

**THE ALPHA**  
**COMMERCIAL**

**FOR SALE**

**COVERED LAND WAREHOUSE ASSET**

**2655 NE 188<sup>TH</sup> STREET**

**MIAMI, FL 33180**





## NEIGHBORHOOD EXPERTS



## THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS  
375 NE 54<sup>th</sup> Street, Suite 8 Miami, FL 33137

🌐 [www.thealphacomm.com](http://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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☎ 201-264-0113



## OFFERING SUMMARY

**2655 NE 188<sup>TH</sup> 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: **\$4,950,000**



## **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 188<sup>TH</sup> 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**





# SOUTH VIEW





# WEST VIEW



MIAMI GARDENS

MARJCC

SCHECK HILLEL  
COMMUNITY SCHOOL

MIAMI GARDENS DR  
46,000 AADT

OJUS

W. DIXIE HWY

brightline

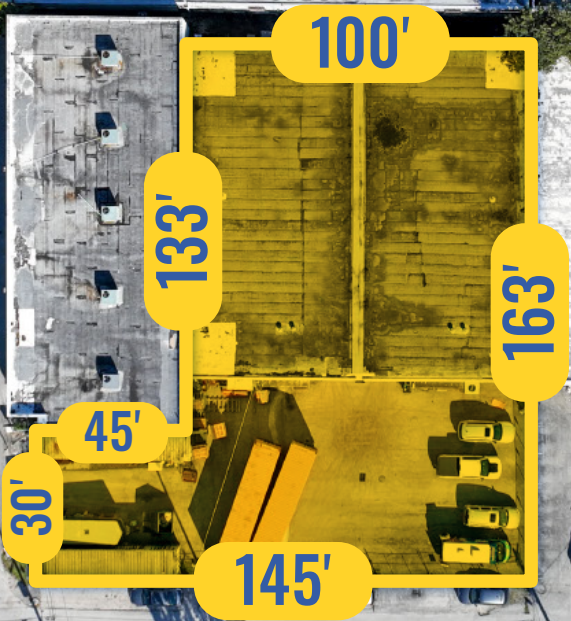
BISCAYNE BLVD 80,050 AADT



**BIRD'S EYE VIEW**

**W. DIXIE HWY**

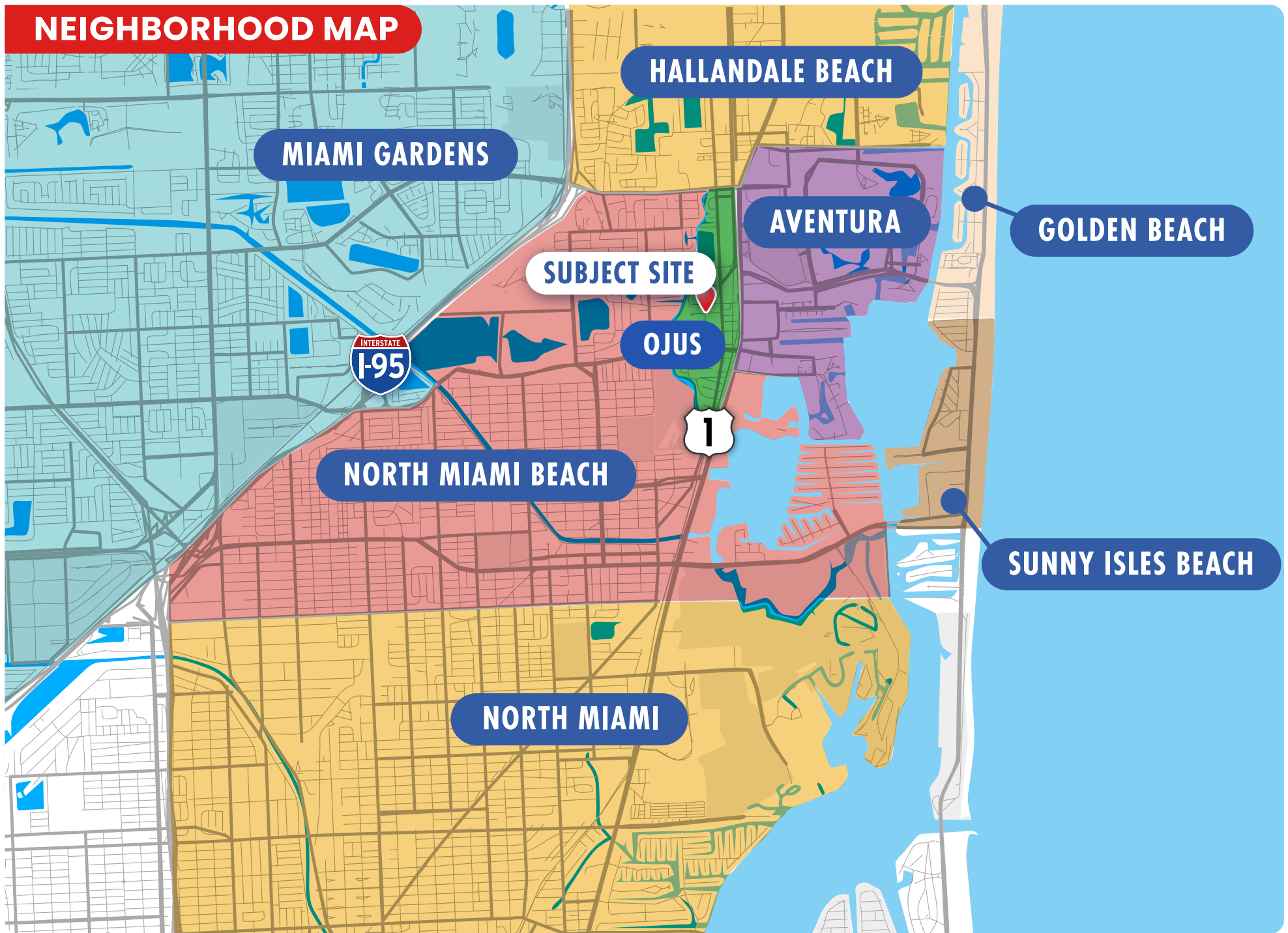
**NE 188 ST**



*brightline*



# NEIGHBORHOOD MAP







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