

HEAVY INDUSTRIAL

OFFERING MEMORANDUM



Golden Glades Warehouse

50 NE 179TH ST
MIAMI GARDENS FL 33162

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Golden Glades Warehouse

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Offered By:



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01

Executive Summary

Investment Summary

GOLDEN GLADES WAREHOUSE

OFFERING SUMMARY

ADDRESS	50 NE 179TH ST MIAMI GARDENS FL 33162
COUNTY	MIAMI DADE
MARKET	SOUTH FLORIDA
SUBMARKET	NE MIAMI DADE
BUILDING SF	54,062 SF
LAND ACRES	2.5
LAND SF	108,803 SF
YEAR BUILT	42,362/1967 & 11,700/1990
APN	34-21-12-023-0151
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$13,500,000
PRICE PSF	\$249.71

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	17,563	205,781	539,237
2025 Median HH Income	\$57,752	\$63,700	\$65,850
2025 Average HH Income	\$78,689	\$85,563	\$93,983

- ✓ Dock height property with heavy manufacturing and power.
- 4 Docking platforms are inside the larger building.
- Sprinklers, Beautiful offices.
- Plenty of parking, and in midst of major highways. I-95, Turnpike, US-441, Florida's Turnpike.
- There are 2 buildings on site and the larger, approximately 42,000 Sqft building.
- The 12,000 Sqft building may be leased back by owners, and has 2 dock height doors and 1 drive in ramp.
- Totally fenced in property.
- Additional parking area fenced as well and separate from the buildings.



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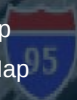
GOLDEN GLADES WAREHOUSE

9

02

Location

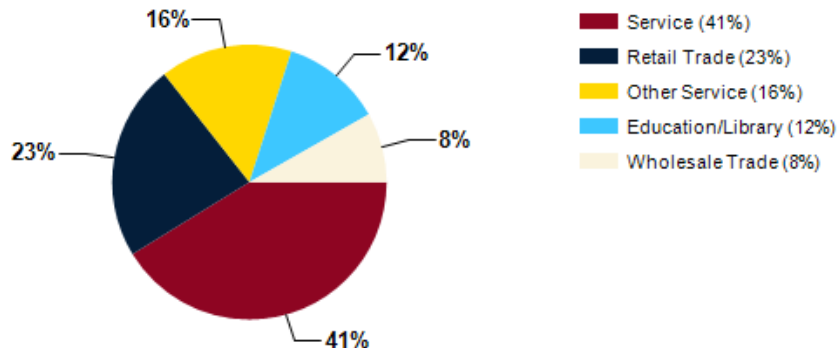
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Drive Times (Heat Map)



NE 179TH ST

- ✓ The property is located in City of Miami Gardens and is in the epicenter of all South Florida's major highways, called the Golden Glades Interchange. I-95, Florida's Turnpike, Palmetto Expressway, US 441 are all within a few blocks.
- ✓ Miami Gardens is home to Hard Rock Stadium, a major sports and entertainment venue that hosts NFL games, concerts, and other events.
- ✓ The area offers a mix of residential and commercial properties, making it a dynamic location for business and community growth.
- ✓ Proximity to major highways such as I-95 and the Florida Turnpike provides excellent accessibility for employees, clients, and suppliers.
- ✓ Miami Gardens has seen ongoing development, with new businesses, restaurants, and amenities contributing to its economic vitality.

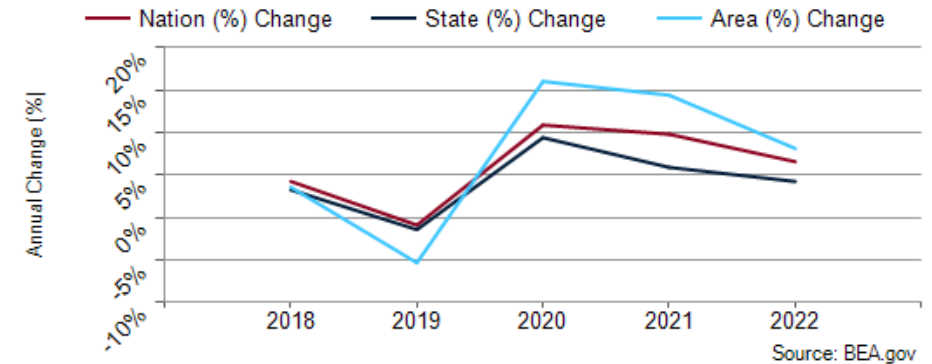
Major Industries by Employee Count

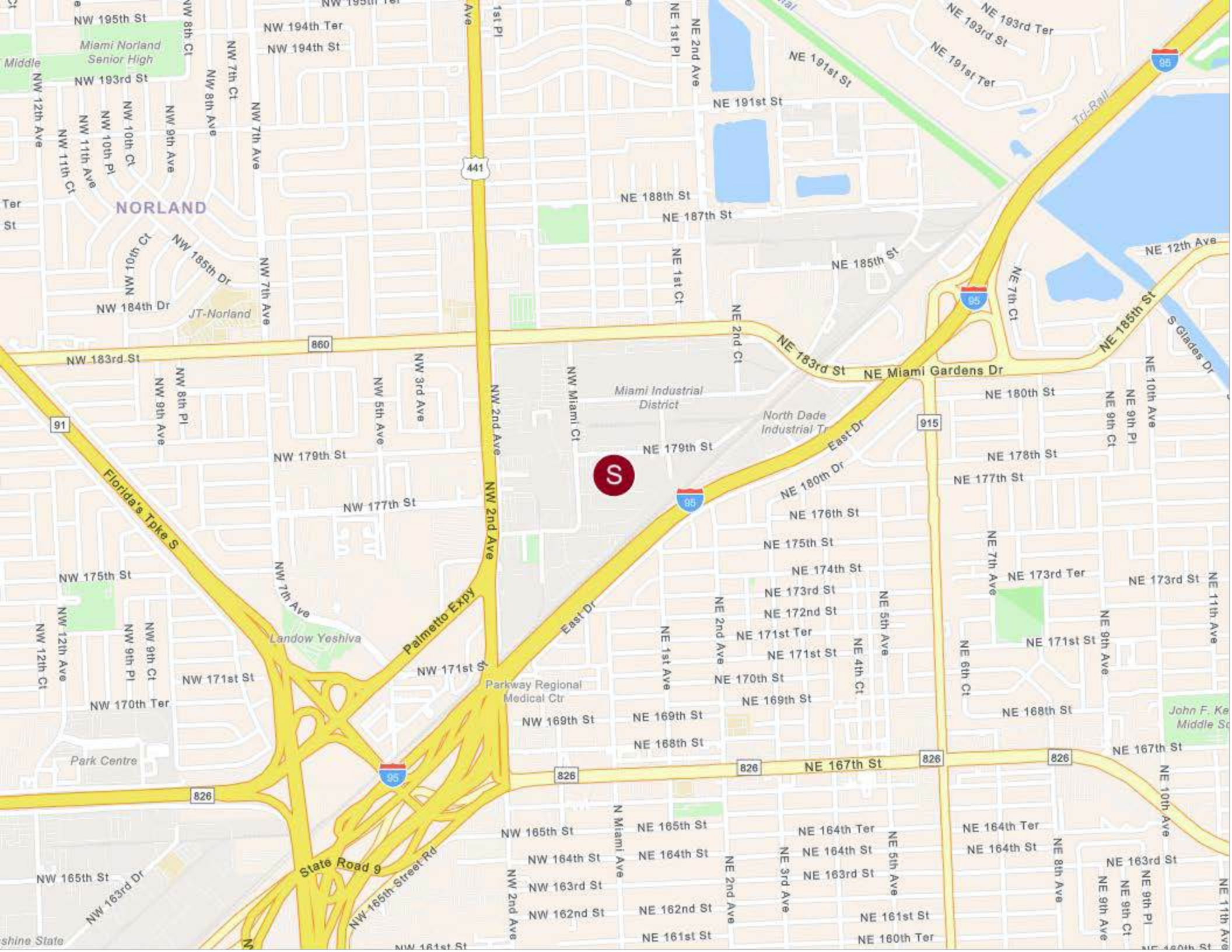


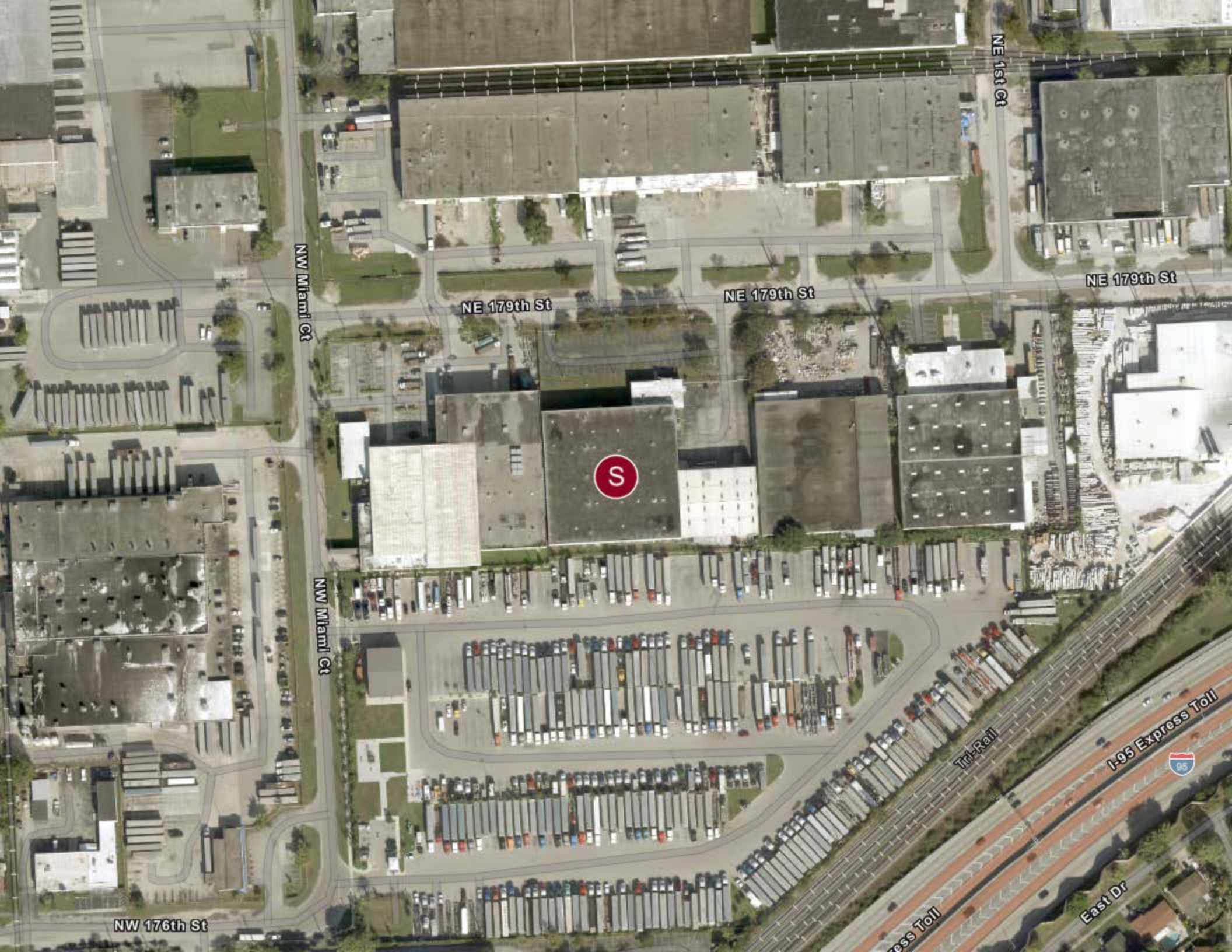
Largest Employers

Publix Super Markets	200,000
Miami-Dade County Public Schools	30,000
Miami-Dade County Government	27,000
Miami International Airport	25,000
Florida Power & Light Company	12,000
Miami-Dade Transit	3,000
Miami-Dade Police Department	3,000
Miami-Dade Fire Rescue Department	2,500

Miami-Dade County GDP Trend







NE 1st Ct

NE 179th St

NE 179th St

NE 179th St

S

NW Miami Ct

NW Miami Ct

NW 176th St

Tnd-Rail

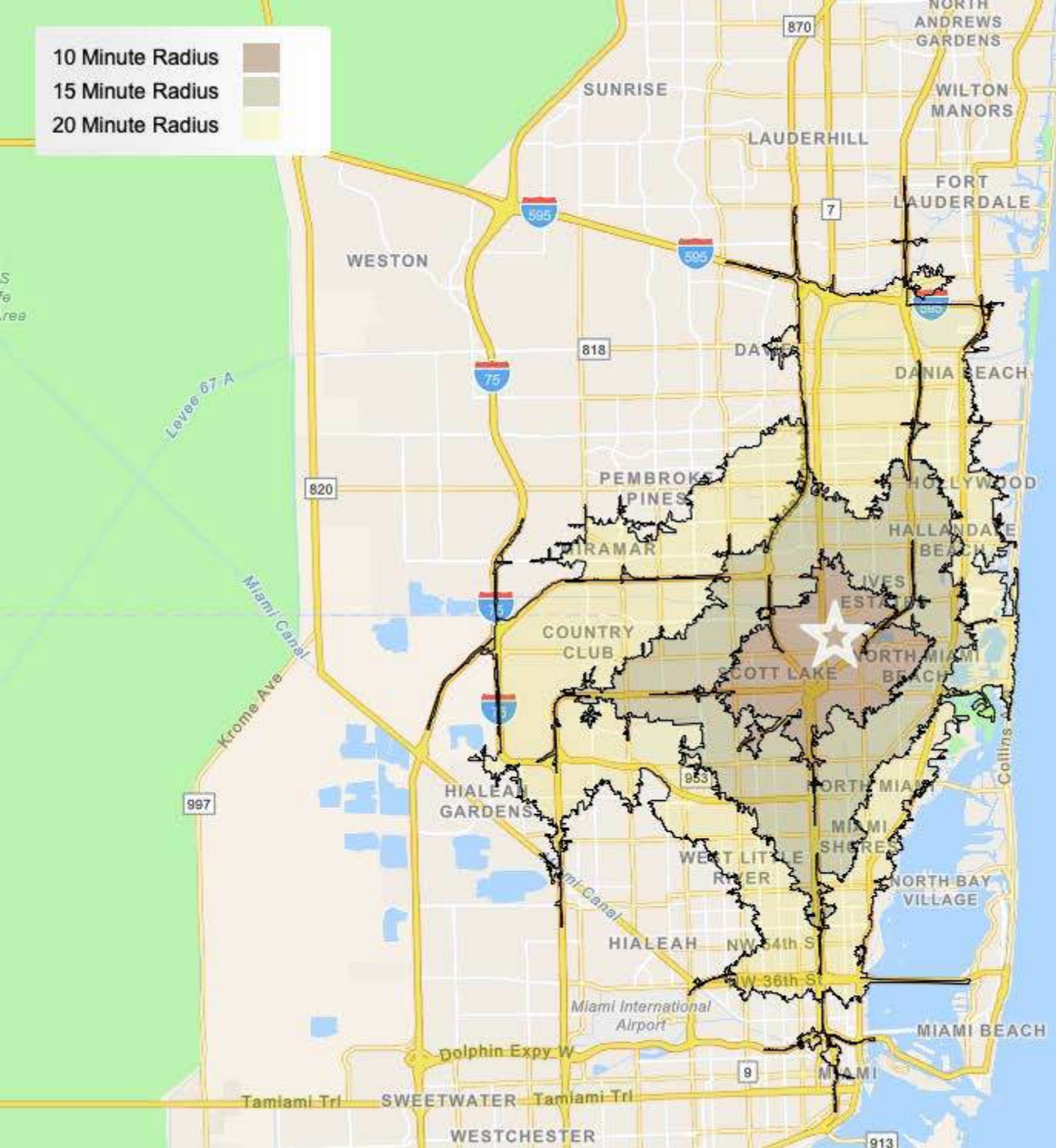
I-95 Express Toll

East Dr

10 Minute Radius

15 Minute Radius

20 Minute Radius



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03

Property Description

Property Features

Miami Gardens Zoning Map

Aerial Parcel Map

Development Codes

Aerial Map

Property Images

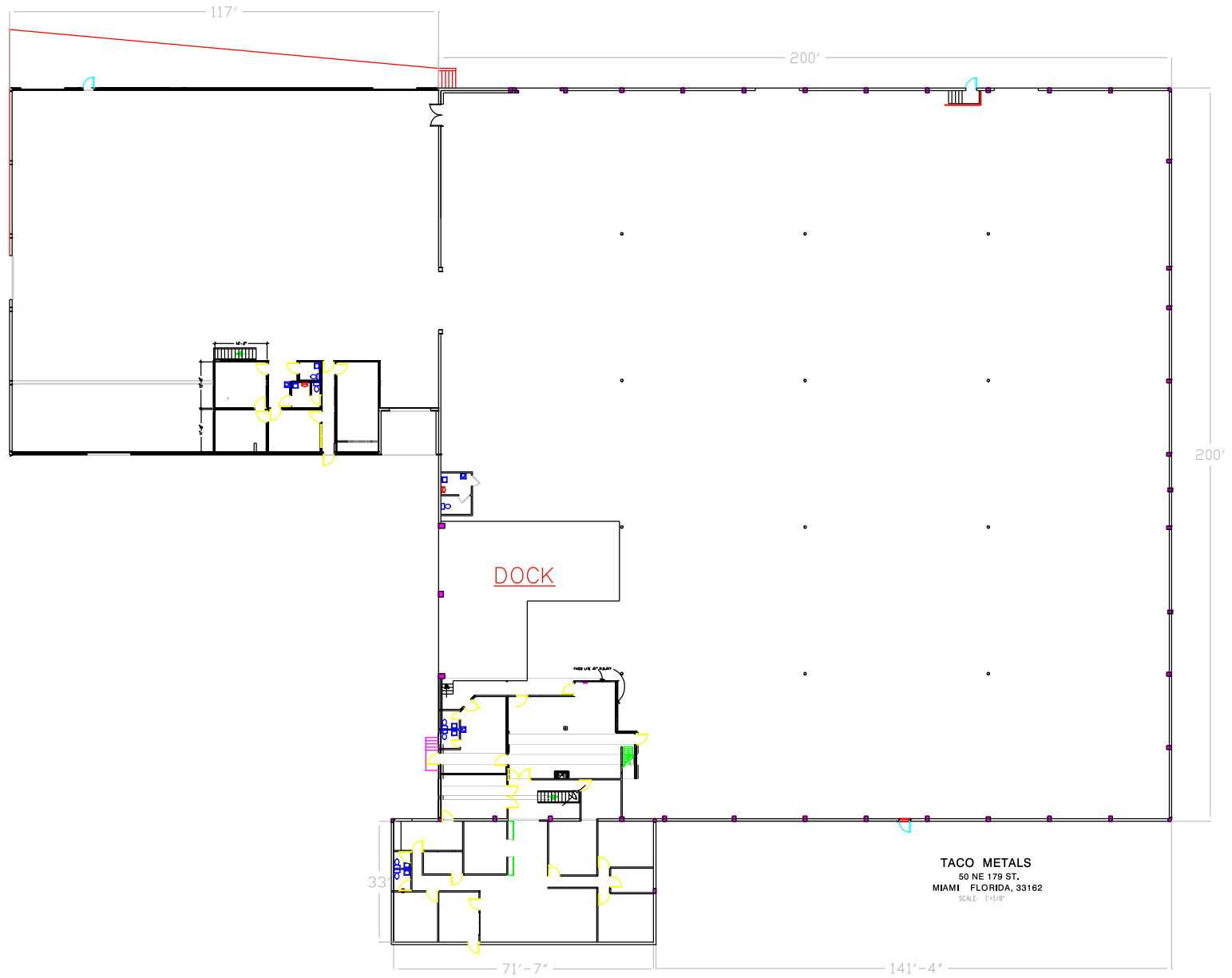
PROPERTY FEATURES

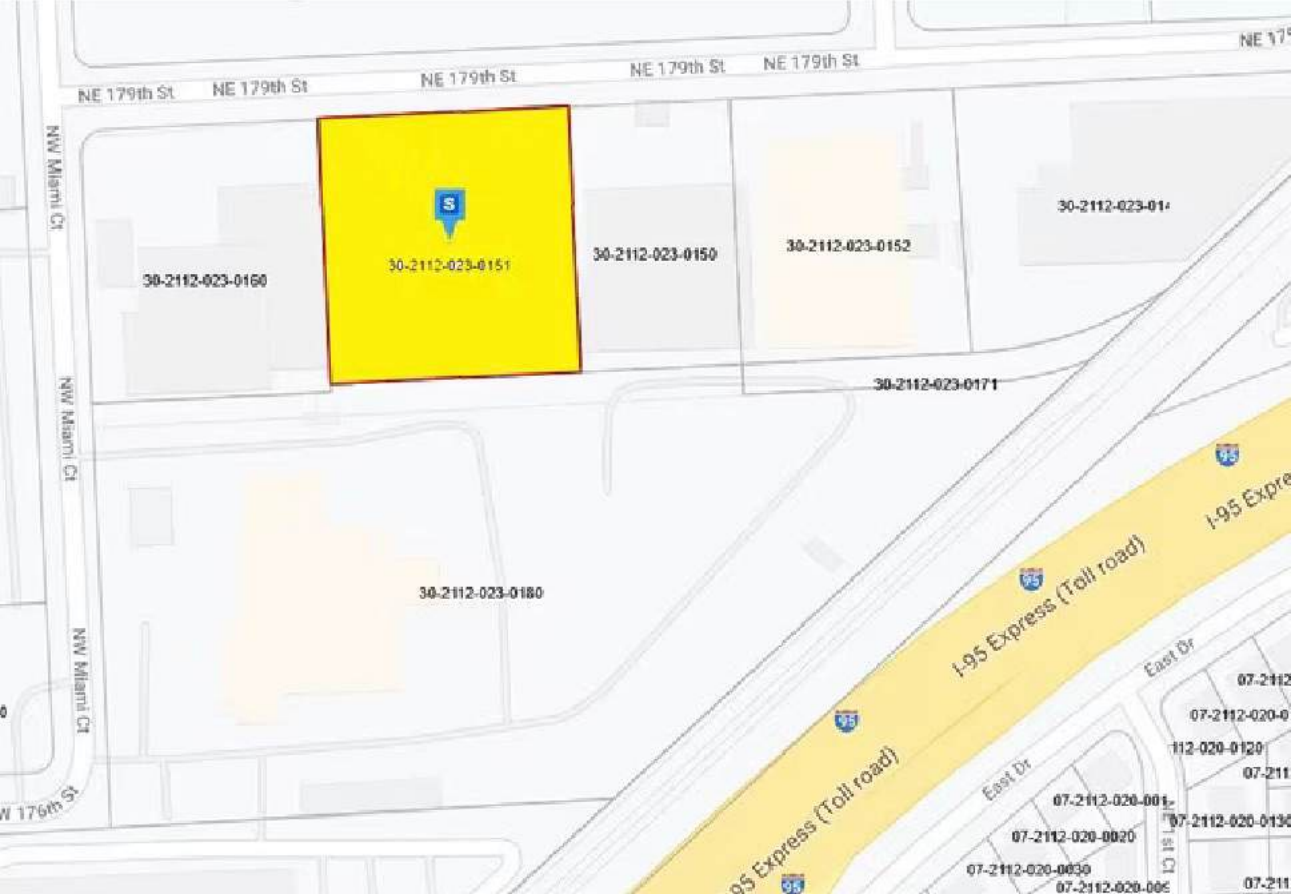
NUMBER OF UNITS	2
BUILDING SF	54,062
LAND SF	108,803
LAND ACRES	2.5
YEAR BUILT	42,362/1967 & 11,700/1990
# OF PARCELS	1
ZONING TYPE	MIAMI GARDENS - I-2 HEAVY INDUSTRIAL
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	L340 X W320
NUMBER OF PARKING SPACES	70
PARKING RATIO	7.7 PER THOUSAND SQFT
CEILING HEIGHT	20 & 24
DOCK HIGH DOORS	2
SKYLIGHTS	YES
FENCED YARD	YES
OFFICE SF	2,362 + 2,200
RAMP DRIVE-IN	1
INLAND DOCK HEIGHTS	4

MECHANICAL

FIRE SPRINKLERS	YES
-----------------	-----







NE 179th St

NE 179th St

NE 179th St

NE 179th St

NE 179th St

NE 179th St

NW Miami Ct

NW Miami Ct

NW Miami Ct

W 176th St

30-2112-023-014

30-2112-023-0160

30-2112-023-0151

30-2112-023-0150

30-2112-023-0152

30-2112-023-0171

30-2112-023-0180

I-95 Express (Toll road)

I-95 Express

I-95 Express (Toll road)

East Dr

East Dr

East Dr

07-2112

07-2112-020-0

112-020-0120

07-211

07-2112-020-0001

07-2112-020-0020

07-2112-020-0030

07-2112-020-005

07-211

07-2112-020-0130



City of
Miami Gardens

Official
Zoning Map

- R-1- Single Family Dwelling Residential
- R-2- Two Family Dwelling Residential
- R-15- Multiple Family Dwelling Residential
- R-25- Multifamily Dwelling Residential
- R-50- Multiple Family Dwelling Residential
- NC- Neighborhood Commercial
- PCD- Planned Corridor Development
- OF- Office
- I-1- Light Industrial
- I-2- Heavy Industrial
- PD- Planned Development
- AU- Agricultural and Utilities
- GP- Government Property
- EO- Entertainment Overlay
- BTO- Business Transitional Overlay
- S - Stadium
- Other

* Official Zoning Map: Pursuant to Article I, Section 1-150. Zoning district boundaries include property lines and follow the centerlines of rights-of-way, canals, railroads, alleys and similar features.

Adopted April 7, 2010
Updated March 1, 2023



Prepared by:
Department of
Planning & Zoning

0 0.5 1
Miles

DISCLAIMER:

This map is subject to updates from time to time. Every attempt has been made to ensure the accuracy of this map. This map is not to be construed as a survey instrument. The City of Miami Gardens does not assume any liability arising from the use of this map. Users of this map should consult the planning & zoning department for verification of information provided on this map.

MIRAMAR

BROWARD COUNTY

WEST PARK

UNINCORPORATED MIAMI-DADE

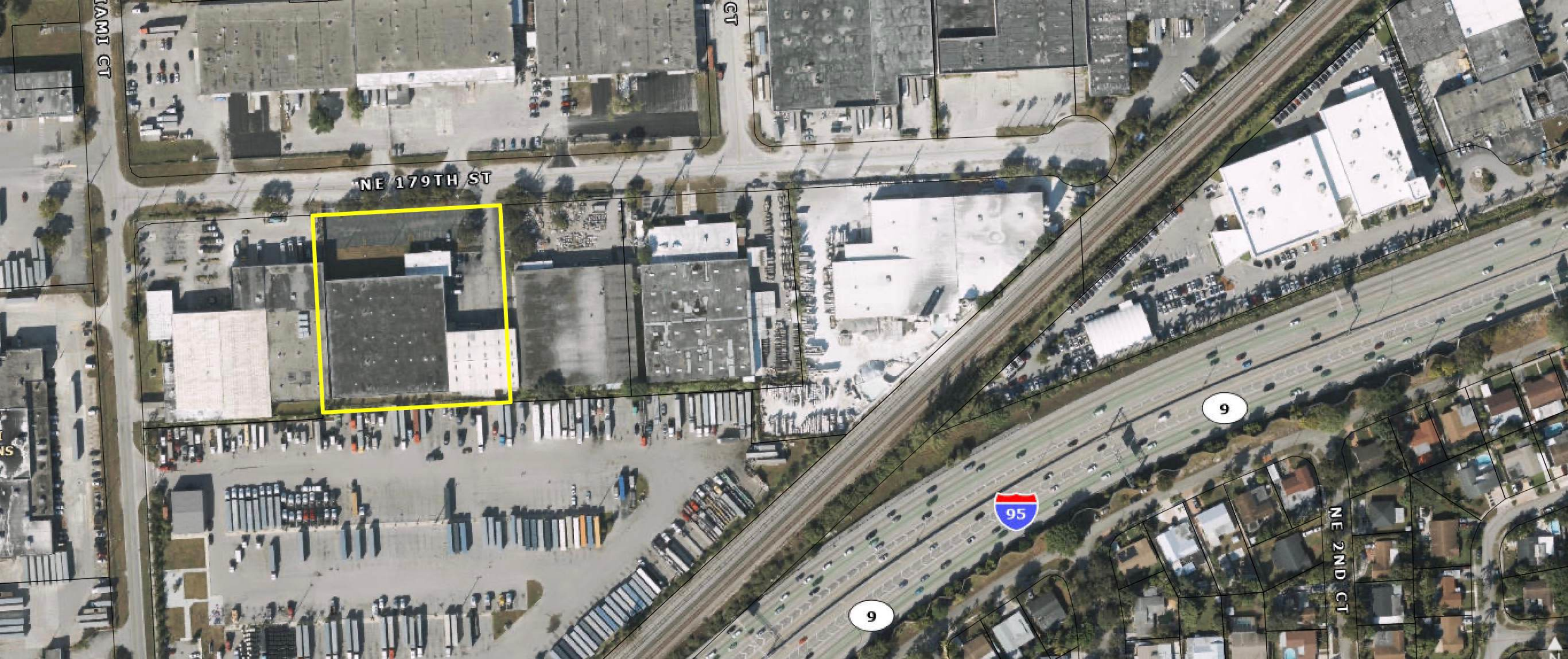
UNINCORPORATED MIAMI-DADE

UNINCORPORAT

OPA-LOCKA AIRPORT

OPA-LOCKA

Ordinance/Resolution #		Date
1	2017-03-367	2/22/2017
2	2017-06-370	4/26/2017
3	2017-16-380	12/13/2017
4	2018-04-385	3/14/2018
5	2018-040385	3/14/2018
6	2018-07-388	5/9/2018
7	2018-09-390	6/13/2018
8	2018-16-397	9/26/2018
9	2018-17-398	9/26/2018
10	2018-18-399	8/10/2018
11	2018-11-392	6/27/2018
12	2020-006-425	9/23/2020
13	2021-008-438	11/10/2021
14	2022-004-445	2/9/2022
15	2022-006-447	3/9/2022
16	2022-005-446	3/9/2022
Previous Amendments		
1/24/2012	7/14/2016	9/29/2016
7/24/2013	8/18/2016	12/20/2016
4/3/2015	9/8/2016	10/26/2016
4/7/2016	9/15/2016	



MIAMI CT

NE 179TH ST

CT

95

9

9

NE 2ND CT



Properties



Layers



Filters

50 NE 179 ST, Miami Gardens, FL 33162



Zoning Property Details Use(s) Layers

BASIC ZONING

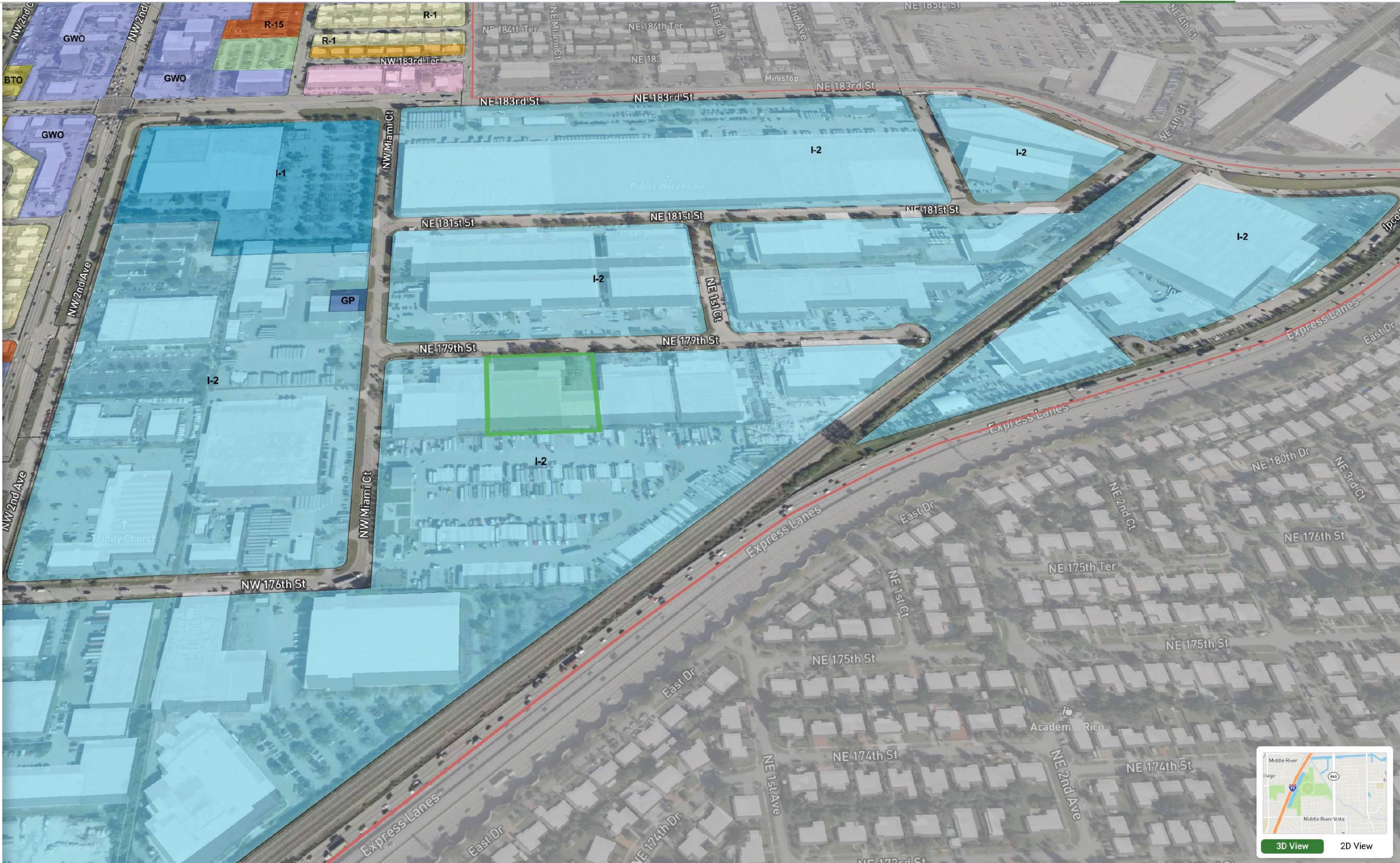
Zone: I-2
Existing Building Use: Warehouse Terminal Or Stg : Warehouse Or Storage
Existing Land Use: Industrial
Allowed Use(s): [View Detailed Uses](#)

BUILDING INTENSITY

Lot area (net), minimum: 10,000 ft²
Lot frontage, minimum: 75 ft
Maximum Building Height: 55 ft
Maximum Height - Stories: 5
Floor Area Ratio, Maximum: 0.50
Lot coverage principal building: 90%

SETBACKS AT GROUND LEVEL

Front setback (minimum): 20.00 ft
Interior side setback (minimum): 0 ft
Rear setback (minimum): 20.00 ft
Minimum Building Separation Without Openings: 10.00 ft



3D View 2D View



Miami Beach

Sunny Isles Beach

Miami Shores Country Club

Biscayne Park

North Miami

North Miami Beach

Wawa

VOUS Church - Miami Gardens

Waffle House

Biscayne Gardens

NORLAND

Florida Department of Highway Safety

ANDOVER LAKES ESTATES

Ives Estates

Ojus

Aventura

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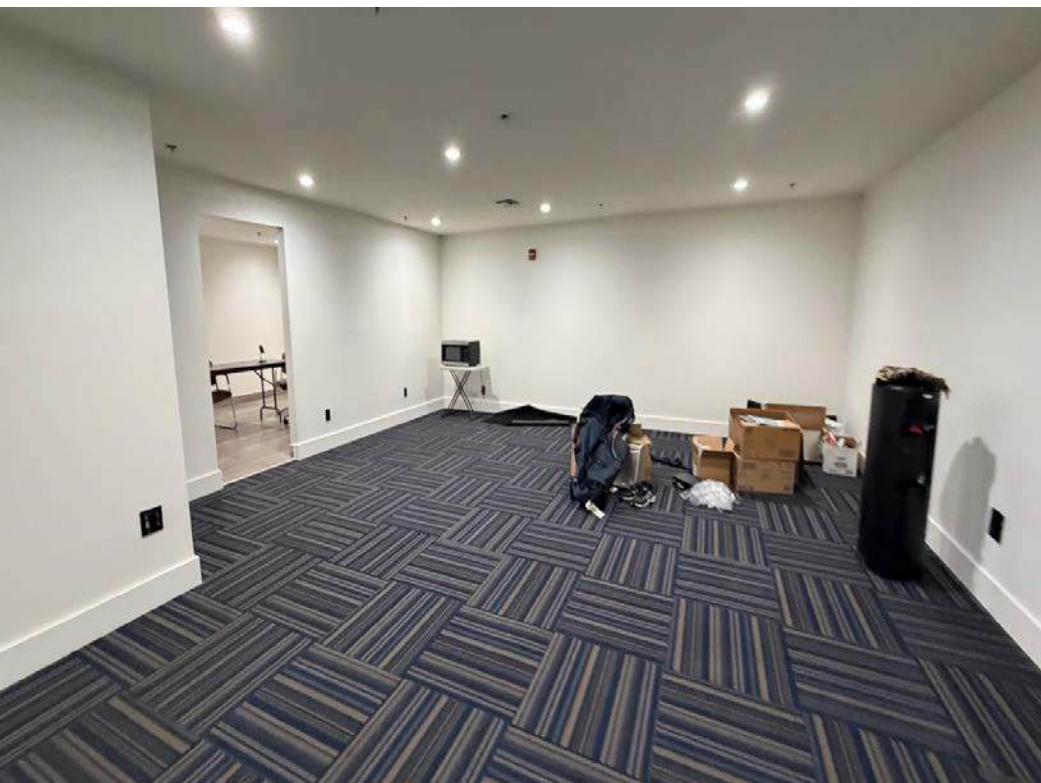


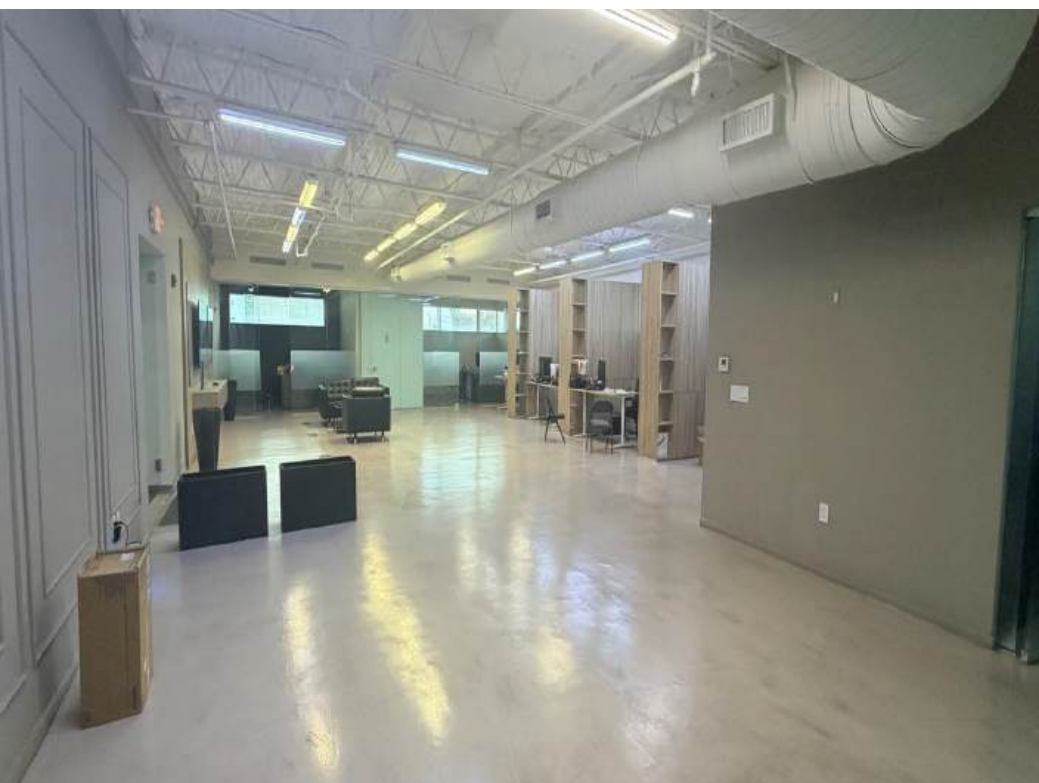


















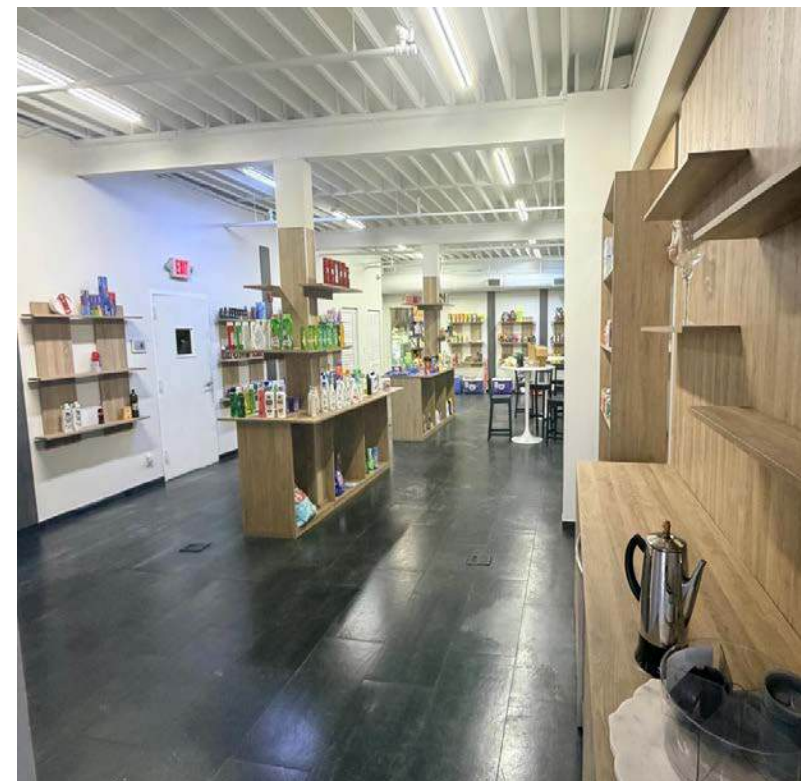
















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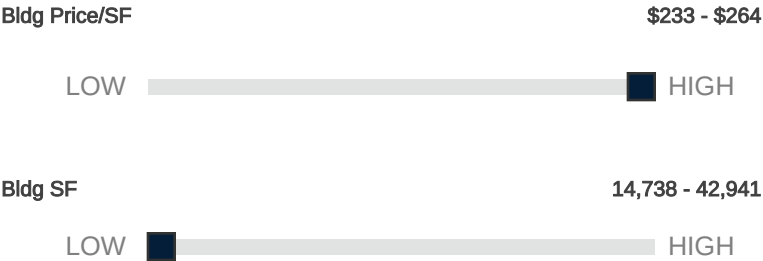
Sale Comps

- Sale Comps
- Sale Comps Summary
- Sale Comps Charts
- Sale Comps Map

1



BUILDING SF	14,780
LAND SF	31,342
LAND ACRES	0.72
YEAR BUILT	1978
SALE PRICE	\$3,900,000
PRICE PSF	\$263.87
LAND PSF	\$124.43
CLOSING DATE	8/1/2025
DISTANCE	6.0 miles

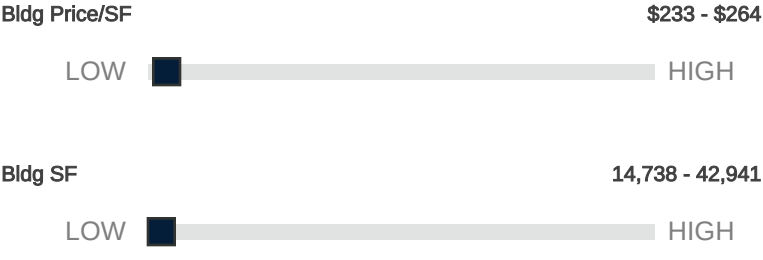


1751 S. PARK RD.
PEMBROKE PARK, FL 33009

2



BUILDING SF	14,738
LAND SF	27,866
LAND ACRES	0.61
YEAR BUILT	1957
SALE PRICE	\$3,450,000
PRICE PSF	\$234.09
LAND PSF	\$123.81
CLOSING DATE	12/30/2025
DISTANCE	2.5 miles



990 NW 166TH ST
MIAMI GARDENS, FL 33169



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3



BUILDING SF	42,941
LAND SF	53,733
LAND ACRES	1.21
YEAR BUILT	1982
SALE PRICE	\$10,000,000
PRICE PSF	\$232.88
LAND PSF	\$186.11
CLOSING DATE	12/4/2025
DISTANCE	3.7 miles

Bldg Price/SF

\$233 - \$264

LOW



HIGH

Bldg SF

14,738 - 42,941

LOW



HIGH

2320 NW 147TH ST
OPA LOCKA, FL 33054

S



BUILDING SF	54,062
LAND SF	108,803
LAND ACRES	2.5
ASKING PRICE	\$13,500,000
PRICE PSF	\$249.71
LAND PSF	\$124.08

Bldg Price/SF

\$233 - \$264

LOW



HIGH

Bldg SF

14,738 - 42,941

LOW



HIGH

Golden Glades Warehouse

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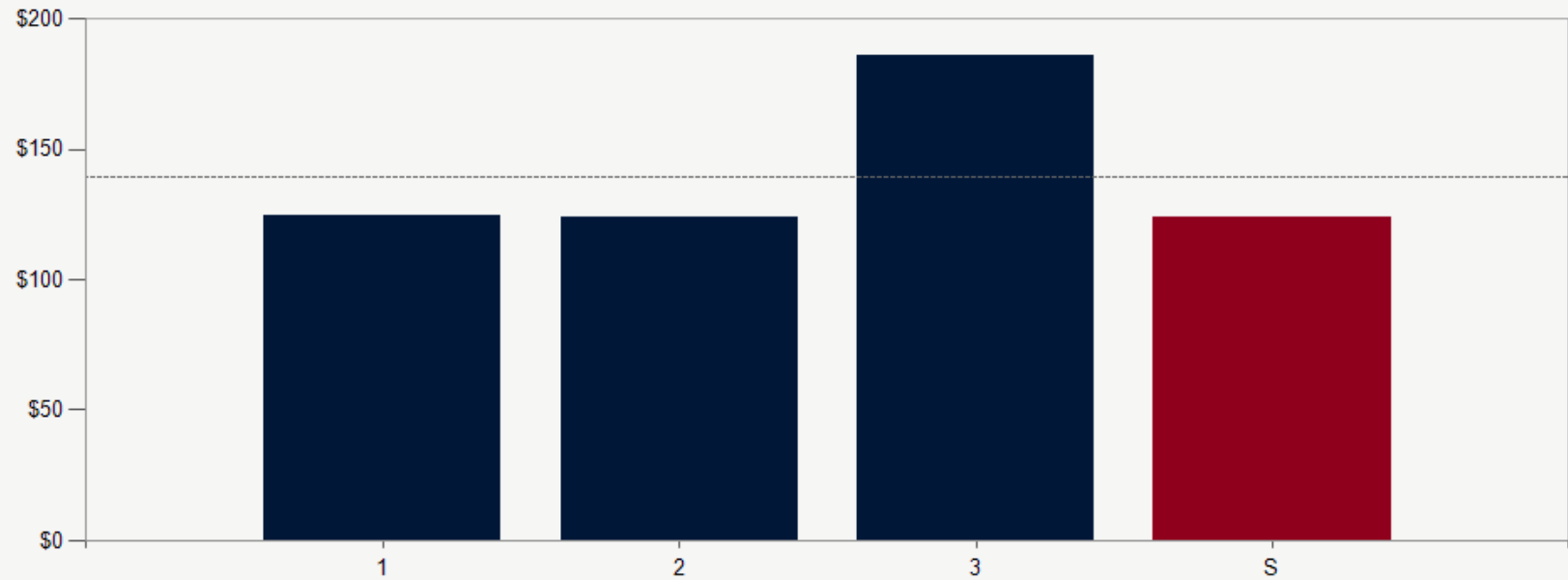
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	PROPERTY	BLDG SF	SALE PRICE	PSF	BUILT	CLOSE DATE	DISTANCE (mi)
1	 1751 S. PARK RD. PEMBROKE PARK, FL 33009	14,780	\$3,900,000	\$263.87	1978	8/1/2025	6.00
2	 990 NW 166TH ST MIAMI GARDENS, FL 33169	14,738	\$3,450,000	\$234.09	1957	12/30/2025	2.50
3	 2320 NW 147TH ST OPA LOCKA, FL 33054	42,941	\$10,000,000	\$232.88	1982	12/4/2025	3.70
AVERAGES		24,153	\$5,783,333	\$243.61			
S	 Golden Glades Warehouse 50 NE 179TH ST MIAMI GARDENS, FL 33162	54,062	\$13,500,000	\$249.71			

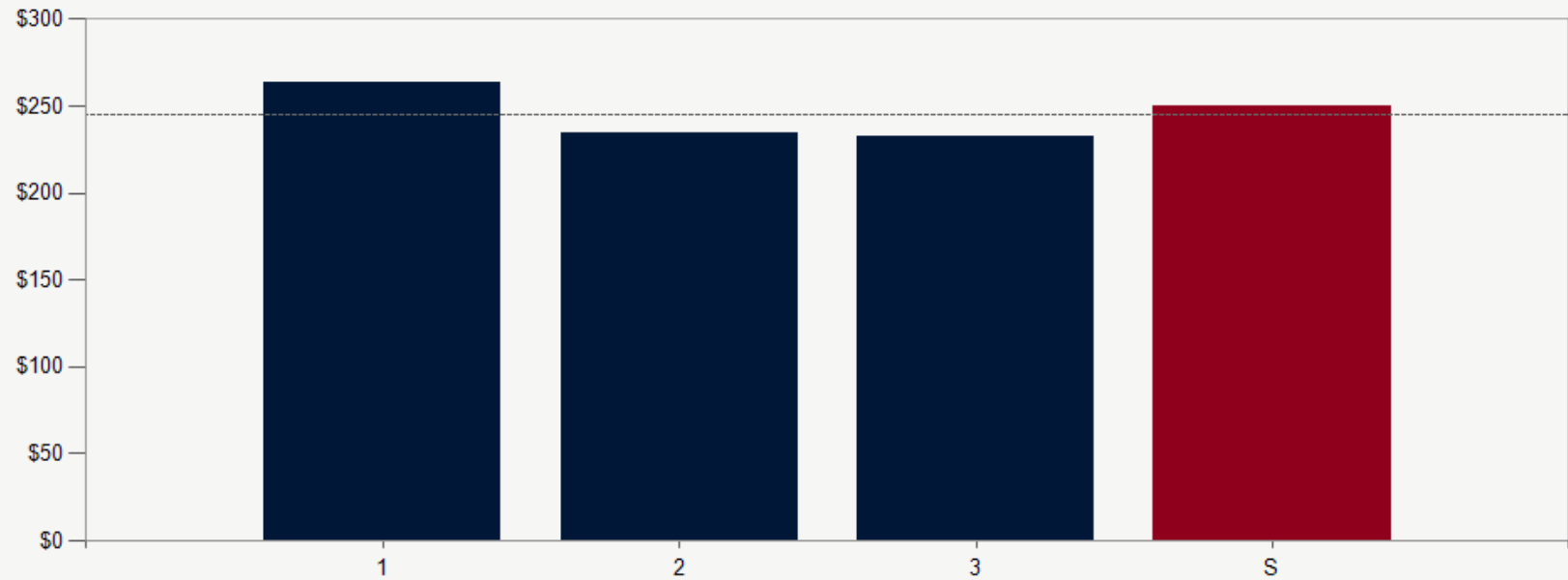
Land PSF

Average: \$139.61



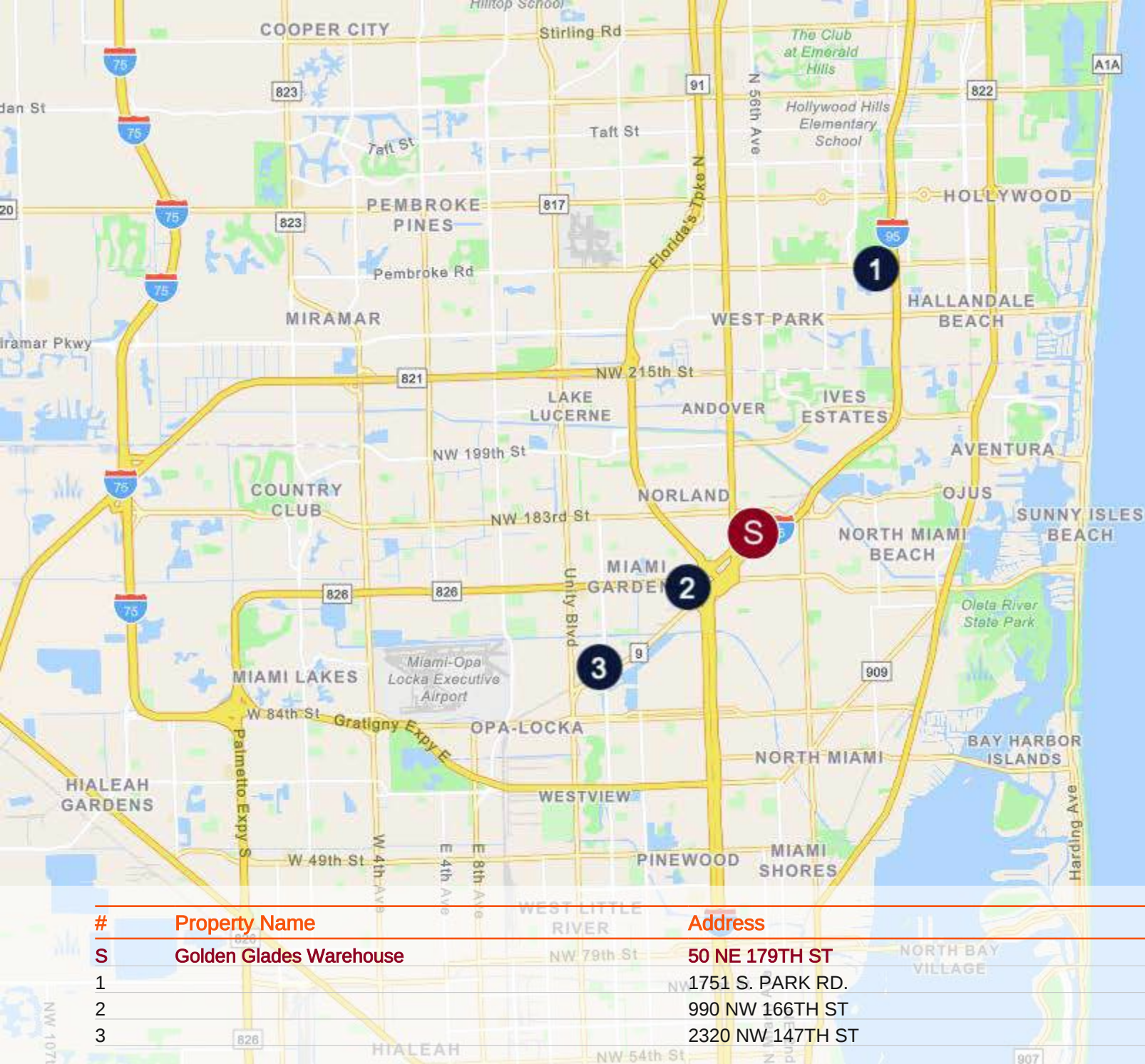
Price/SF

Average: \$245.14



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#	Property Name	Address	City
S	Golden Glades Warehouse	50 NE 179TH ST	MIAMI GARDENS
1		1751 S. PARK RD.	PEMBROKE PARK
2		990 NW 166TH ST	MIAMI GARDENS
3		2320 NW 147TH ST	OPA LOCKA



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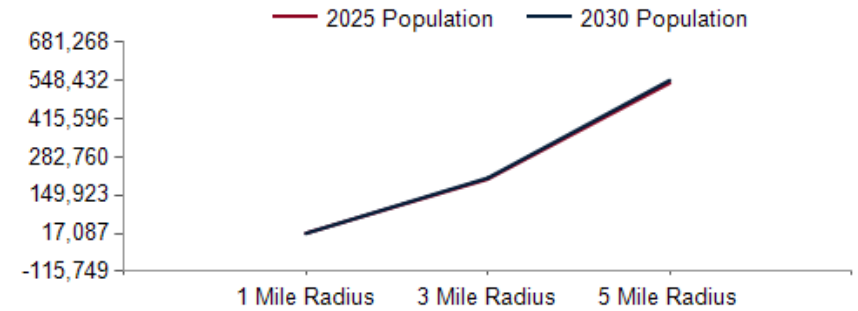
05 Demographics

General Demographics

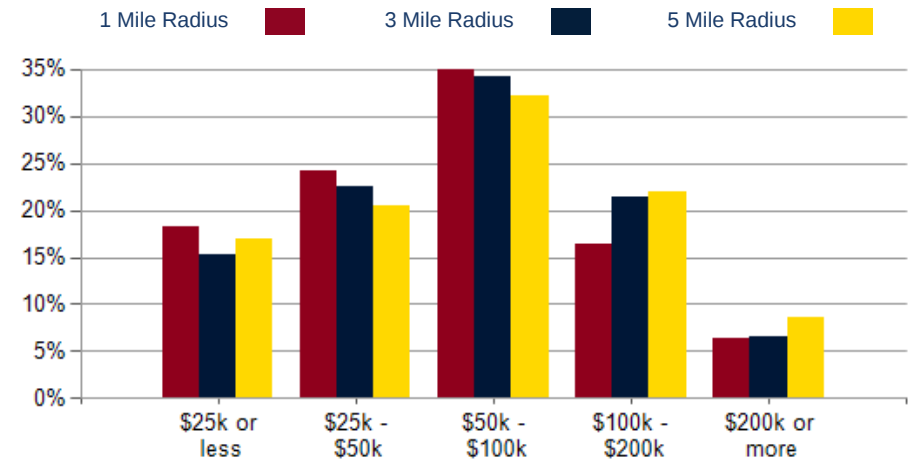
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,003	183,783	474,124
2010 Population	18,306	193,186	504,882
2025 Population	17,563	205,781	539,237
2030 Population	17,087	209,464	548,432
2025 African American	11,966	115,241	235,957
2025 American Indian	66	795	2,156
2025 Asian	316	4,496	9,984
2025 Hispanic	3,777	62,791	201,809
2025 Other Race	1,203	16,485	50,514
2025 White	1,900	32,606	122,744
2025 Multiracial	2,107	36,086	117,707
2025-2030: Population: Growth Rate	-2.75%	1.80%	1.70%

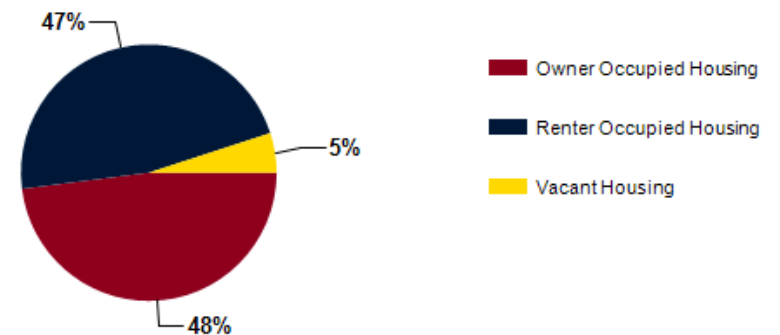
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	508	5,992	18,615
\$15,000-\$24,999	516	4,738	14,203
\$25,000-\$34,999	586	6,435	15,966
\$35,000-\$49,999	782	9,308	23,449
\$50,000-\$74,999	1,202	14,397	36,387
\$75,000-\$99,999	770	9,585	25,822
\$100,000-\$149,999	687	10,692	29,605
\$150,000-\$199,999	234	4,319	12,682
\$200,000 or greater	355	4,627	16,598
Median HH Income	\$57,752	\$63,700	\$65,850
Average HH Income	\$78,689	\$85,563	\$93,983



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



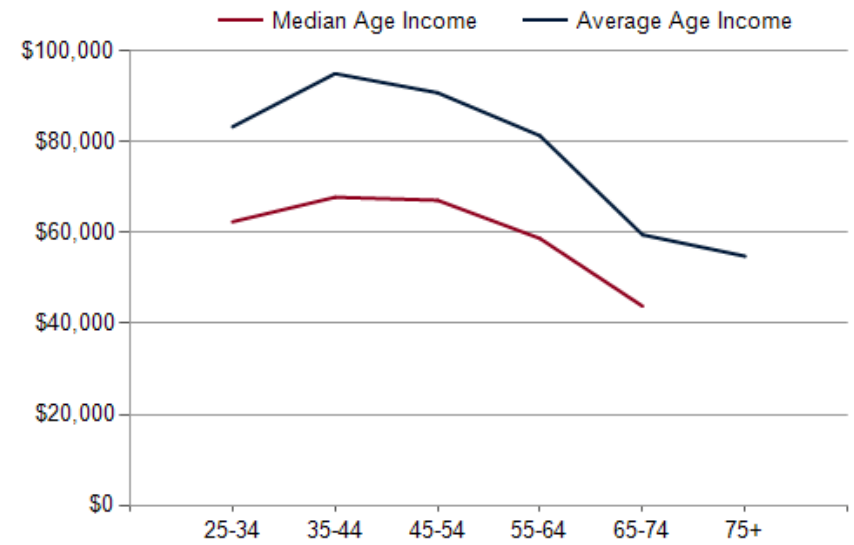
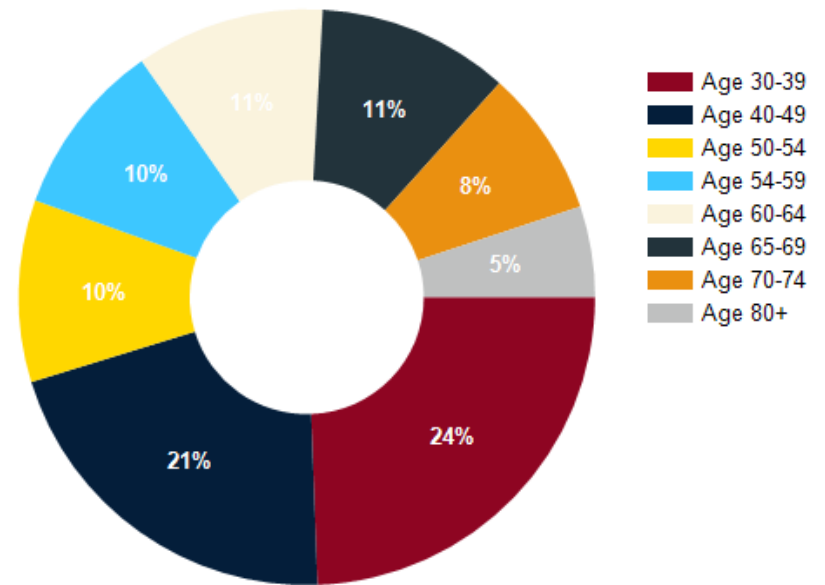
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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,289	14,820	36,767
2025 Population Age 35-39	1,209	14,338	36,717
2025 Population Age 40-44	1,164	14,008	36,398
2025 Population Age 45-49	968	12,593	33,660
2025 Population Age 50-54	1,046	12,736	34,601
2025 Population Age 55-59	1,008	12,568	33,397
2025 Population Age 60-64	1,083	12,556	33,648
2025 Population Age 65-69	1,102	11,864	31,038
2025 Population Age 70-74	844	9,805	26,595
2025 Population Age 75-79	522	6,978	19,963
2025 Population Age 80-84	320	4,060	12,608
2025 Population Age 85+	267	3,680	11,451
2025 Population Age 18+	13,646	162,270	430,722
2025 Median Age	38	39	41
2030 Median Age	39	41	42

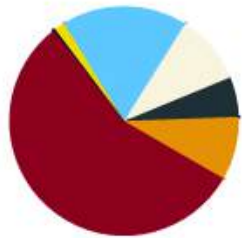
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,422	\$65,271	\$69,375
Average Household Income 25-34	\$83,346	\$85,646	\$93,337
Median Household Income 35-44	\$67,820	\$76,852	\$79,247
Average Household Income 35-44	\$95,041	\$102,533	\$110,784
Median Household Income 45-54	\$67,153	\$77,326	\$81,254
Average Household Income 45-54	\$90,835	\$101,211	\$113,111
Median Household Income 55-64	\$58,717	\$66,788	\$70,040
Average Household Income 55-64	\$81,354	\$89,605	\$100,376
Median Household Income 65-74	\$43,827	\$50,674	\$51,990
Average Household Income 65-74	\$59,545	\$69,678	\$77,640
Average Household Income 75+	\$54,834	\$56,277	\$63,242

Population By Age

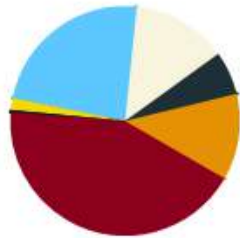


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	70	80	85
Diversity Index (current year)	67	78	84
Diversity Index (2020)	64	77	83
Diversity Index (2010)	56	68	74

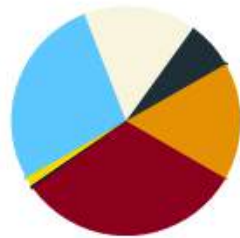
POPULATION BY RACE



1 MILE



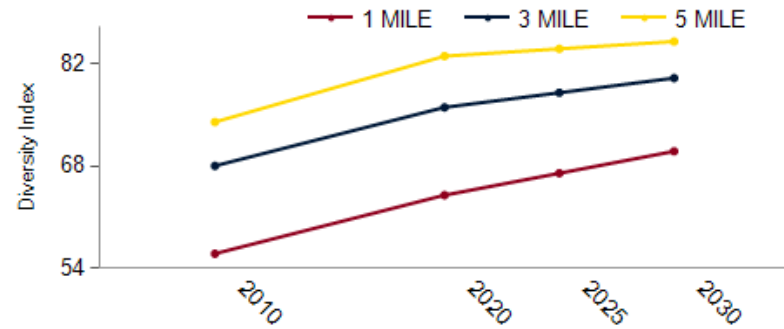
3 MILE



5 MILE

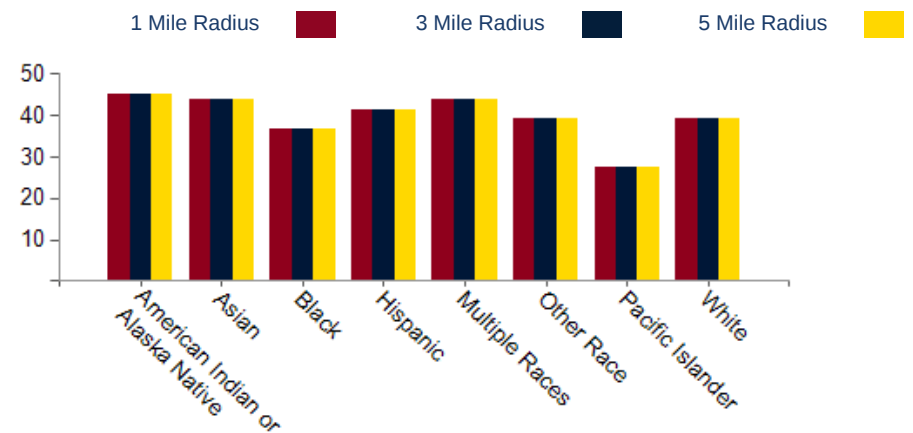
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	56%	43%	32%
American Indian	0%	0%	0%
Asian	1%	2%	1%
Hispanic	18%	23%	27%
Multiracial	10%	13%	16%
Other Race	6%	6%	7%
White	9%	12%	17%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	45	38	38
Median Asian Age	44	43	42
Median Black Age	37	37	37
Median Hispanic Age	41	41	41
Median Multiple Races Age	44	43	43
Median Other Race Age	39	39	38
Median Pacific Islander Age	28	42	40
Median White Age	39	43	46

2025 MEDIAN AGE BY RACE



06 Additional Information

Miami Gardens I-2 Permitted Uses

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
<i>Residential Type Uses</i>													
Adult day care center *(1)	☐	☐	☐	P	☐	P	☐	P	☐	☐	P	☐	☐
Adult Family Care Home, up to 5 residents*(3)	P	P	P	☐	☐	☐	☐	☐	☐	☐	P	☐	☐
Assisted Living Facility (ALF), up to 6 residents* (8)	P	P	P	☐	☐	☐	☐	☐	☐	☐	P	☐	☐
Assisted Living Facility (ALF), greater than 6 residents*(9)	SE	SE	SE	SE	☐	SE	☐	SE	☐	☐	SE	☐	☐

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Community residential home, up to 6 residents*(17)	P	P	P	☐	☐	☐	☐	☐	☐	☐	P	☐	☐
Community residential home, greater than 6 residents *(18)	SE	SE	SE	SE	☐	SE	☐	SE	☐	☐	SE	☐	☐
Family day care home, 5 children or less *(22)	P	P	P	P	P	P	☐	☐	☐	☐	☐	☐	☐
Farm worker housing	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	SE	☐
Halfway house	☐	☐	☐	SE	☐	SE	☐	SE	☐	☐	☐	☐	☐
Hotels, Motels, Lodging*(49)	☐	☐	☐	☐	☐	P	P	☐	P	P	P	☐	☐



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Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Mobile home*(31)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	P	☐	☐
Nursing Home	☐	☐	☐	P	☐	P	☐	P	☐	☐	P	☐	☐
Residential—Mixed-use residential*(41)	☐	☐	☐	☐	☐	P	P	☐	☐	☐	P	☐	☐
Residential—Multifamily residential*(41)	☐	☐	P	☐	☐	P	P	☐	☐	☐	P	☐	☐
Residential—Single-family-detached residential*(41)	P	☐	P	☐	P	☐	☐	☐	☐	☐	P	☐	☐
Residential—Townhouse*(41)	☐	☐	P	☐	☐	☐	SE	☐	☐	☐	P	☐	☐
Residential—Two-family duplex *(41)	☐	P	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐



Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Shelter	☐	☐	☐	☐	☐	SE	☐	☐	☐	☐	☐	☐	☐
<i>Public and Institutional Type Uses</i>													
Airport, airfield, heliport, related uses—Public, private*(4)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	P	☐	P
Community centers	☐	☐	☐	P	P	P	P	☐	☐	☐	P	☐	P
Cultural and civic facilities—Libraries, museums	☐	☐	☐	P	P	P	P	☐	☐	☐	P	☐	P
Detention facility	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐		☐	P
Educational and child care facilities—Non-public *(20)	☐	☐	☐	☐	☐	P	☐	☐	P	P	P	☐	P



Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Educational facilities —College or university—Private; main campus*(21)	☐	☐	☐	☐	☐	SE	☐	SE	SE	SE	P	☐	P
Educational facilities —Public, including charter school	P	P	P	P	P	P	☐	P	P	P	P	P	P
Educational facilities —Technical, vocational, specialty —Non-public	☐	☐	☐	P	☐	P	☐	P	P	P	P	☐	P
Government facilities, including administrative, support and service	☐	☐	☐	☐	☐	☐	P	☐	☐	☐	P	☐	P

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Hospital—Private, public *(27)	☐	☐	☐	☐	☐	SE	☐	☐	☐	☐	P	☐	P
Hospital—Psychiatric *(28)	☐	☐	☐	☐	☐	SE	☐	☐	☐	☐	SE	☐	SE
Public parks and recreational facilities	P	P	P	P	P	P	P	P	P	P	P	P	P
Public safety facility	P	P	P	P	P	P	P	P	P	P	P	P	P
Sewage lift or pumping station* (39)	P	P	P	P	P	P	P	P	P	P	P	P	P
Solid waste transfer station	☐	☐	☐	☐	☐	☐	☐	☐	P	P	☐		P
Transit station	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	P

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Utilities and related facilities	☐	☐	☐	☐	☐	☐		☐	☐	☐	☐	☐	P
Water plant, waste water plant	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	P
<i>Vehicle Related Commercial Type Uses</i>													
Car wash—Enclosed*(11)	☐	☐	☐	P	☐	P	☐	☐	P	P	☐	☐	☐
Car wash—Outside, hand wash*(12)	☐	☐	☐	☐	☐	☐	☐	☐	P	P	☐	☐	☐
Car wash—Mobile* (13)				☐	☐				P	P			
Parking garage, lot—Commercial* (32)	☐	☐	☐	☐	☐	P	P	P	P	P	P	☐	P

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Car Rental— Automobile only * (47)	☐	☐	☐	☐	☐	P	☐	☐	P	P	☐	☐	☐
Rental—Truck and other vehicles	☐	☐	☐	☐	☐	P	☐	☐	P	P	☐	☐	☐
Bus charter service, Passenger bus terminal	☐	☐	☐	☐	☐	SE	☐	☐	SE	SE	SE	☐	P
Vehicle fueling stations and sales	☐	☐	☐	SE	☐	SE	☐	☐	SE	SE	☐	☐	☐
Vehicle major repair —Mechanical, body vehicle towing service	☐	☐	☐	☐	☐	☐	☐	☐	P	P	☐	☐	☐

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Vehicle minor repair —Maintenance, service	☐	☐	☐	☐	☐	P	☐	☐	P	P	☐	☐	☐
Vehicle—Parts sales and installation	☐	☐	☐	☐	☐	P	☐	☐	P	P	☐	☐	☐
Vehicle—Parts sales, retail	☐	☐	☐	☐	☐	P	☐	☐	P	P	☐	☐	☐
Vehicle sales— Retail, new automobiles*(45)	☐	☐	☐	☐	☐	P	☐	☐	P	P	☐	☐	☐
Vehicle sales— Retail, used automobiles*(45)	☐	☐	☐	☐	☐	SE	☐	☐	SE	SE	☐	☐	☐

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Vehicle sales— Wholesale dealer, online independent dealer *(46)				P	☐	P		P	P	P	☐	☐	☐
<i>Recreation, Entertainment Type Uses</i>													
Amusement parks, stadiums, arenas*(5)	☐	☐	☐	☐	☐	☐	P	☐	☐	☐	P	☐	☐
Arcade, video games, electronic gaming	☐	☐	☐	P	☐	P	P	☐	P	P	☐	☐	☐
Casino gaming facility	☐	☐	☐	☐	☐	☐	P	☐	☐	☐		☐	☐
Miniature golf, driving range	☐	☐	☐	P	☐	P	P	☐	P	P	P	☐	☐

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Sport shooting range (indoor) *(26)	☐	☐	☐	☐	☐	SE	☐	☐	SE	SE	☐	☐	☐
Race track—Horse	☐	☐	☐	☐	☐	☐	P	☐	☐	☐		☐	☐
Sports fields, batting cages, basketball courts, racket ball courts, sporting activities, bowling alleys—Indoor	☐	☐	☐	P	☐	P	P	☐	P	P	P	☐	P
Sports fields, batting cages, basketball courts, racket ball courts, sporting activities—Outdoor	☐	☐	☐	SE	☐	SE	P	☐	P	P	P	SE	P

Restaurant, Food And Beverage Service Type Uses

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Adult entertainment establishment*(2)	☐	☐	☐	☐	☐	☐	☐	☐	P	P	☐	☐	☐
Bar/lounge, wine tasting room *(10)	☐	☐	☐	☐	☐	P	P	☐	☐	☐	☐	☐	☐
Box lunches, distribution*(14)					☐				P	P			
Catering service*(15)	☐	☐	☐	P	☐	P	P	P	P	P	☐	☐	☐
Nightclub, discotheque, club, cabarets	☐	☐	☐	☐	☐	SE	P	☐	SE	SE	☐	☐	☐
Restaurant—Sports, amusement, coffee/sandwich shop, cafeteria, outdoor cafe*(37)	☐	☐	☐	P	P	P	P	P	P	P	P	P	☐



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Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Microbrewery*(36)	☐	☐	☐	☐	☐	SE	P	☐	P	P	☐	☐	☐
<i>Places of Assembly Type Uses*(33)</i>													
Auction house— Indoor*(33)	☐	☐	☐	☐	☐	☐	☐	☐	P	P	☐	☐	☐
Banquet hall*(33)	☐	☐	☐	SE	P	SE	SE	☐	SE	SE	☐	☐	☐
Funeral homes*(33)	☐	☐	☐	☐	☐	P	☐	☐	P	P	☐	☐	☐
Place of religious assembly*(33)	☐	☐	☐	P	P	P	P	☐	P	P	☐	☐	☐
Private clubs, not public*(33)	☐	☐	☐	P	☐	P	P	☐	P	P	☐	☐	☐
Theater (movie, performing arts) * (33)	☐	☐	☐	P	☐	P	P	☐	P	P	☐	☐	☐

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
<i>Commercial Type Uses</i>													
Convenience store* (48)	☐	☐	☐	P	☐	P		☐	P	P		☐	☐
Donated goods center—New/used* (23)	☐	☐	☐	P	☐	P	☐	☐	P	P	☐	☐	☐
Drug, pharmacy store *(19)	☐	☐	☐	☐	☐	P	☐	☐	P	P	☐	☐	☐
Flea market *(24)	☐	☐	☐	☐	☐	☐	☐	☐	SE	SE	☐	☐	☐
Food specialty store	☐	☐	☐	P	☐	P	P	☐	P	P	P	☐	☐
Grocery store	☐	☐	☐	P	☐	P	P	☐	P	P	P	☐	☐
Liquor package store	☐	☐	☐	☐	☐	P	☐	☐	P	P	☐	☐	☐



Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Pawn shop	☐	☐	☐	☐	☐	☐	☐	☐	SE	SE	☐	☐	☐
Greenhouse, plant nursery, retail or wholesale	☐	☐	☐	SE	P	SE	☐	☐	P	P	☐	P	☐
Retail—Big box, club membership, department	☐	☐	☐	☐	☐	SE	☐	☐	P	P	☐	☐	☐
Retail—General, single use	☐	☐	☐	P	☐	P	P	P	P	P	P	☐	☐

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Retail sales discount —Less than 12,000 square feet that offer for sale a combination and variety of convenience shopping goods and consumer shopping goods; and continuously offer a majority of the items in their inventory for sale at a price less than \$10.00 per item	☐	☐	☐	SE	☐	SE	☐	☐	SE	SE	☐	☐	☐

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Retail—Home improvement, building materials* (35)	☐	☐	☐	☐	☐	P	☐	☐	P	P	☐	☐	☐
Secondhand merchandise store/consignment store	☐	☐	☐	☐	☐	SE	☐	☐	P	P	☐	☐	☐
Smoke shop/vape shop	☐	☐	☐	☐	☐	SE	☐	☐	SE	SE	☐	☐	☐
Call center	☐	☐	☐	P	☐	P	P	P	P	P	☐	☐	☐
Office—Business, sales, professional, semi-professional services	☐	☐	☐	P	P	P	P	P	P	P	P	☐	☐

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Office—Medical office/medical clinic	☐	☐	☐	P	P	P	P	P	P	P	P	☐	☐
<i>Service Type Uses</i>													
Animal grooming and pet sitting—indoor	☐	☐	☐	P	P	P	☐	P	P	P	☐	P	☐
Animal hospital/veterinarian clinic *(6)	☐	☐	☐	P	☐	P	SE	P	P	P	☐	P	☐
Animal kennel—Commercial boarding Dog training facility* (7)	☐	☐	☐	☐	☐	SE	☐	☐	SE	SE	☐	P	☐
Animal shelters	☐	☐	☐	☐	☐	SE	☐	☐	P	P	☐	P	☐

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Blood banks, diagnostic medical treatment centers	☐	☐	☐	P	☐	P	☐	P	P	P	☐	☐	☐
Check cashing, bill payments	☐	☐	☐	P	☐	P	☐	P	P	P	☐	☐	☐
Copy, printing center	☐	☐	☐	P	P	P	P	P	P	P	P	☐	☐
Cosmetic surgery, beauty clinics	☐	☐	☐	P	P	P	P	P	P	P	P	☐	☐
Customer service center	☐	☐	☐	P	☐	P	P	P	P	P	☐	☐	☐
Dry cleaning	☐	☐	☐	P	☐	P	P	☐	P	P	☐	☐	☐
Equipment and tool rental	☐	☐	☐	☐	☐	P	☐	☐	P	P	☐	☐	☐



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Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Financial institution - banks, credit unions, investment brokerage establishments, ATM*(25)	☐	☐	☐	P	☐	P	P	P	P	P	P	☐	☐
Health club, fitness club	☐	☐	☐	P	☐	P	P	☐	P	P	P	☐	☐
Laundromat, self-service	☐	☐	☐	P	☐	P	☐	☐	P	P	☐	☐	☐
Package shipping, mail service	☐	☐	☐	P	P	P	P	P	P	P	P	☐	P
Personal care services	☐	☐	☐	P	P	P	P	P	P	P	P	☐	☐

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Repair and service shop—General merchandise	☐	☐	☐	P	☐	P	☐	☐	P	P	☐	☐	☐
Self-service storage facility *(38)	☐	☐	☐	☐	☐	SE	☐	☐	P	P	☐	☐	☐
Studios—Photographic, and instructional	☐	☐	☐	P	☐	P	P	P	P	P	P	☐	☐
Tattoo parlor, body piercing	☐	☐	☐	☐	☐	P	☐	☐	P	P	☐	☐	☐
<i>Other Uses</i>													
Cemetery, mausoleums, crematory*(16)	☐	☐	☐	☐	☐	☐	☐	☐	SE	SE	☐	SE	☐

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Small wireless facility*(44)	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless antennas and support services*(43)	SE	SE	SE	SE	□	SE	SE	SE	P	P	SE	SE	P
<i>Industrial Type Uses</i>													
Warehouse, Distribution center, Light production, light assembly*(48)	□	□	□	□	□	□	SE	□	P	P	□	□	□
Dry cleaning—Commercial laundry plant	□	□	□	□	□	□	□	□	P	P	□	□	□
Industrial uses—Heavy*(29)	□	□	□	□	□	□	□	□	□	P	□	□	□



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Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Industrial uses— Light*(30)	☐	☐	☐	☐	☐	☐	☐	☐	P	P	☐	☐	☐
Laboratory— Medical, research, testing	☐	☐	☐	☐	☐	☐	SE	☐	P	P	☐	☐	☐
Radio and TV studio, music production, movie studio	☐	☐	☐	SE	☐	SE	SE	☐	P	P	☐	P	P
Recycling facility, Refuse disposal	☐	☐	☐	☐	☐	☐	☐	☐	P	P	☐	☐	P
Salvage yard, junkyard*(40)	☐	☐	☐	☐	☐	☐	☐	☐	P	P	☐	☐	☐
Showrooms, retail sales	☐	☐	☐	P	☐	P	P	☐	P	P		☐	☐

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Showrooms, wholesale sales	☐	☐			☐			☐	P	P		☐	☐
Wholesale fireworks and wholesale or retail sparklers in accordance with F.S. § 791.04 and F.S. § 791.015	☐	☐	☐	☐	☐	☐	☐	☐	P	P	☐	☐	☐
<i>Agricultural Type Uses</i>													
Farms—Produce, livestock	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	P	☐
Farmer's market* (34)	P	P	P	P	P	P	P	P	P	P	P	P	P
Seed drying facility	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	P	☐

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	BTO	PCD	EO	OF	I-1	I-2	PD	AU	GP
Urban agricultural gardens*(42)	SE	SE	SE	SE	SE	SE	SE	SE	□	□	P	P	P

Golden Glades Warehouse

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