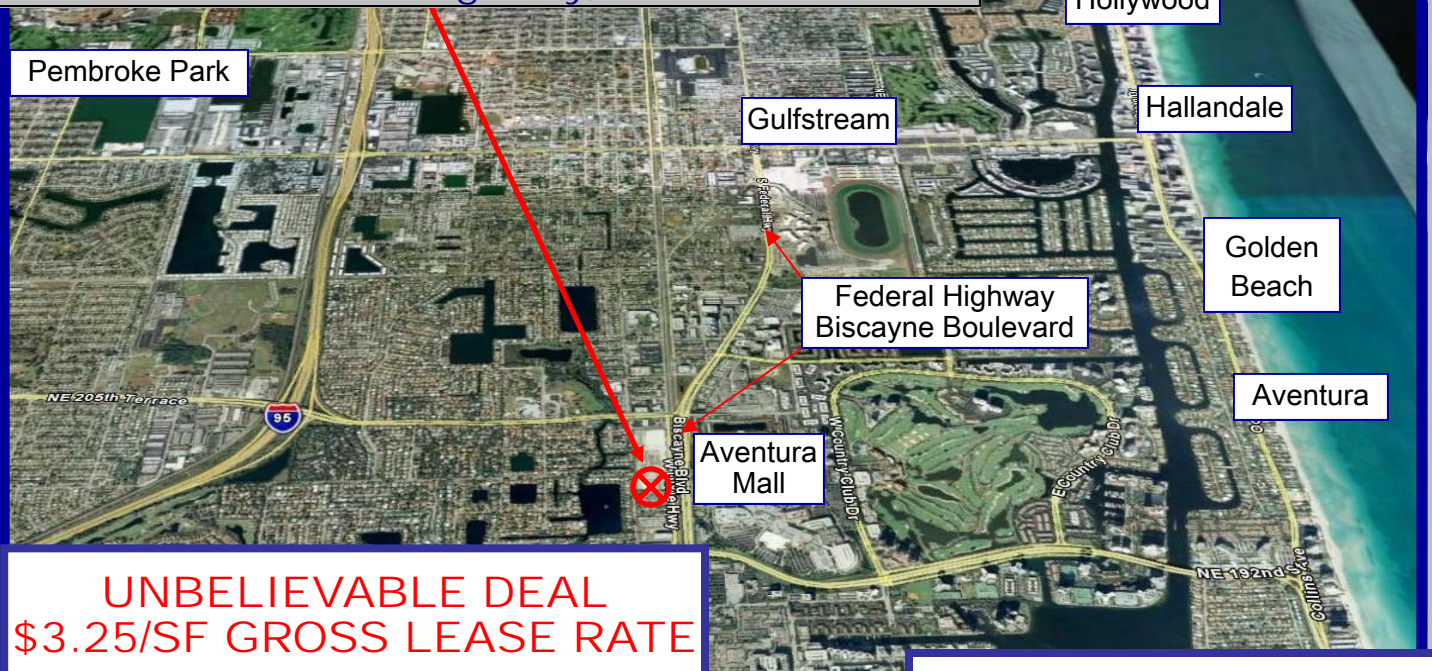




# North Miami Dade County / Aventura Area 111,691 SF Available For Lease Former Miron Home Center: Outstanding Location

19400 West Dixie Highway, Miami FL 33180



**UNBELIEVABLE DEAL  
\$3.25/SF GROSS LEASE RATE**



**Fronts W. Dixie Highway in  
Aventura Mall Area**

- 111,691 Square Foot Building
- CBS & Steel Construction
- Urban Area District Zoning
- Compatible with IU-1 Zoning
- Additional Uses Possible
- Incredible Surrounding  
Population Density
- Next to Some of the Highest  
Income Areas in the U.S.
- Minutes to EVERYWHERE

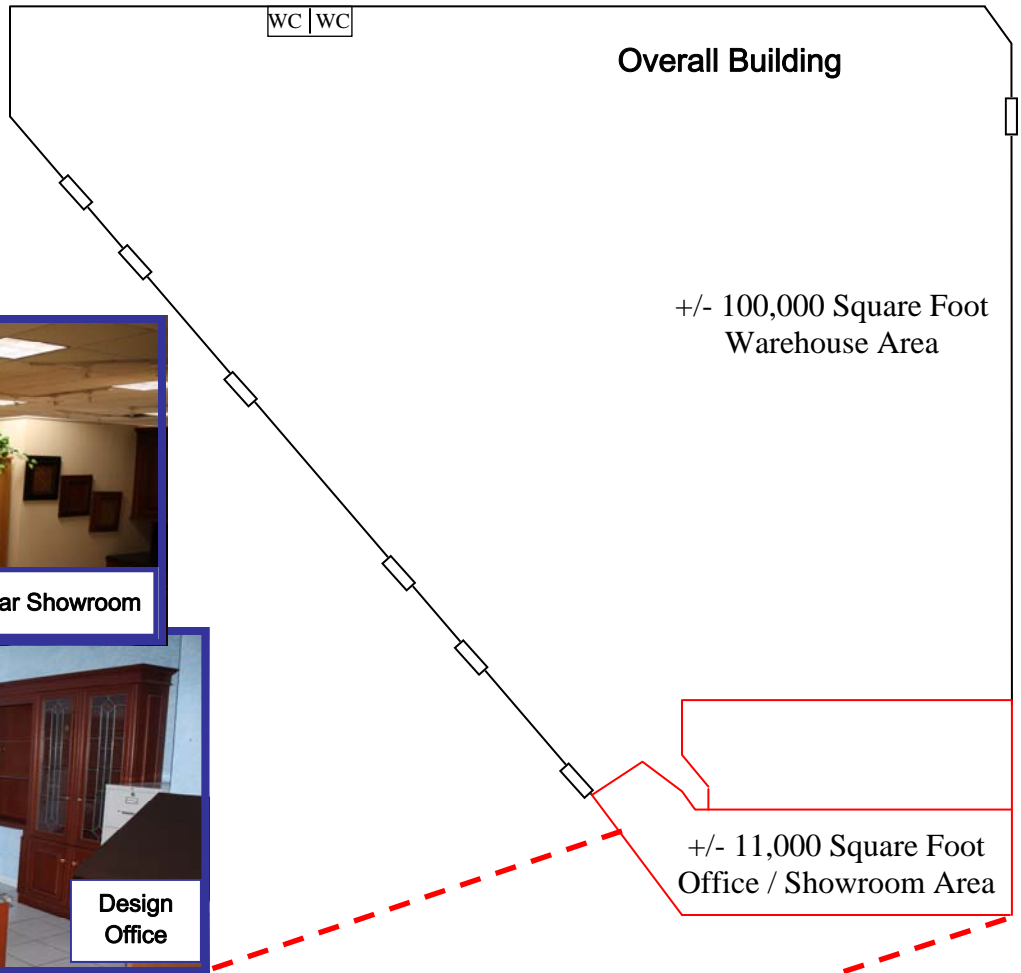
**Miron: A "Destination Location" for Decades!**

- +/- 11,000 Square Feet; Offices, Showrooms
- +/- 100,000 Square Feet; Warehouse Area
- +/- 28' Clear Height, Slab to Roof Beam
- +/- 25' x 30' Column Spacing
- 3 Dock High Loading Doors
- 4 Drive In Loading Doors
- 3 Phase Electric Service

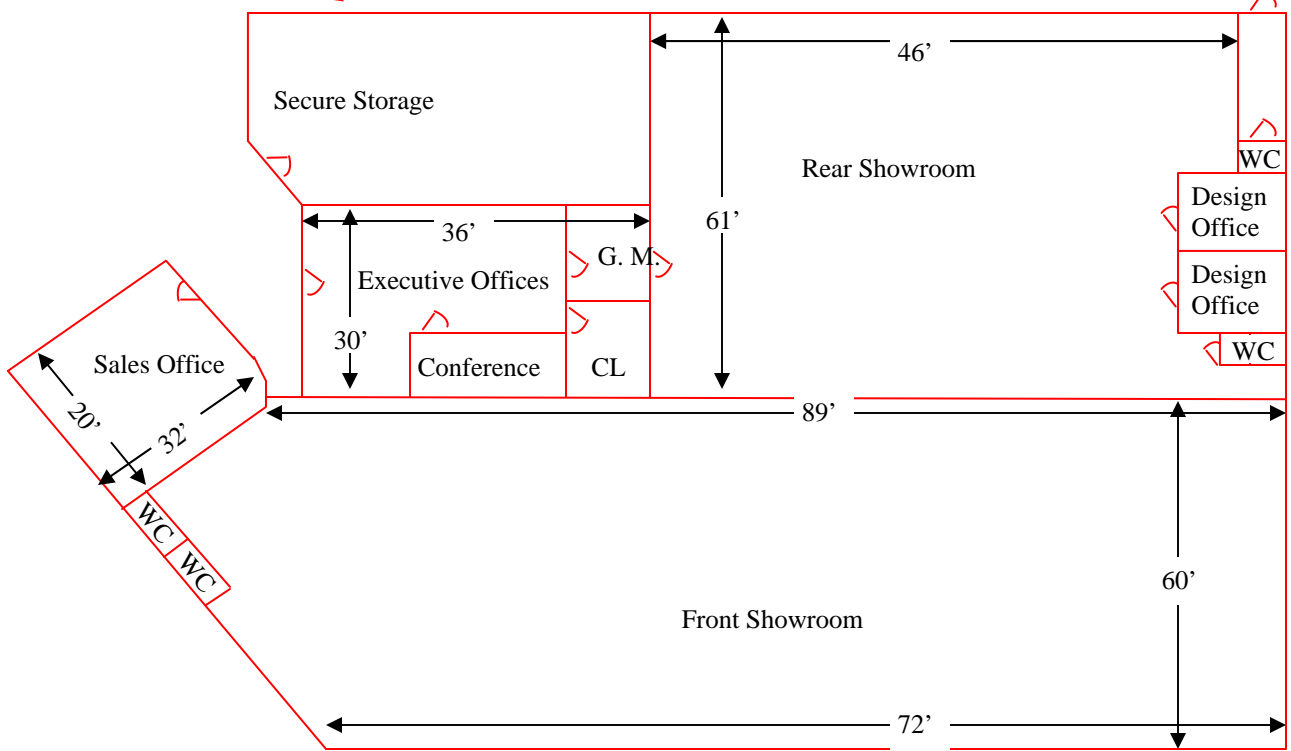
**ACTIVE FEC RAIL SERVICE !**



**Exclusively Listed By:**  
**Infinity Commercial Real Estate**  
**Ted Konigsberg, SIOR**  
**Cell: 786-556-8988**  
**Office: 305-947-9514**  
**Fax: 786-524-7885**  
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### Office & Showroom Detail

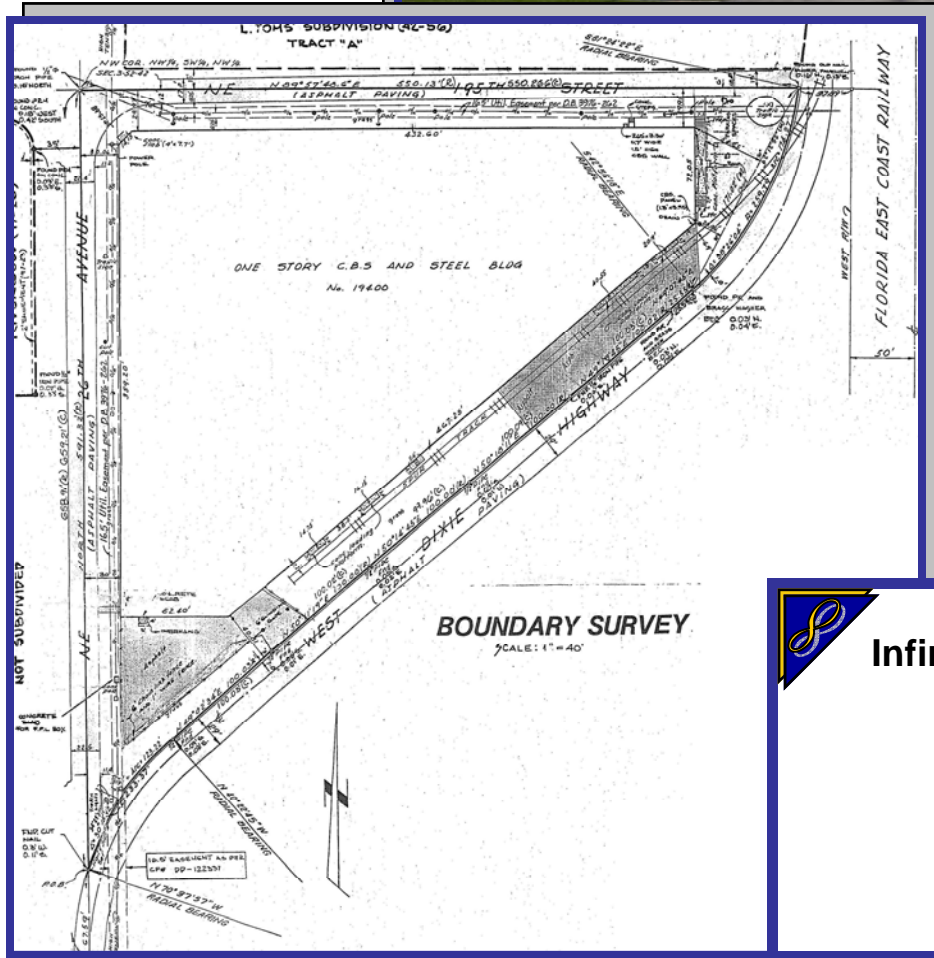




Partial Warehouse View



View East To Aventura



This Rail Served Building is Highly Efficient: A Curtain Line of Plexiglas Windows Provide Abundant Natural Light; Wall Mounted Electric Ventilators Provide Multiple Air Changes per Hour. The 28' Ceiling Height is Rare in South Florida.



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**This well known Property lies within the Ojus Urban Area District (OUAD). The District was created for the purpose of defining a Master Plan of the future development path for the Ojus urban center. As may be seen in this excerpt taken from the Miami-Dade County Explanation of Urban Area Master Plans, this unusual zoning designation allows for all uses permitted under Miami Dade County's IU-1 designation (light industrial), uses permitted Under IU-2 if publicly heard and agreed, and many alternate uses suitable to urban "town centers", including retail, residential and mixed uses.**

Sec. 33-284.99.17. Uses.

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the OUAD shall comply with Section 33-284.83 of this Code.

1. As provided in the Land Use Regulating Plan, no duplexes shall be permitted in areas designated:
  - a. Residential (R) with a maximum permitted density of 6 dwelling units per net acre; and
  - b. Residential Modified (RM) with maximum permitted densities greater or equal to 36 units per net acre.
2. No municipal recreation building, playground, or park owned and operated by a municipality, county, state, or the federal government shall be permitted in areas designated R on the Land Use Regulating Plan.
3. No civic uses shall be permitted in areas designated R on the Land Use Regulating Plan, except for educational facilities on properties not to exceed 5 acres.
4. Industrial uses. Notwithstanding the provisions of Section 33-284.83 (A)(4), only the following uses shall be permitted in the Industrial District (ID) area. These uses shall be allowed in conformance with the Land Use Regulating Plan and the Street Type Development Parameters.
  - a. All uses permitted in the IU-1 zoning district
  - b. All uses permitted in the IU-2 zoning district after public hearing pursuant to Section 33-311(A)(3) of this code.
  - c. MC uses at a maximum density of 52 units net acre or at a maximum density of 60 units per net acre with the purchase of the appropriate number of Severable Use Rights pursuant to Sections 33B-41 to 33B-47 of this code.
  - d. Live-work units as provided in Sec. 33-284.83(A)(4)(b).
  - e. On lots fronting West Dixie Highway and south of NE 195 Street, all uses permitted in the Mixed Use Main Street (MM), at a minimum density of 12 units per net acre and at a maximum density of 52 units net acre, or a maximum density of 60 units per net acre with the purchase of the appropriate number of Severable Use Rights as permitted by Section 33B-41 to Section 33B-47 of this code.
  - f. On lots fronting NE 26th Avenue, all uses permitted in the Residential Modified (RM), at a minimum density of 12 units per net acre and a maximum density of 36 units net acre.
5. Institutional uses. The following additional uses shall be permitted in the Institutional (I) area in accordance with the Land Use Regulating Plan and the Street Types Development Parameters.
  - a. Civic uses in accordance with the Street Types Development Parameters.
  - b. On lots located west of NE 25th Avenue, all uses permitted in the Residential (R), with a minimum density of 6 units per net acre and a maximum density of 13 units per net acre.
  - c. On lots located east of NE 25th Avenue, all uses permitted in the Residential Modified (RM), with a minimum density of 12 units per net acre and a maximum density of 36 units per net acre.
6. Conditionally Permitted Uses. Notwithstanding the provisions of Section 33-284.83 (B), only the following conditional uses shall be permitted subject to the administrative approval of a site plan, pursuant to Section 33-284.88 of this code.
  1. Liquor package stores shall be permitted only in the Core Sub-district and only in compliance with all applicable regulations of this code.  
(Ord. No. 06-86, § 4, 6-6-06; Ord. No. 07-94, § 2, 7-10-07)



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