

7250 NW 41st Street Unit CDE Miami, FL 33166

Available
January 2026

±9,438 SF FOR LEASE



AVAILABLE

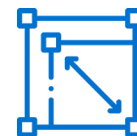
±9,438 RSF

**TOTAL
SQUARE FEET**



±1,000 SF

**TOTAL OFFICE
SQUARE FEET**



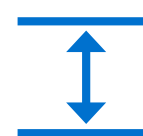
**16
MARKED
PARKING SPACES**



**IU2 ZONING
INDUSTRIAL, HEAVY
MANUFACTURING
DISTRICT**



**1
STREET LEVEL
OVERHEAD DOOR**

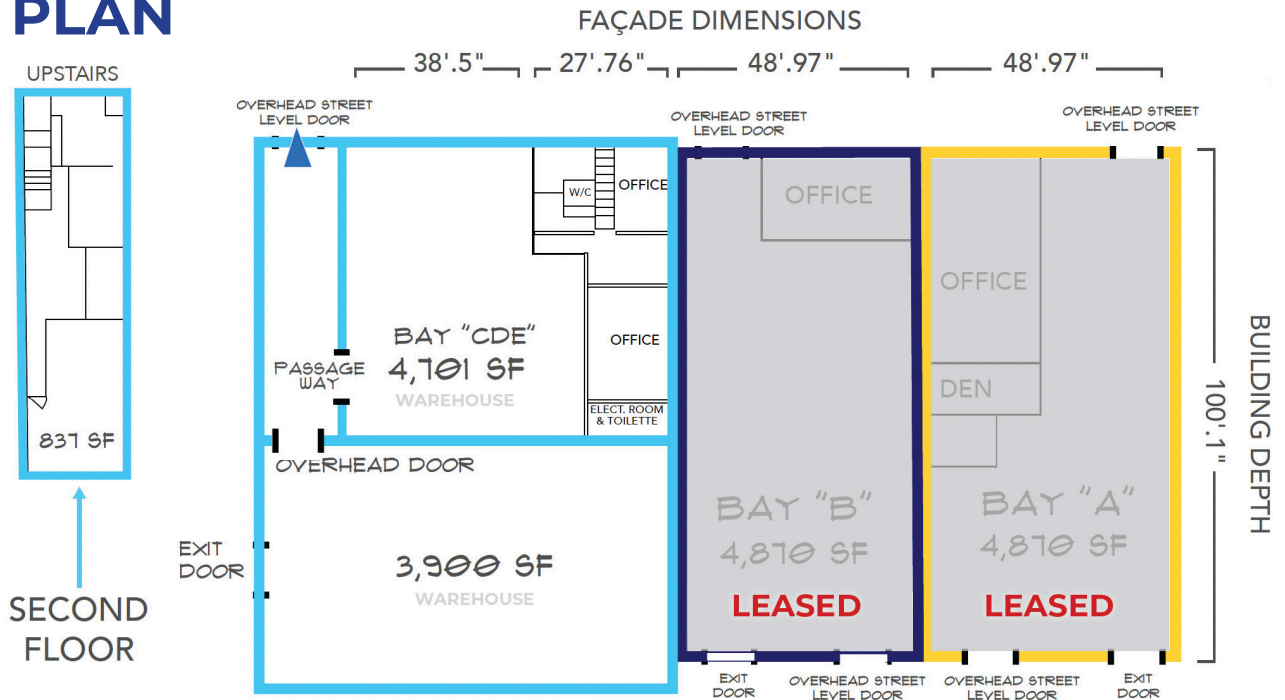


**16'
CLEAR
HEIGHT**

Fairchild Partners is pleased to offer 7250 NW 41 Street (Unit CDE) for lease, a ±9,438 SF fully built-out industrial facility in Miami's Airport West submarket. The Property includes ±1,000 SF of office space, 16 marked parking spaces, one (1) street-level overhead door, and 16' clear height, suitable for light manufacturing, warehousing, or storage uses. Located just east of the SR-826 (Palmetto Expressway) and NW 36th Street interchange, the site provides exceptional access to Miami International Airport (±5-Mi), PortMiami (±13-Mi), and key regional highways including SR-836 and Florida's Turnpike. IU-2 zoning allows for a range of industrial and automotive uses, while strong visibility along NW 41 Street positions tenants near major corporate neighbors such as Ryder and Ford Motor Company.



SITE PLAN



Disclaimer: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. The images and floorplans are for illustrative purposes only and may be out-of-date and not current.



Fairchild Partners[®]
Licensed Real Estate Brokers
www.FairchildPartners.com



For More
Information:



TONY PUENTE, CCIM
BROKER ASSOCIATE | SENIOR ADVISOR
C: 305.606.2097
tpuente@fairchildpartners.com