



NW 137th Avenue

S.R. 836 Ramp

4.2 Acres
SUBJECT PROPERTY

INDUSTRIAL LAND | FOR SALE | MIAMI-DADE COUNTY

4.2 Acres Inside the Urban Development Boundary

NW 137th Avenue & NW 7th Street | Miami, FL 33182 | Folio: 30-3953-000-0152

[CALL FOR PRICING](#)

4.2
TOTAL ACRES

182,990
TOTAL SQUARE FEET

57,000
CARS/DAY - NW 137TH AVE

UDB
INSIDE URBAN DEV. BOUNDARY

PROPERTY OVERVIEW

A Rare Infill Opportunity in Miami-Dade's Supply-Constrained Industrial Corridor

Positioned in the rapidly growing western Miami-Dade County corridor, this 4.2-acre site presents a rare opportunity to acquire strategically located land with exceptional long-term development potential. Situated inside the Urban Development Boundary (UDB), the parcel benefits from immediate access to the regional highway network and a surrounding environment of continued commercial, logistics, and industrial expansion.

The property maintains direct frontage on NW 137th Avenue – one of the area's primary arterials – and is prominently visible from the southbound S.R. 836 (Dolphin Expressway) exit ramp, providing unmatched exposure to over 57,000 vehicles per day.



PROPERTY DETAILS

FOLIO	30-3953-000-0152
ADDRESS	NW 137th Ave & NW 7th St
ASKING PRICE	Call for Pricing
TOTAL ACRES	4.2 Acres
TOTAL SF	182,990 SF
ZONING	IU-1 (Proposed)
UDB STATUS	Inside UDB

URBAN DEVELOPMENT BOUNDARY

This parcel sits inside Miami-Dade County's Urban Development Boundary – a critical designation that restricts competing supply, protects long-term land value, and positions this site at the true edge of Miami's buildable footprint.

IDEAL USES

LOGISTICS & DISTRIBUTION

WAREHOUSE DEVELOPMENT

OUTDOOR STORAGE

TRANSPORTATION SERVICES

INDUSTRIAL OPERATIONS

COMMERCIAL DEVELOPMENT

LAST-MILE DELIVERY

TRUCK TERMINAL

LOCATION HIGHLIGHTS

- Direct frontage on NW 137th Avenue with visibility to 57,000 cars per day and convenient ingress/egress.
- S.R. 836 (Dolphin Expressway) on/off ramp access – subject property is visible from the southbound exit ramp, providing premier highway exposure.
- Minutes to Florida's Turnpike and SR-826 (Palmetto Expressway), connecting to all major South Florida trade arteries.
- Proximity to Miami International Airport, PortMiami, and the Beacon Lakes / Prologis industrial district – South Florida's premier logistics hub.
- Surrounded by national retailers and industrial tenants in a high-demand Miami-Dade corridor with continued population and economic growth.
- Deep labor pool and pro-business municipal environment in one of the region's most active commercial submarkets.



HIGHWAY ACCESS

S.R. 836 Direct Ramp Access

FL TURNPIKE Minutes Away

S.R. 826 Minutes Away

MIA AIRPORT Adjacent Corridor





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