

Turn Key Warehouse Near Miami International Airport

2855 NW 75th Ave | Miami, FL
Offering Memorandum
FOR SALE



THE SPACE

Location	2855 NW 75th Ave Miami, FL 33122
County	Miami-Dade
APN	30-3026-002-0050
SQFT	26,412
\$/SF	\$314.25

Located just minutes from Miami International Airport, major expressways, and key freight routes, the site provides exceptional connectivity throughout Miami-Dade County and South Florida. The surrounding industrial market is home to a dense concentration of logistics, trade, and service-oriented businesses, reinforcing the property's long-term utility and demand profile.

Positioned within a core industrial submarket, 2855 NW 75th Avenue benefits from proximity to major employment centers, port and airport infrastructure, and regional distribution hubs. This strategic location supports both local and regional operations, making the asset well suited for companies requiring reliable access to suppliers, customers, and transportation networks.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,481	130,529	487,878

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$116,980	\$97,736	\$97,982

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
921	49,570	176,857



PROPERTY FEATURES

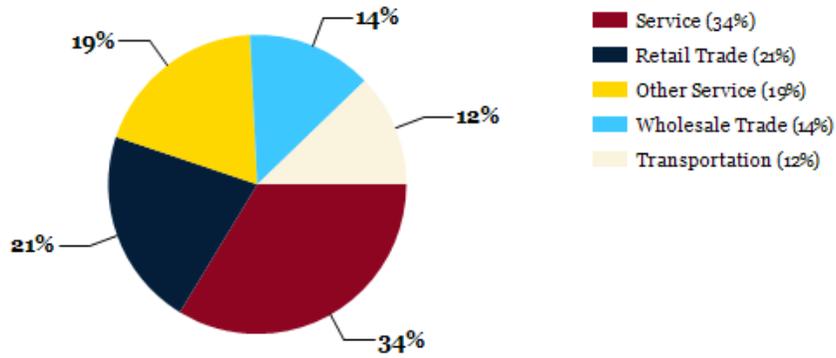
NUMBER OF UNITS	1
BUILDING SF	26,412
LAND SF	37,200
LAND ACRES	0.85
YEAR BUILT	1970
YEAR RENOVATED	2024
ZONING TYPE	IU-2 Heavy Manufacturing
BUILDING CLASS	C
NUMBER OF STORIES	1
CEILING HEIGHT	24'



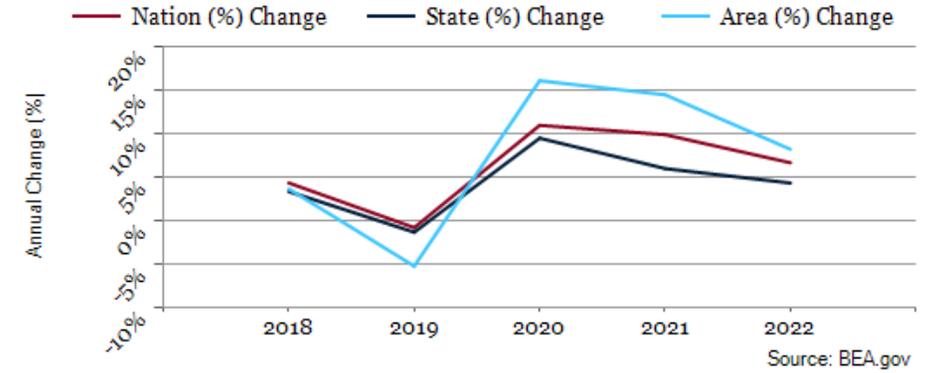
One Sotheby's International is proud to present an exclusive opportunity to acquire a well-positioned industrial warehouse located at 2855 NW 75th Avenue in Miami, Florida. Situated within one of Miami-Dade County's most established industrial corridors, this property offers a highly functional warehouse configuration with strong access to regional transportation infrastructure—making it an ideal solution for logistics operators, distributors, contractors, manufacturers, and owner-users seeking efficiency and connectivity.

The property features a practical industrial layout designed to support a wide range of operational uses. The warehouse offers clear-span functionality suitable for storage, distribution, light manufacturing, and fleet or equipment staging. Its straightforward design allows users to efficiently manage inventory, production flow, and day-to-day operations, while maintaining flexibility for future customization or expansion.

Major Industries by Employee Count



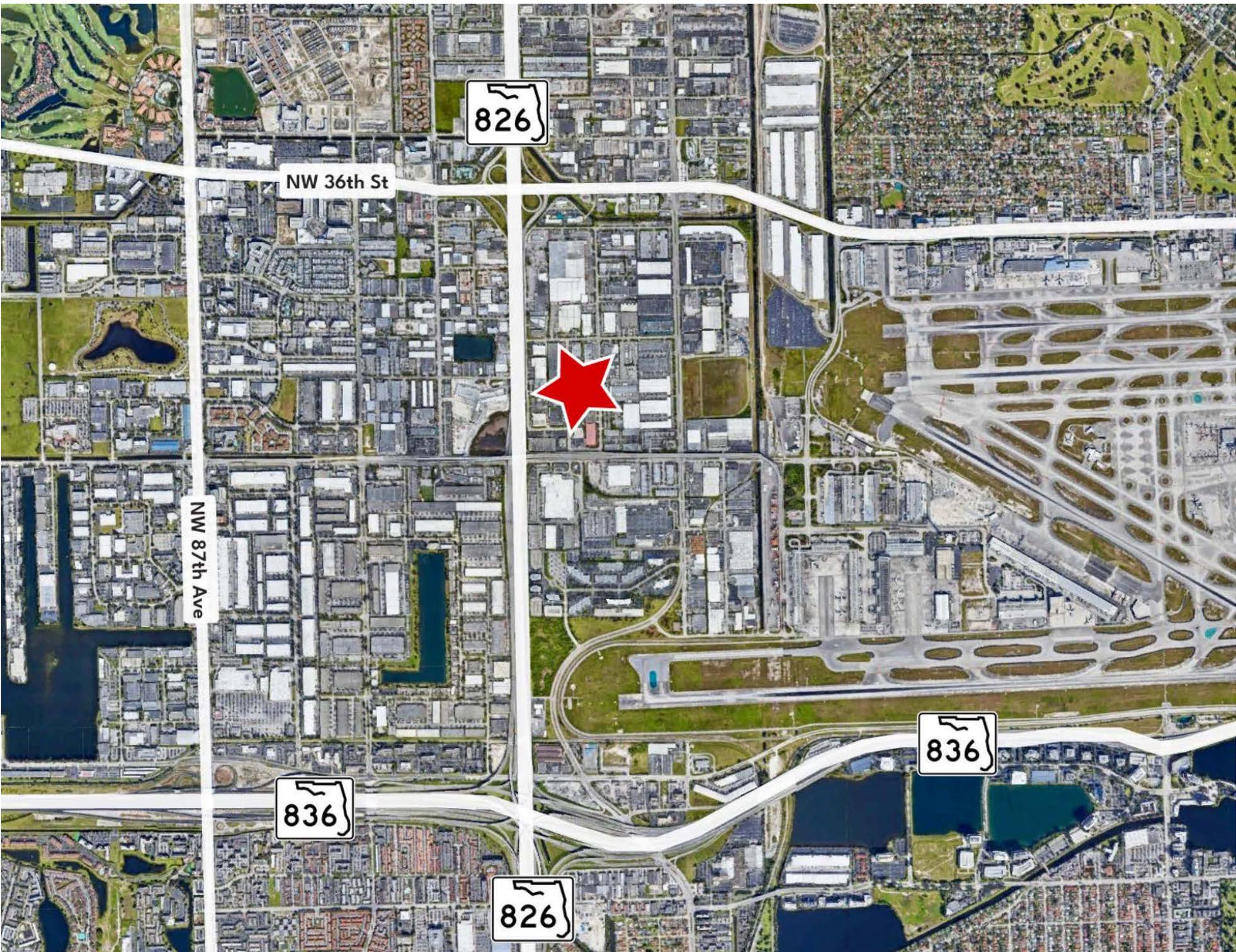
Miami-Dade County GDP Trend



Largest Employers

Miami-Dade County Public Schools	35,469
Miami-Dade County	30,000
U.S. Federal Government	18,276
State of Florida	18,100
American Airlines	9,000
Public Health Trust/Jackson Memorial Hospital	8,191
University of Miami	7,800
Baptist Health Systems of South Florida	7,500





826

NW 36th St

NW 87th Ave

836

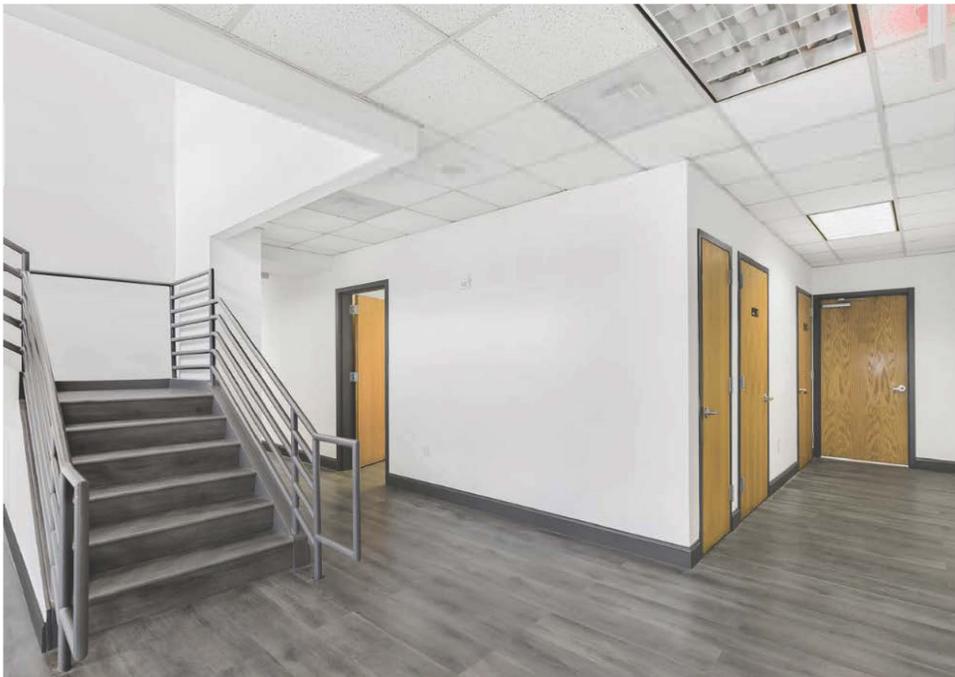
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836

Exterior



Interior Office

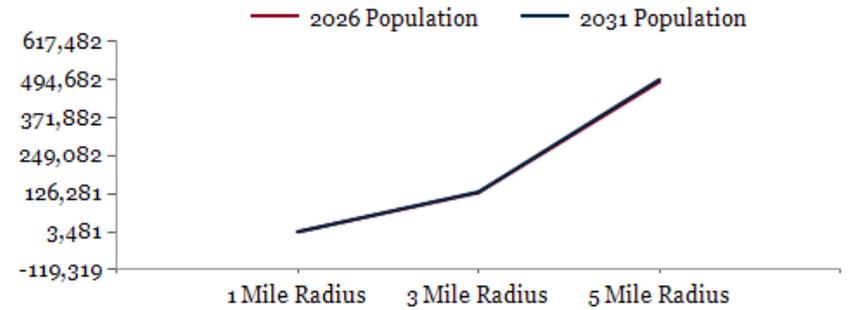


Warehouse

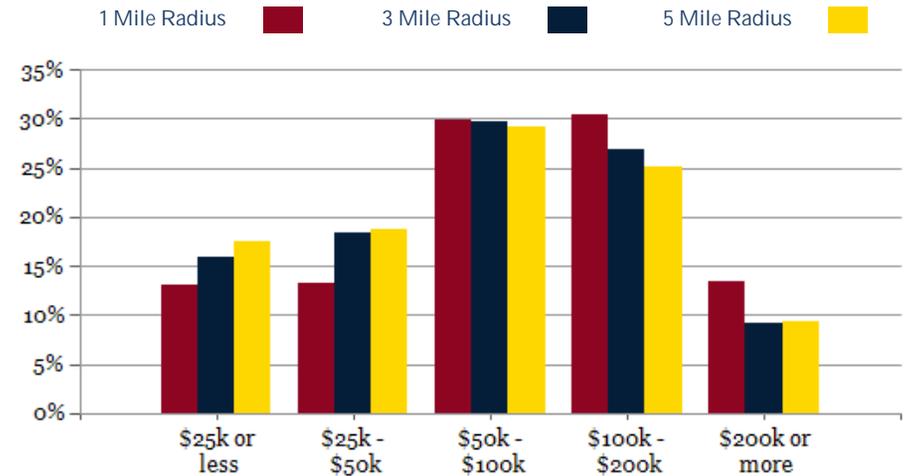


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	948	106,482	421,590
2010 Population	1,438	112,033	453,070
2026 Population	3,481	130,529	487,878
2031 Population	3,730	132,452	494,682
2026 African American	296	1,776	10,213
2026 American Indian	7	314	1,163
2026 Asian	102	2,600	6,614
2026 Hispanic	2,633	115,067	433,121
2026 Other Race	493	17,577	63,666
2026 White	1,034	35,363	131,103
2026 Multiracial	1,550	72,881	275,052
2026-2031: Population: Growth Rate	6.95%	1.45%	1.40%

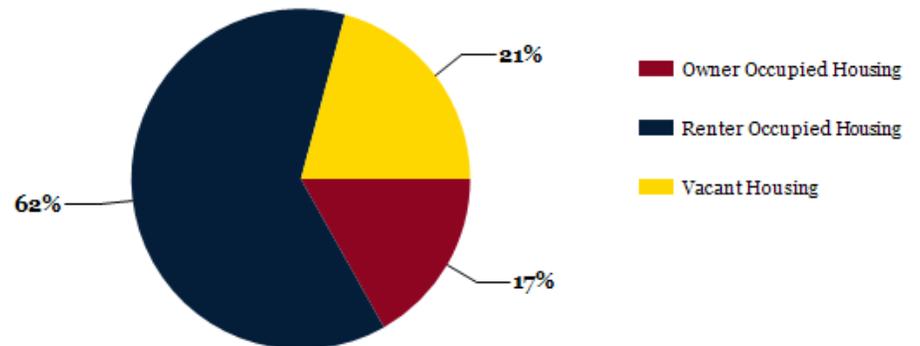
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	81	4,831	18,354
\$15,000-\$24,999	39	3,029	12,728
\$25,000-\$34,999	60	3,555	13,654
\$35,000-\$49,999	62	5,544	19,556
\$50,000-\$74,999	149	8,549	30,668
\$75,000-\$99,999	127	6,134	20,928
\$100,000-\$149,999	166	8,942	30,079
\$150,000-\$199,999	114	4,414	14,296
\$200,000 or greater	123	4,572	16,586
Median HH Income	\$86,827	\$72,339	\$68,506
Average HH Income	\$116,980	\$97,736	\$97,982



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

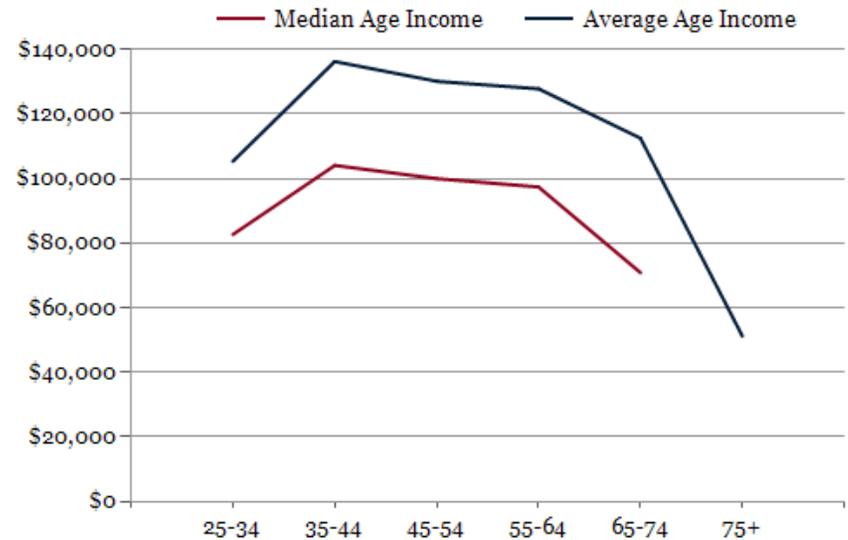
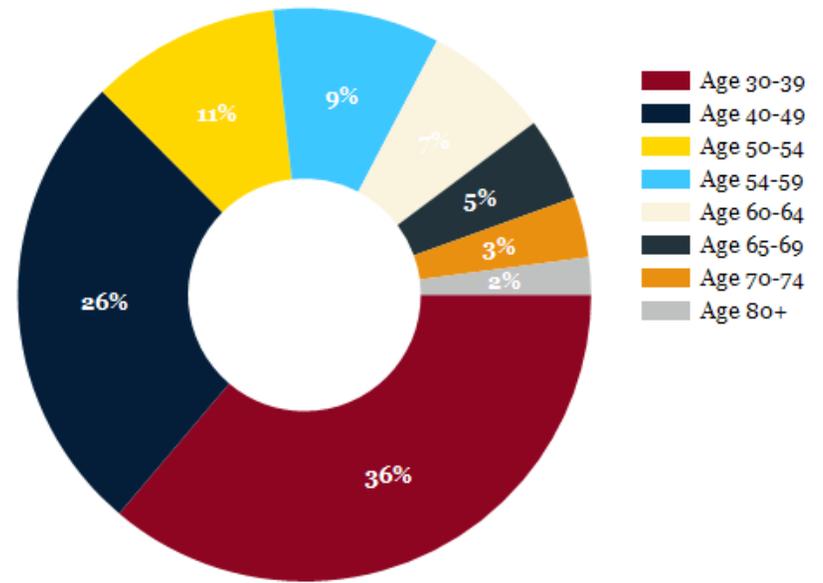


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	421	9,342	32,050
2026 Population Age 35-39	353	9,540	32,831
2026 Population Age 40-44	315	9,289	32,034
2026 Population Age 45-49	249	8,769	32,171
2026 Population Age 50-54	229	9,787	36,911
2026 Population Age 55-59	201	9,392	35,971
2026 Population Age 60-64	152	8,846	34,667
2026 Population Age 65-69	101	6,967	26,401
2026 Population Age 70-74	73	5,754	22,784
2026 Population Age 75-79	45	4,743	19,017
2026 Population Age 80-84	30	3,638	14,748
2026 Population Age 85+	24	3,979	15,944
2026 Population Age 18+	2,926	108,807	407,502
2026 Median Age	36	43	44
2031 Median Age	36	44	45

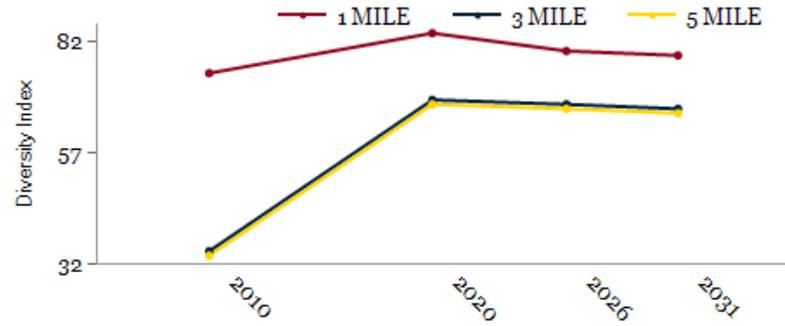
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,687	\$79,210	\$77,606
Average Household Income 25-34	\$105,362	\$98,780	\$100,757
Median Household Income 35-44	\$104,108	\$89,525	\$85,468
Average Household Income 35-44	\$136,300	\$115,199	\$117,684
Median Household Income 45-54	\$100,000	\$90,998	\$88,609
Average Household Income 45-54	\$130,171	\$117,639	\$120,167
Median Household Income 55-64	\$97,415	\$78,978	\$73,973
Average Household Income 55-64	\$127,843	\$105,214	\$104,643
Median Household Income 65-74	\$70,872	\$53,772	\$51,902
Average Household Income 65-74	\$112,543	\$80,925	\$79,792
Average Household Income 75+	\$51,218	\$56,709	\$59,108

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	79	67	66
Diversity Index (current year)	80	68	67
Diversity Index (2020)	84	69	68
Diversity Index (2010)	75	35	34

POPULATION DIVERSITY



POPULATION BY RACE

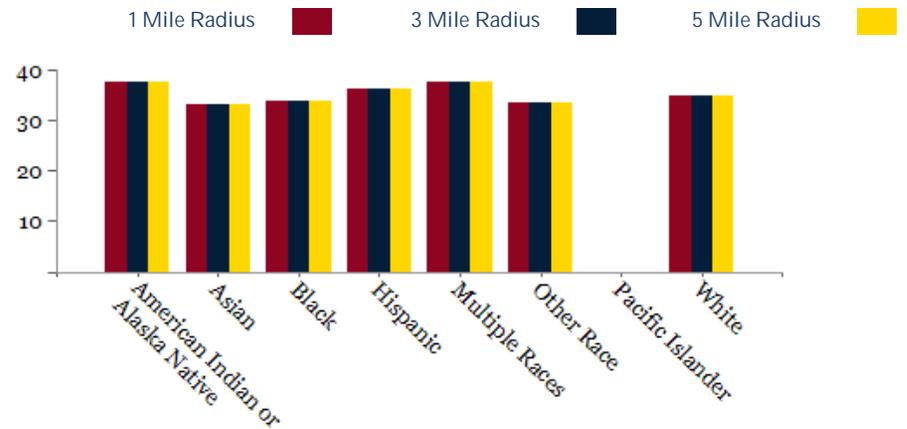


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	37	39
Median Asian Age	33	35	35
Median Black Age	34	37	35
Median Hispanic Age	36	44	46
Median Multiple Races Age	38	46	47
Median Other Race Age	34	40	40
Median Pacific Islander Age	0	38	38
Median White Age	35	40	41

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	1%	1%
American Indian	0%	0%	0%
Asian	2%	1%	1%
Hispanic	43%	47%	47%
Multiracial	25%	30%	30%
Other Race	8%	7%	7%
White	17%	14%	14%

2026 MEDIAN AGE BY RACE



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Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

Turnkey Warehouse Near Miami International Airport



MANNYCHAMIZO, III
COMMERCIAL REAL ESTATE

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“Connect with the well connected.”

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Exclusively Marketed by:



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