

FOR LEASE

4.2 ACRE YARD – AIRPORT WEST
5000 NW 72 AVE, MIAMI, FL 33166



 **Florida East Coast**
Railway



NW 72nd Ave

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**CENTRAL
COMMERCIAL**
REAL ESTATE

ZENITH
Industrial Outdoor Storage



NW 72nd Ave

SITE DETAILS

- Rate Upon Request
- ± 4.2 Acres
- ± 1,268 SF Office Building
- Zoned IU-2 (Heavy Industrial)
- Approved for Trailer Leasing, Repair, and Outdoor Storage
- Designated SBA HUBZone
- 2.5 miles to Miami Int'l Airport and Cargo Clearance Center
- Easy access to SR-826, SR-836, Florida's Tpk, and FDOT Strategic Intermodal System Connectors
- Proximate to FEC Railway and South Florida Logistics Center
- ± 300' Frontage on NW 72 Ave
- Served by Center Turn Lane
- Fully Fenced and Lit
- Drainage System
- 400-amp, 3-Phase, 240V High-Leg Delta Service Upgrade Potential Available.
- AADT: 36,500

EXECUTIVE SUMMARY

Located in one of South Florida's most connected freight corridors, this ±4.24-acre IU-2 zoned site includes ±300 feet of frontage along NW 72nd Avenue; (AADT) of 36,500. NW 72nd Ave (SR-969) is a key connector, providing access to Florida's Strategic Intermodal System (SIS) linking the region's air, rail, and highway freight assets;

including access to Miami International Airport (just 2.5 miles away), the Airport Cargo Clearance Center, the Florida East Coast (FEC) Railway, and the South Florida Logistics Center. Zoned for heavy industrial use, the current Certificate of Use permits trailer leasing, repair, and outdoor storage. Improvements include a ±1,268 SF office

building, full perimeter fencing, site lighting, and drainage. The site also lies within a designated SBA HUBZone and benefits from direct access to SR-826 (Palmetto Expressway), making it an ideal platform for high-throughput logistics, transportation, or equipment-based operations.



5000 NW 72nd Avenue,
Miami, FL 33166



Doral



Hialeah



NW 72nd Ave

NORTH AERIAL

5000 NW 72nd Avenue,
Miami, FL 33166



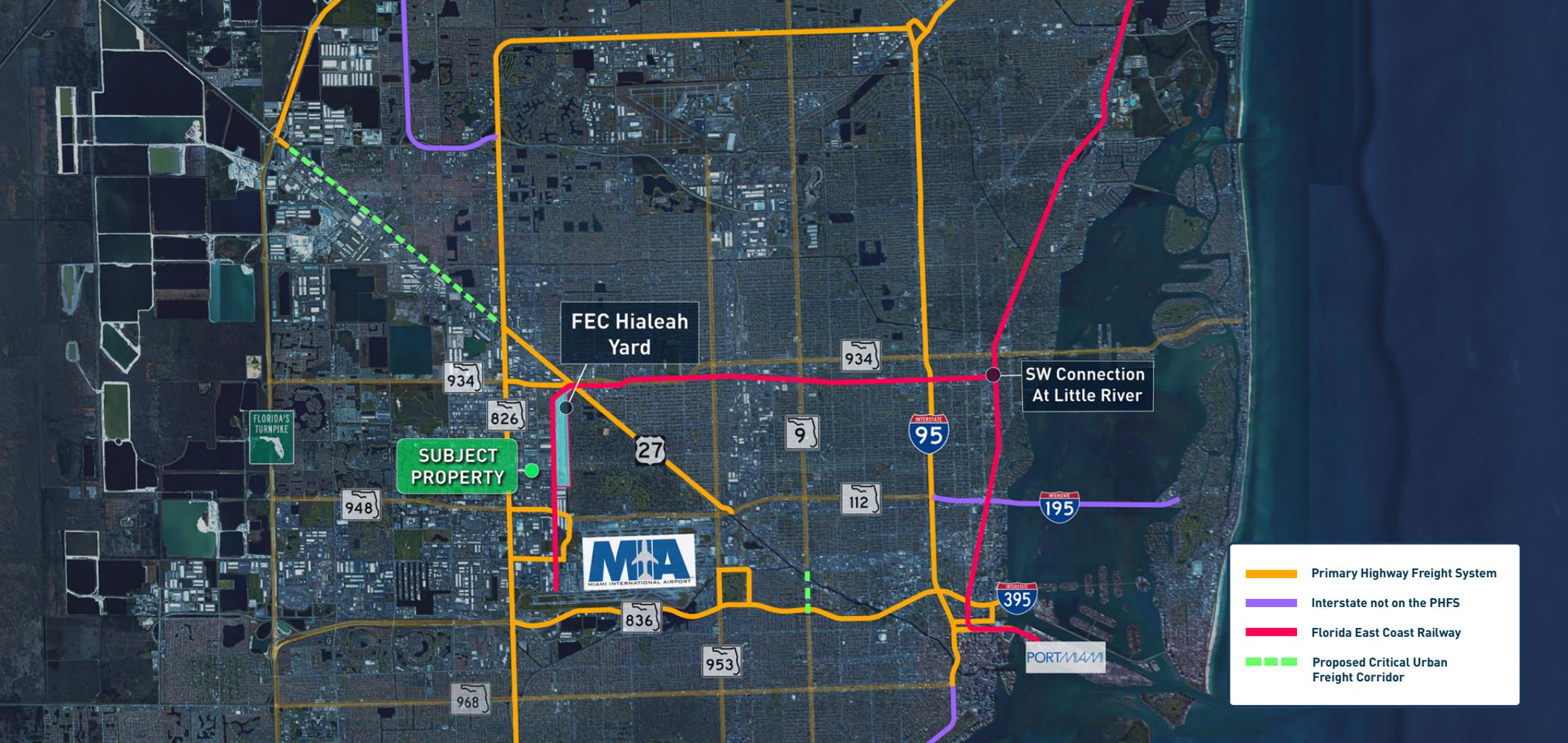


NW 72nd Ave

SOUTHEAST AERIAL

5000 NW 72nd Avenue,
Miami, FL 33166





DISTANCE TO MAJOR ROADS, CITIES, AND LOGISTICS HUBS

Palmetto ExpWay	1mi	I-75	7mi	North Miami	14mi	Fort Lauderdale	33mi
FEC Hialeah Yard	2.3mi	I-95	11mi	Aventura	20mi	Deerfield Beach	45mi
MIA Cargo Facility	2.5mi	Miami Beach	11mi	Hollywood	23mi	Boca Raton	50mi
Doral	2.5mi	Kendal	12mi	Port Everglades	32mi	Delray Beach	58mi
FL Turnpike	6mi	Port of Miami	12mi	Homestead	32mi	West Palm Beach	75mi



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