

AVAILABLE
for lease

Fairchild Partners[®]
Licensed Real Estate Brokers



PALMETTO & 70TH
Commerce
Center

Palmetto Expressway (SR-836) Exposure & Frontage



east>
capital partners

➤ ±2,500 sq. ft.
Mixed-Use: Warehouse,
Office and Showrooms

IMMEDIATE AVAILABILITY

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Commerce
Center

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IMMEDIATE AVAILABILITY

±



OFFICE TOWER

±31,960 total sq.ft.

Professional, medical or executive office suites are also small by design, averaging less than ±600 sq. ft. per unit.

- **Offices from 150-2,500+ sq. ft.**
- **Electricity and Cleaning Included**
- **Multiple Office Layouts Available**



SHOWROOM & GROUND FLOOR OFFICE

±25,505 total sq.ft.

Showroom units are located at street level with individual entrances and can be configured as office space.

- **Showrooms/Ground Floor Offices from ±600-1,000 sq. ft.**
- **All Units Face the Palmetto Expressway (SR 826)**
- **13' Ceiling Height**
- **Building Signage Included**



INDUSTRIAL SMALL BAY WAREHOUSE

±124,056 total sq.ft.

Small bay warehouse units with easy truck access, 3-Phase Power and various configurations available.

- **Warehouses from ±400-5,000 sq. ft. with small office spaces available**
- **Cross Dock Layout with 1 Street-Level Door and 1 Dock High Position**
- **16-18' Ceiling Height**
- **Building Signage Included**
- **Some Dock High Bays & Flow-Through Configurations**

Mixed-Use Property Fronting the Palmetto Expressway Between NW 68th St and NW 70th Street in Miami's Airport N Submarket



±2,500 Sq. Ft. Warehouses Available For Lease

Additional Smaller Units Available



Palmetto Expressway Exposure & Frontage



Access from NW 74th ST, NW 58th ST, and Milam Dairy Rd



Institutional Ownership

CURRENT AVAILABILITY

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±267,482
VPD (2020)



Project Overview

WAREHOUSE

- From 400 SF - 5,000 SF
- 3-Phase Power and Dock high options available
- 2 per 1,000 SF Parking

OFFICE

- From 150 SF - 2,500 SF
- Secured building with key fob access after hours
- Centrally located with great access from FL-826

SHOWROOM

- From 800 SF - 2,000 SF
- Palmetto Frontage with visibility to over 265K commuters a day
- Opportunity to lease Showroom and Warehouse at the same location

BEST ACCESS WITHIN THE AIRPORT NORTH SUBMARKET

The Palmetto & Dolphin Expressways, Florida Turnpike, I-75 and Miami Int'l Airport are all just minutes away.

PALMETTO & 70TH
Commerce
Center



±0.5 MILES FROM
THE PALMETTO
EXPRESSWAY



±5 MILES FROM
THE DOLPHIN
EXPRESSWAY



±5 MILES FROM THE
FLORIDA'S TURNPIKE



±15 MINUTES FROM
INTERSTATE 95



±5 MILES FROM MIAMI
INTERNATIONAL AIRPORT
AND ±8 MILES FROM OPA
LOCKA EXECUTIVE AIRPORT



±25 MINUTES FROM
PORT MIAMI AND
±35 MINUTES FROM
PORT EVERGLADES



±15 MINUTES FROM FLORIDA
INT'L UNIVERSITY AND
±20 MINUTES FROM BOTH
UNIVERSITY OF MIAMI AND
MIAMI DADE COLLEGE



leasing contacts



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VARIOUS FLOOR PLANS AVAILABLE

