

MILAM INDUSTRIAL CENTER OFFICE/FLEX

4615 NW 72ND AVE
MIAMI, FL 33166



FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents the Milam Industrial Center, a premier 99,828 SF office-flex plaza situated on a spacious 2.31-acre lot in the heart of the Miami Airport East submarket. This versatile property features a 20-foot ceiling height and is zoned IU-2, offering flexible uses for a variety of tenants. With multiple tenant spaces available for lease, the property provides an ideal opportunity for businesses seeking a strategic and high-visibility location. The building enjoys over 32,500 daily vehicle impressions thanks to its prime positioning off Milam Dairy Road, further enhancing its appeal for tenants.

Strategically located just 3 miles from Miami International Airport, the property offers unparalleled connectivity to the area's major transportation routes. It is conveniently positioned between the Palmetto Expressway (826) and East Okeechobee Road, ensuring seamless access to greater Miami and beyond. Its location on Milam Dairy Road (NW 72nd Ave) and NW 46th Street places it in a highly trafficked area with excellent ingress and egress. This central positioning makes it a standout choice for businesses requiring proximity to the airport, major thoroughfares, and vibrant economic hubs.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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PROPERTY HIGHLIGHTS



Milam Industrial Center:
Spaces available for lease
Zoned IU-2



Prime Location:
Strategically located just 3 miles from
Miami International Airport



Exceptional Freeway Access:
Positioned between the Palmetto
Expressway (826) and East
Okeechobee Road

PROPERTY DETAILS



LOCATION INFORMATION

BUILDING NAME	Office Flex Space Plaza
STREET ADDRESS	4615 NW 72nd Ave
CITY, STATE, ZIP	Miami, FL 33166
COUNTY	Miami-Dade
MARKET	Airport West
SUB-MARKET	South Florida
CROSS-STREETS	NW 72nd Ave / NW 46th St
NEAREST HIGHWAY	Palmetto Expressway
NEAREST AIRPORT	Miami International Airport

BUILDING INFORMATION

BUILDING CLASS	C
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1970

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 108	Available	940 SF	Modified Gross	\$2,000 per month	-
Unit 113	Available	2,200 SF	Modified Gross	\$18.00 SF/yr	Open floor plan, 2 bathrooms.

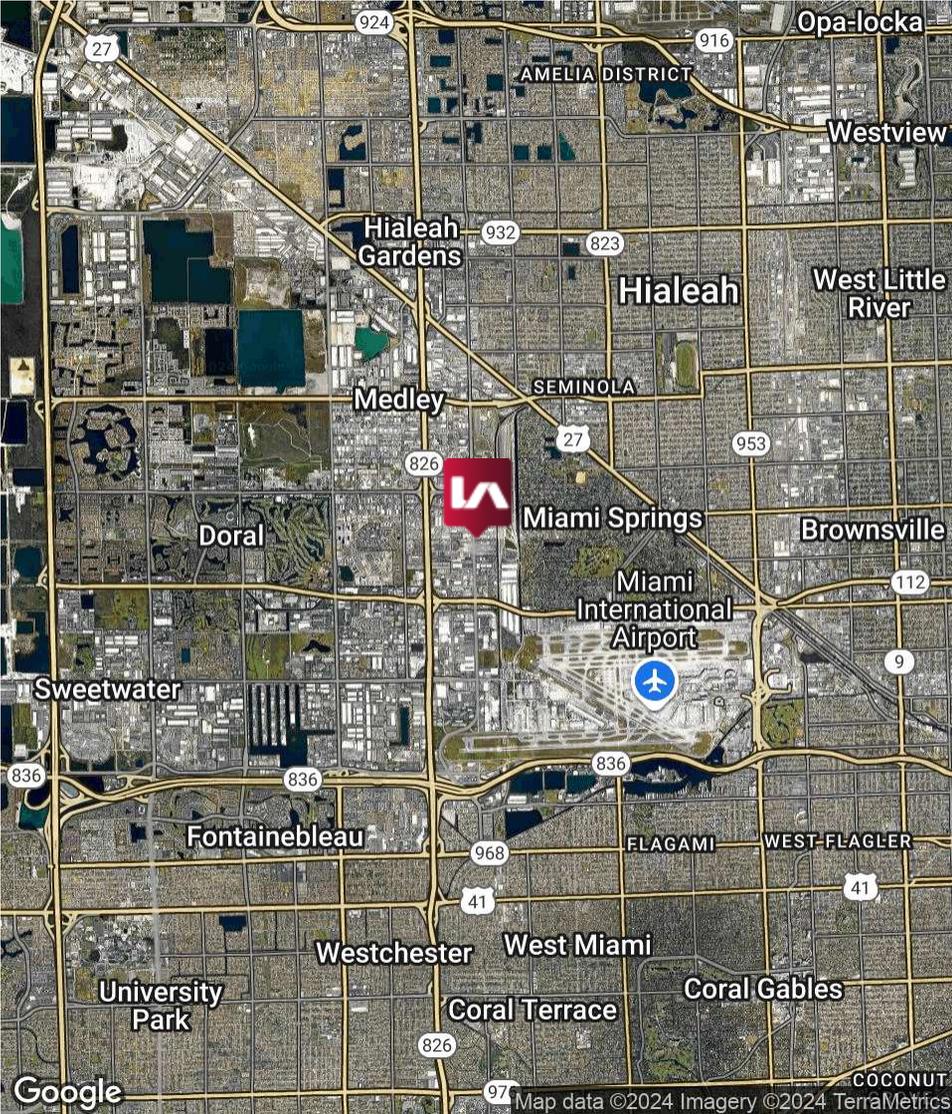
SUITE 108



UNIT 113



LOCATION MAPS



LOCATION OVERVIEW

The Milam Industrial Center is situated in the thriving Miami Airport East submarket, offering tenants prime access to Miami International Airport and major transit corridors like the Palmetto Expressway (826) and East Okeechobee Road. Located off Milam Dairy Road, this property combines excellent visibility with seamless connectivity to one of Miami's most dynamic commercial hubs.

CITY INFORMATION

CITY:	Miami
MARKET:	Airport West
CROSS STREETS:	NW 72nd Ave / NW 46th St
NEAREST HIGHWAY:	Palmetto Expressway

DEMOGRAPHIC PROFILE OFFICE

— KEY FACTS —

1,372,761
Total Population

\$86,237
Average Household Income

40.8
Median Age

2.7
Average Household Size

EDUCATION

17%
No High School Diploma

28%
High School Graduate

22%
Some College

33%
Bachelor's/Grad/Prof Degree

Drive time of 20 minutes

EMPLOYMENT TRENDS

White Collar	24%
Blue Collar	60%
Services	15%
Unemployment Rate	1.4%

DAYTIME POPULATION

Total Daytime Population	1,574,545
Daytime Population: Workers	885,822
Daytime Population: Residents	688,723

BUSINESS

Total Businesses	110,500
Total Employees	832,076
Total Sales	150,818,218,894

COMMUTING TRENDS

Took Public Transportation	4%
Carpooled	9%
Walked	2%
Bicycled	0%

NEARBY AMENITIES

Number of Restaurants	4,701
Retail Businesses	18,843

DEMOGRAPHIC PROFILE INDUSTRIAL

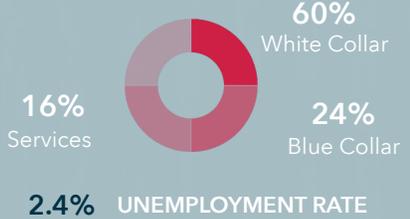
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



Manufacturing



Wholesale Trade



Drive time of 20 minutes

