 33180

Neighborhood: **Ojus / Aventura**

Existing Use: **Warehouse**

Total Bldg Area: **9,830 SF**

Total Lot Size: **17,650 SF (0.41 acres)**

Zoning: **Ojus Urban Area District
UC-MCI (Urban Core
Mixed-Use Corridor /
Industrial District)**

Max. Density: **50 units
(125 du/acre by-right)**

Max. Height: **15 stories**

Asking Price: **\$4,690,000**



INTRODUCING THE IDEAL PROPERTY FOR INVESTMENT SAVVY END-USERS...

The Alpha Commercial is pleased to present an unparalleled industrial redevelopment opportunity in the Ojus Urban Area District (OUAD), at the gateway of Aventura.

For over 20 years, this 9,830 SF industrial warehouse has been family owned & operated by an established manufacturing company, offering immediate usability for industrial and warehousing operations.

Zoned UC-MCI, the property is uniquely situated within one of the only zonings allowing for both industrial uses alongside residential & commercial uses, ensuring the highest level of flexibility & value for future redevelopment.

FUTURE DEVELOPMENT POTENTIAL

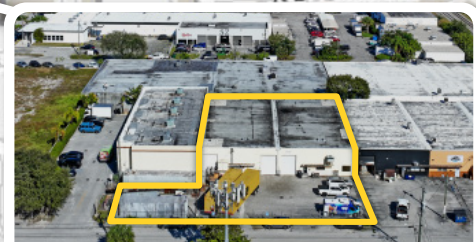
Ojus Urban Area District (OUAD)

MCI-Core (Industrial Allowed)

Max. Density: 125 du/acre
Max. Height: 15 stories

RM-Center & MC-Center

Max. Density: 90 du/acre
Max. Height: 12 stories



2655 NE 188TH STREET

Situated in the highest-density zoning designation of the OUAD, this site is one of the few properties allowing both industrial and multi-family/commercial uses within the same zoning district. The UC-MCI zoning provides unmatched flexibility for end-users and developers seeking to capitalize on Miami's booming industrial and mixed-use sectors.

BY-RIGHT ZONING ALLOWANCES:

Zoning: Ojus Urban Area District UC-MCI (Urban Core Mixed-Use Corridor / Industrial District)

Max. Density: 50 units (125 du/acre by-right) **Max. Height:** 15 stories

INTERIOR PHOTOS



The warehouse features 16' Twin-T ceilings and three (3) street-level loading doors (14'H X 10'W).

INTERIOR PHOTOS



Warehouse also provides mezzanine for additional storage and built-out +/- 950 Sq. Ft. office component w/ conference room, restroom, and reception area.

BUILDING PHOTOS



EAST VIEW

SUNNY ISLES BEACH



AVENTURA
MALL



BISCAYNE BLVD 80,050 AADT



NORTH VIEW

**BRIGHTLINE
AVENTURA
STATION**

**AVENTURA
MALL**

BISCAYNE BLVD

W. DIXIE HWY



WEST VIEW



MIAMI GARDENS

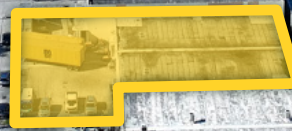
MARJCC

SCHECK HILLEL
COMMUNITY SCHOOL

OJUS

MIAMI GARDENS DR
46,000 AADT

<< W. DIXIE HWY >>

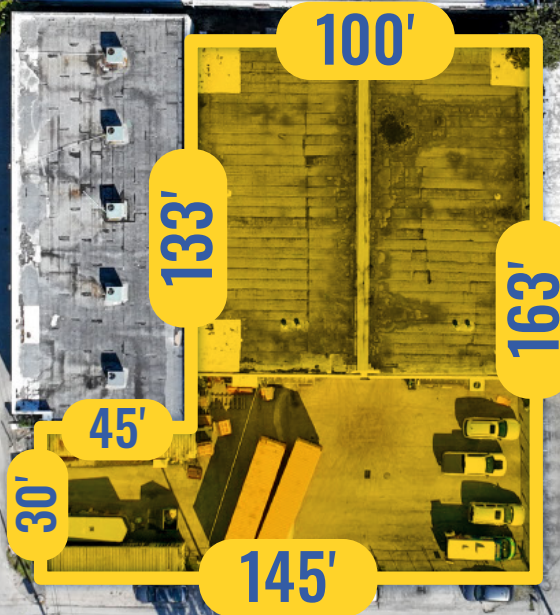


<< BISCAYNE BLVD 80,050 AADT >>

BIRD'S EYE VIEW

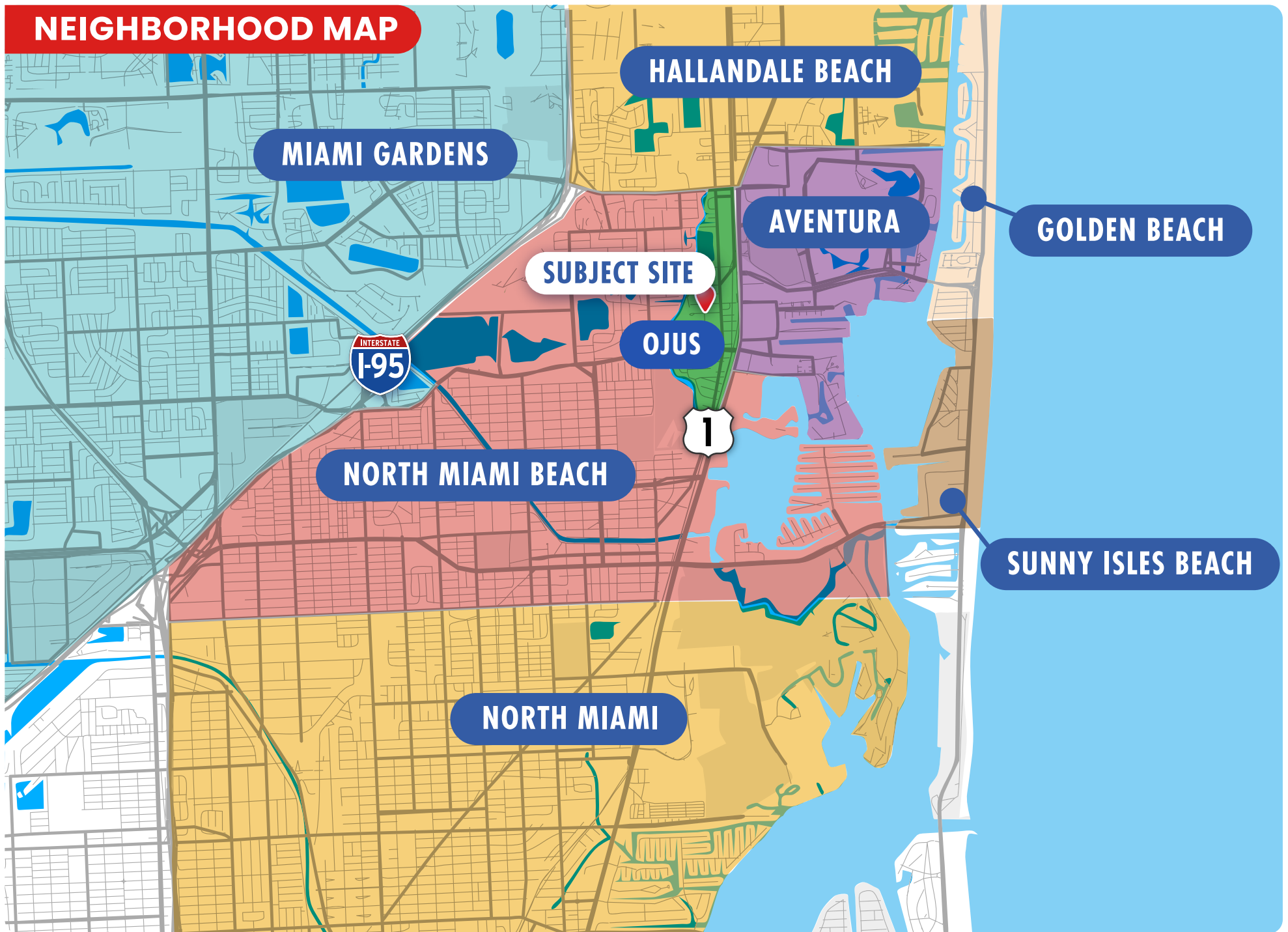
W. DIXIE HWY

NE 188 ST



brightline

NEIGHBORHOOD MAP





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