

AIRPORT INDUSTRIAL CENTER



FOR LEASING INFORMATION CONTACT:

Alexander Bernaldo, SIOR
President
Direct: 786.337.7877
Alex@AmericasCRE.com

Michael Silva, SIOR
Vice President
Direct: 786.337.7881
Mike@AmericasCRE.com

Sadel Ekmeiro
Commercial Associate
Direct: 786.337.7871
Sadel@AmericasCRE.com

Andre J. Medoza
Commercial Advisor
Direct: (305) 883-1920
Andre@AmericasCRE.com



Licensed Real Estate Broker
10505 NW 112th Avenue, Suite 14, Medley, Florida 33178 | Tel. 305.883.1921 | www.AmericasCRE.com
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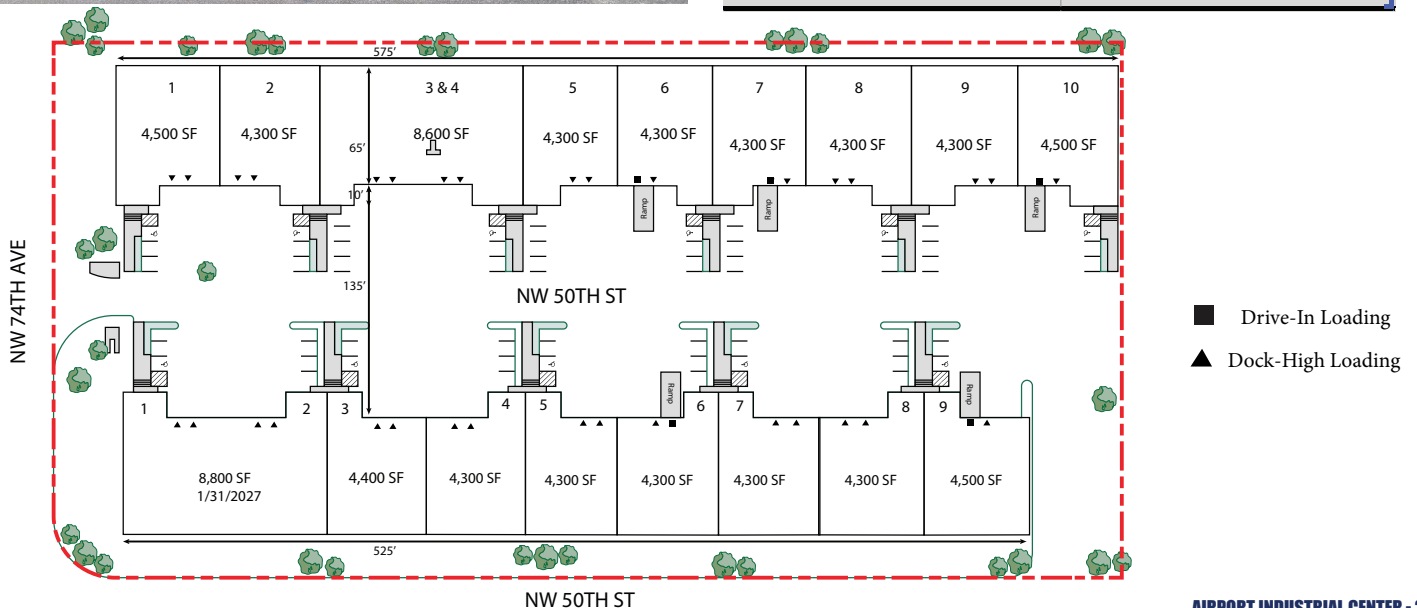
PROPERTY OVERVIEW

This industrial facility combines superior structural quality, an efficient and versatile layout, and outstanding logistical advantages. Its modern design, flexible zoning, and high-functionality make it an ideal choice for businesses engaged in manufacturing, distribution, warehousing, or logistics.

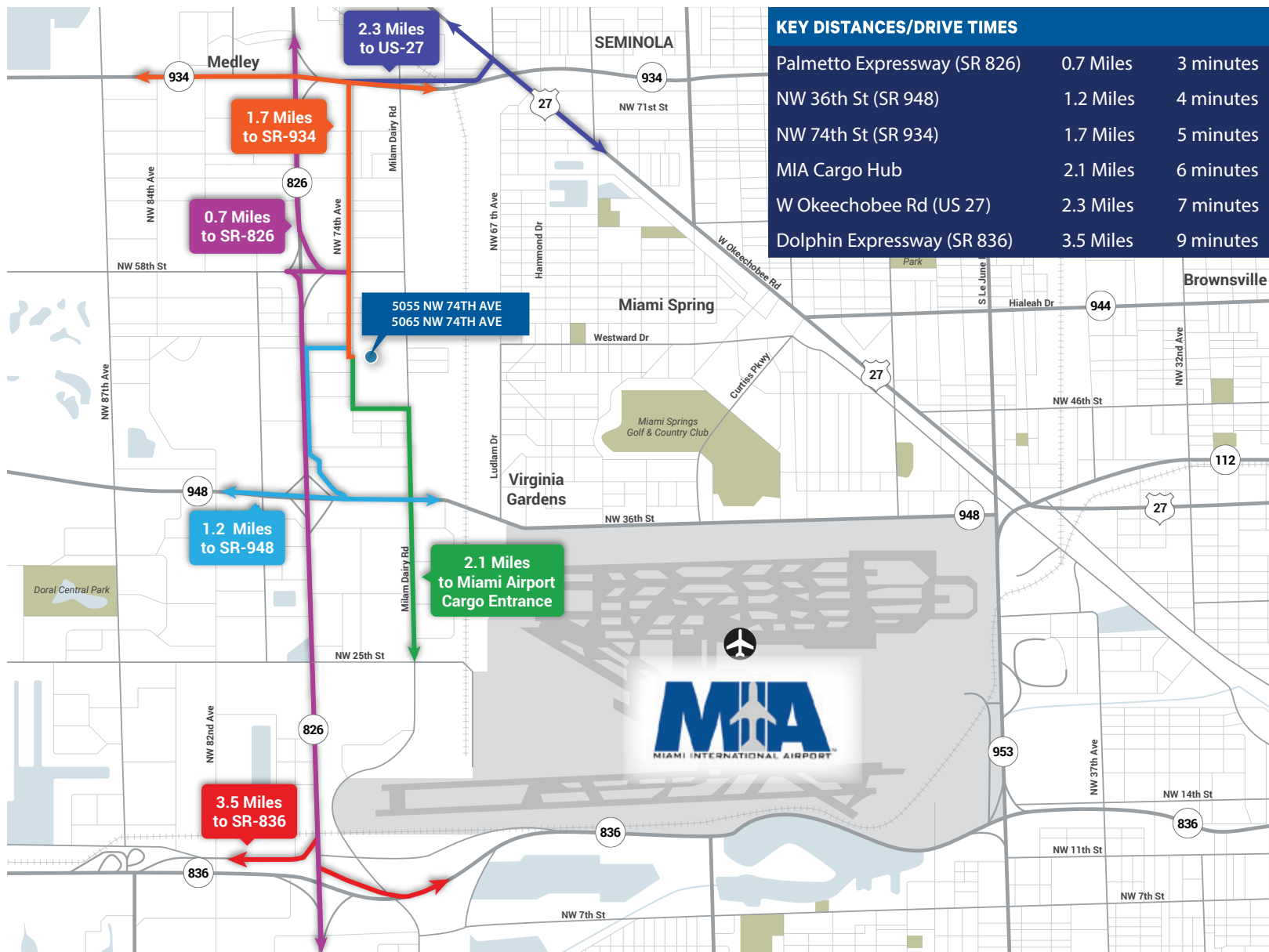


SPECIFICATIONS

TOTAL SQ FT.	82,600
UNIT SIZE	4,300 SQ. FT.
ZONING	IU-2 - Industrial
CONSTRUCTION YEAR	2007
CLEAR CEILING HEIGHT	20'
BUILDING DEPTH	65' - 75'
LOADING TYPE	Dock High & Ramp
NUMBER OF DOORS	33 Dock & 5 Ramp
TRUCK COURT DEPTHS	135' (Shared)
CAR PARKING SPACES	142 (1.7 spaces : 1,000 SF)
CONSTRUCTION	CMU
ROOF TYPE / AGE / WARRANTY	TPO / 2023 / 20 Years (Expires Jun. 2043)
FIRE PROTECTION	Wet Sprinklers
LIGHTING	LED ; 5065 - Suite 9 & 10 - T-5 & HID
POWER	3 Phase - 120/208V / 1200AMP



LOCATION OVERVIEW



Prime Connectivity: Strategically located just minutes from Miami International Airport's cargo terminal, the property offers seamless access to global freight networks. With immediate connectivity to the Palmetto Expressway, Dolphin Expressway, Florida Turnpike, and the broader South Florida freeway system, tenants can significantly reduce regional delivery times and operational costs while optimizing supply chain efficiency.

WEST MIAMI

826

836

1.2 Miles to NW 36th St (SR 948)
& Palmetto Expwy (SR 826)

826



AMERICAS
Commercial Real Estate

- ESTABLISHED 1993 -

2.1 Miles to MIA
Cargo Hub

Milam Dairy Rd

NW 74th Ave

FERGUSON

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