

**FOR LEASE**

# AIRPORT WEST

4.2 ACRE YARD

5000 NW 72<sup>nd</sup> AVE  
MIAMI, FL 33166

**ERIC P. GONZALEZ**  
Commercial Realtor

C: 305.302.0672

E: [eric@centralcommercialre.com](mailto:eric@centralcommercialre.com)

**ARI DISPENZA**  
Broker

C: 786.556.8998

E: [ari@centralcommercialre.com](mailto:ari@centralcommercialre.com)



**CENTRAL  
COMMERCIAL**  
REAL ESTATE

**ZENITH**  
Industrial Outdoor Storage



NW 72nd Ave AADT: ± 36,500

## SITE DETAILS

- » Lease Rate Upon Request
- » ± 4.2 Acres
- » ± 1,268 SF Office Building
- » IU-2 (Heavy Industrial)
- » Approved For Trailer Leasing, Repair, and Outdoor Storage
- » 400-amp, 3-Phase, 240V High-Leg Delta Service (With Upgrade Potential)
- » Comprehensive Drainage System In Place
- » Fully Fenced and Lit
- » Served by a Convenient Center Turn Lane
- » ± 300' Frontage on NW 72<sup>nd</sup> Ave
- » Minutes to SR- 826 (Palmetto), SR-836 (Dolphin), and Florida's Turnpike
- » Connected to FDOT Strategic Intermodal System (SIS)
- » 2.5 miles to Miami Int'l Airport (MIA) and Cargo Clearance Center; Proximate to FEC Railway , and South Florida Logistics Center
- » Located in a Designated SBA HUBZone (Offering Federal Contracting Preferences)

# 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

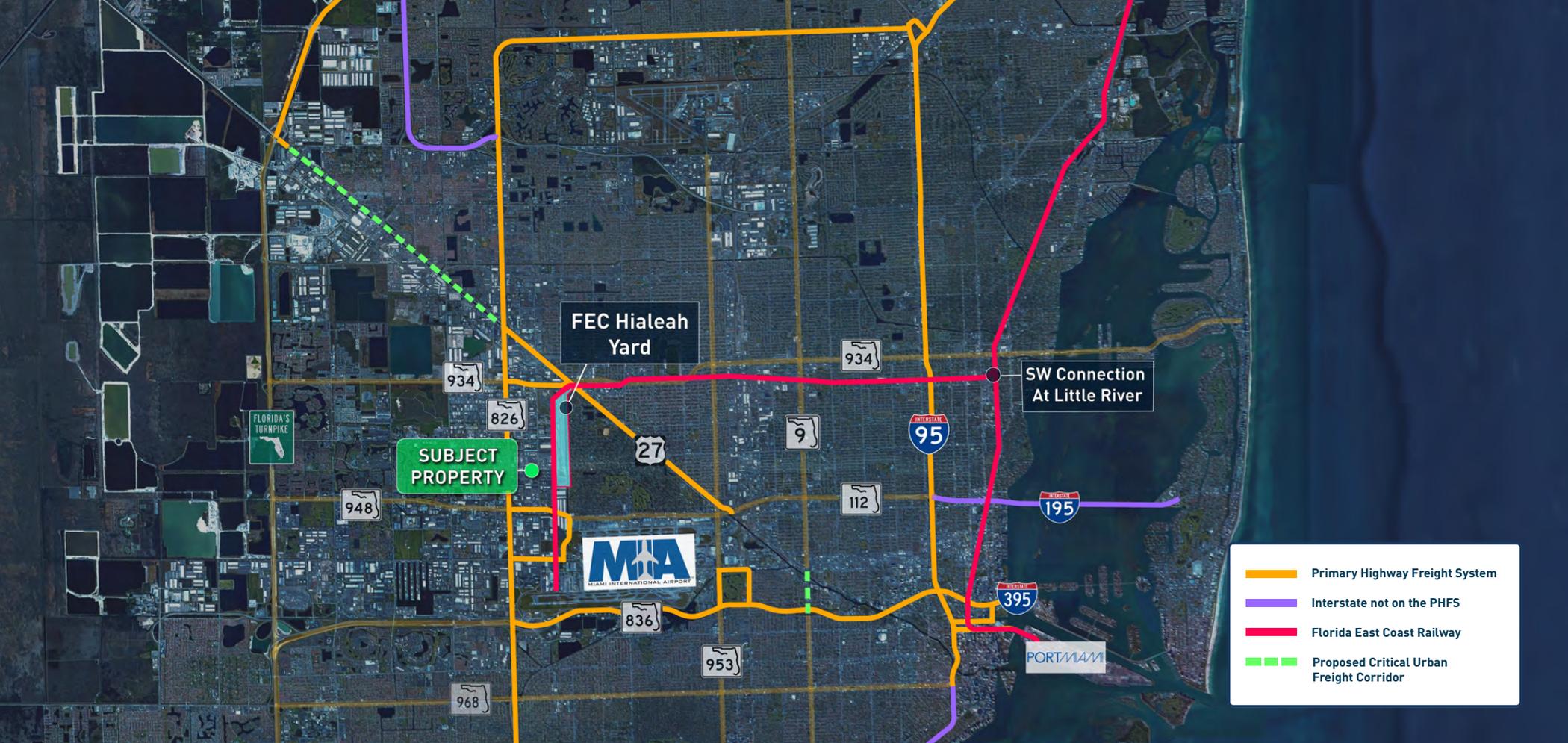
building, full perimeter fencing, site lighting, and drainage. The site also lies within a designated SBA HUBZone and benefits from direct access to SR-826 (Palmetto Expressway), making it an ideal platform for high-throughput logistics, transportation, or equipment-based operations.



5000 NW 72nd Avenue,  
Miami, FL 33166







## 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



**Florida East Coast**  
Railway

**MIA**  
MIAMI INTERNATIONAL AIRPORT

**South Florida**  
LOGISTICS CENTER

**NW 72nd Ave**

# SOUTHEAST AERIAL

5000 NW 72<sup>nd</sup> Avenue,  
Miami, FL 33166

**CENTRAL**  
COMMERCIAL  
REAL ESTATE

**ZENITH**  
Industrial Outdoor Storage

Doral



Hialeah



NW 72nd Ave

# NORTH AERIAL

5000 NW 72nd Avenue,  
Miami, FL 33166





**ARI DISPENZA**  
Broker  
C: 786.556.8998  
E: ari@centralcommercialre.com

**786.577.4974**  
390 NW 27th St, Miami, FL, 33127  
<https://centralcommercial.com>  
[info@centralcommercialre.com](mailto:info@centralcommercialre.com)

**ZENITH**  
Industrial Outdoor Storage

**ERIC P. GONZALEZ**  
Commercial Realtor  
C: 305.302.0672  
E: eric@centralcommercialre.com

**CONFIDENTIALITY AND DISCLAIMER**

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.