

Commercial Land For Sale

1,066,630 SQUARE FEET(+/- 24.49 ACRES)

IMPOSSIBLE TO FIND: IU-C ZONING IN THE REDLAND



**POSSIBLY THE LOWEST ADVERTISED PRICE FOR
COMMERCIALY ZONED LAND IN MIAMI-DADE COUNTY
\$200,000 PER ACRE (\$4.59 PER SQUARE FOOT)!**

ON F.E.C. RAIL

SIGNIFICANT SITE IMPROVEMENTS: BUILDINGS, ELECTRIC, IRRIGATION, PAVING, ETC.

- Needle in a Haystack IU-C Zoning
- Just East of Krome
- Between Hainlin Mill & Quail Roost Drive, 1/4 Mile of Tennessee Road Frontage
- Entitled and Developable for Multiple Commercial Uses
- Great Corporate Neighbors: Communications, Technology & Research
- Current Use: Tree Farm and Nursery
- Path of Progress Location
- Close to Area Schools, New Retail & Residential Development

TOTAL PRICE: \$4,898,000

Exclusively Listed By:
Konigsberg Commercial Real Estate

Ted Konigsberg, SIOR

Cell: 786-556-8988

Office: 305-947-9514

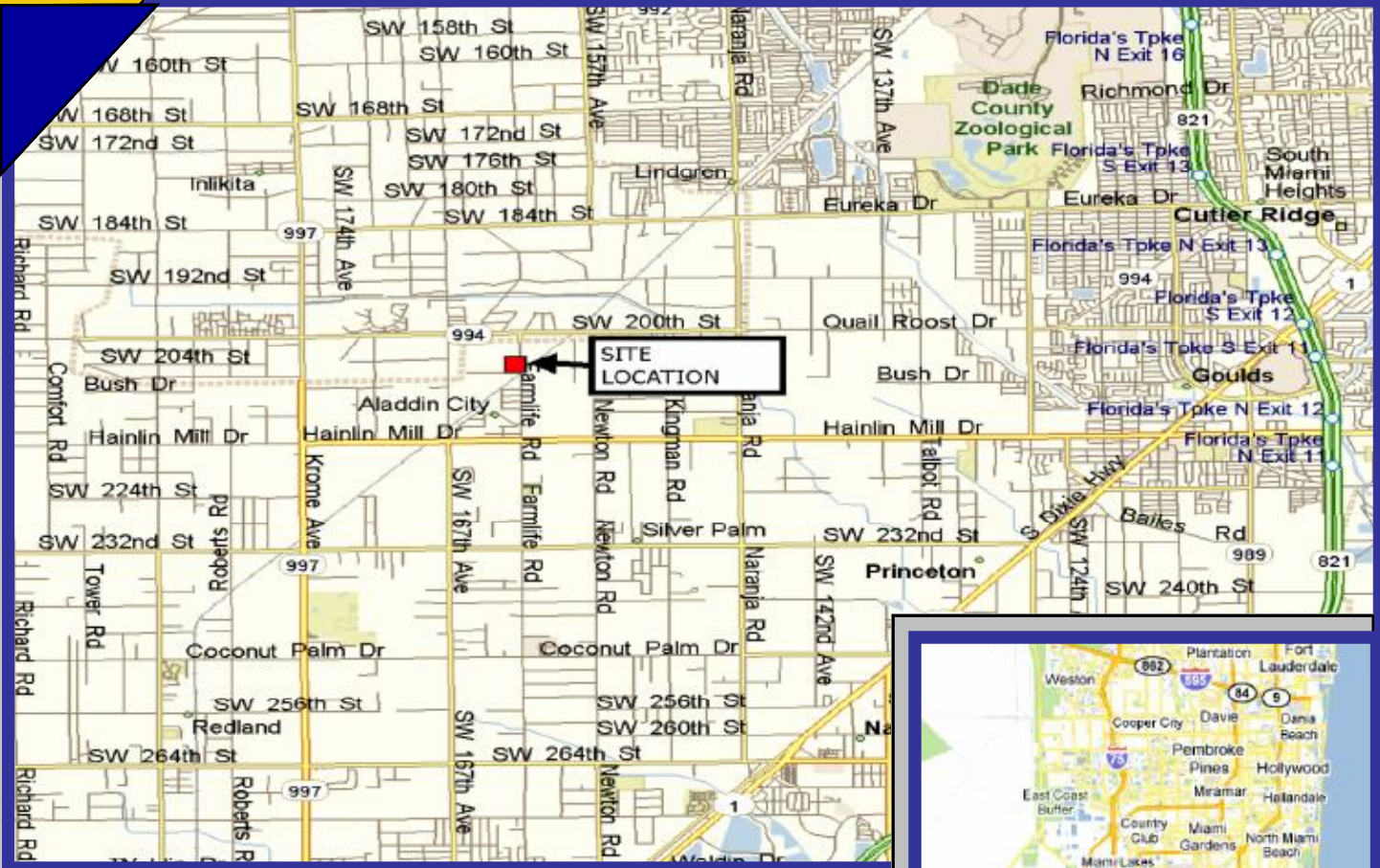
Fax: 786-524-7885

John Dohm, SIOR, CCIM

Cell: 954-557-3646

www.realcommercialproperties.com

This information is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, price change or withdrawal without notice.



**MIAMI-DADE COUNTY CODE, CHAPTER 33-ZONING, ARTICLE XXXII.
IU-C INDUSTRIAL DISTRICT, CONDITIONAL; EXCERPTED AND ABRIDGED**

Sec. 33-267. - Intent.

IU-C District shall be applied only to those lands that appropriately may be used and utilized for the development, construction and operation of large industrial projects and industrial park development of the nature, type and character commensurate with the public health, safety, comfort, convenience, and the general welfare of the County. It is intended that this district shall be utilized to provide an adequate reservoir of lands suited for the needs and requirements of large industries, and industrial park developments, to the end that desirable industrial concerns may be attracted to this area. It is intended, however, that this district shall not be used indiscriminately, so as to permit any industrial use which might be offensive or obnoxious by reason of the emanation of odors, gases, dust, noise or vibration, pollution of air or water, or otherwise detrimental to the general welfare of this community; but that it shall be restricted and confined to only those large industrial uses and industrial park type developments which produce a net gain to the community. It is recognized that the rapid development of new and different industrial uses and operations makes it impossible and impractical to accurately enumerate those which would be beneficial or detrimental to the welfare of this community. Therefore, the intent and purpose for the establishment of this district is expressly set forth, and standards set forth for the use of lands embraced within this district.

Sec. 33-268. - Permitted uses.

No land, body of water, or structure in an IU-C District shall be used or permitted to be used, and no structure shall be erected, constructed, moved or reconstructed, structurally altered, used, occupied or maintained for any purpose (except as a legal nonconforming building or use), except for one (1) or more of the uses hereinafter enumerated, and then only in accordance with the conditions hereinafter set forth:

(1) Every use permitted in the IU-1 District, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-C District, and every use permitted in the IU-3 Districts (uses permitted in IU-2 District specifically prohibited) and all other industrial uses similar in character shall be permitted in the IU-C District, and shall include utility plants and substations such as, but not limited to, sewage, water, power, communications and gas. Notwithstanding the preceding sentence, commuter colleges/universities are permitted within the IU-C District.



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