

ZONING & PERMITTED USE

Is your use allowed here?

11441 SW 208th Drive · Cutler Bay (Miami-Dade), FL 33189

This property sits in an industrial light-manufacturing zoning district (Miami-Dade IU-1 standards, as applied by the Town of Cutler Bay). The district is built for warehousing, distribution, and light production. The uses below are generally permitted — confirm your specific use and secure a Certificate of Use before occupancy.

GENERALLY PERMITTED

- ◆ Warehousing and distribution
- ◆ Wholesale distribution facilities
- ◆ Light manufacturing and assembly
- ◆ Storage facilities
- ◆ Offices supporting an industrial use
- ◆ Limited retail of goods assembled, manufactured, or stored on the premises (with restrictions)

TENANT USES THAT FIT

- ◆ Contractor storage and operations
- ◆ E-commerce fulfillment
- ◆ Building-supply / equipment distribution
- ◆ Light assembly and trade shops
- ◆ Service and repair operations
- ◆ Fleet, tool, and material storage

KEY DISTRICT STANDARDS (IU-1)

Front setback	20 ft (buildings ≤ 35 ft height)
Landscaped open space	10% of net lot (15% if abutting residential)
Building height	≤ width of widest abutting street
Parking	Per Miami-Dade Code § 33-124

THIS PROPERTY

±18,471 SF TOTAL BUILDING	10,680 SF AVAILABLE	0.80 AC LOT	IU-1 INDUSTRIAL · LIGHT MFG.
30-6007-007-0090 FOLIO			

Informational only — not legal advice. Compiled from Miami-Dade County IU-1 (Industrial, Light Manufacturing) district regulations. Zoning designations, permitted uses, and standards are subject to change and to the Town of Cutler Bay's land development regulations. Prospective tenants must independently verify the permitted use for their business and obtain a Certificate of Use from the Town of Cutler Bay / Miami-Dade County prior to occupancy.