

Warehouse + Retail Flex Space

AVAILABLE
for lease

Fairchild  Partners[®]
Licensed Real Estate Brokers




AIRPORT TRADE CENTER

3108, 3208 + 3308 NW 72nd Avenue
Miami, FL 33122



east 
capital partners

 ±371,976 sq. ft.
Industrial Park
with Units from
500 SF to 30,000 SF+

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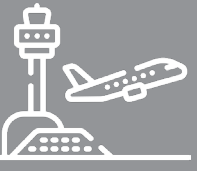
for lease



THREE (3) BUILDINGS OFFERING BOTH IMMEDIATE + FUTURE AVAILABILITY



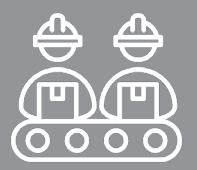
Warehouses
+ Retail Flex Space
Available
For Lease
Various Floorplans Available
with Flexible Configurations



Just minutes
from the Miami
International
Airport (MIA) and
MIA Cargo Viaduct



Frontage on Milam
Diary Rd (NW
72nd Street) with
access to NW 36th
St access and the
Dolphin + Palmetto
Expressways



Robust Tenant
Roster with Access
to a Large Industrial
Labor Base



On-Site Property
Management

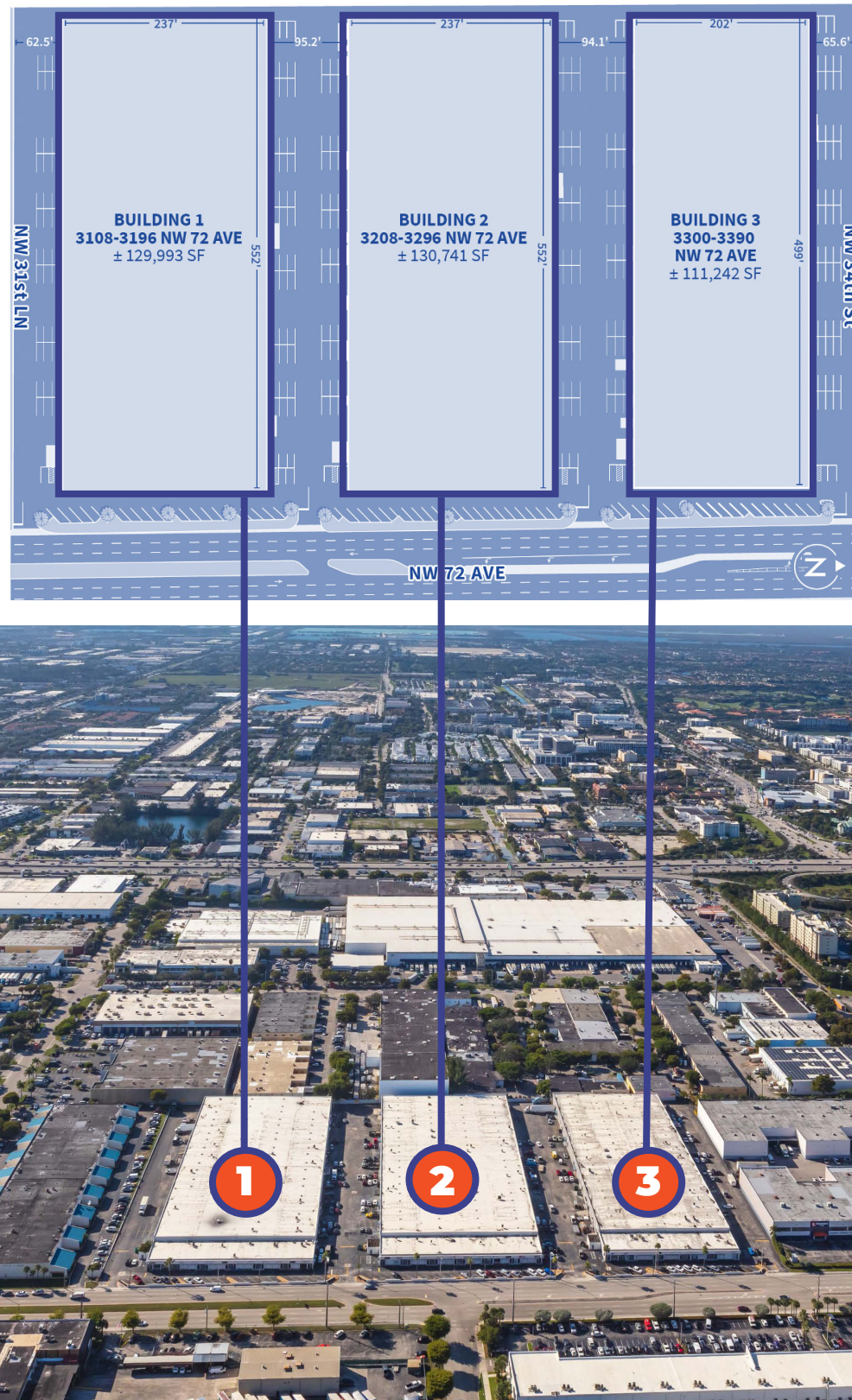


Night-Time Roving
Security



Institutional
Ownership

SITE
PLAN



CURRENT
VACANCIES

RETAIL/SHOWROOM

UNIT	SIZE (SF)	BLDG
3240	1,104 SF	2
3248	1,109 SF	2
3264	1,125 SF	2
3280	1,104 SF	2
3108	1,078 SF	1
3116	871 SF	1
3140	800 SF	1
3172/80	2,300 SF	1

WAREHOUSE

UNIT	SIZE (SF)	BLDG
7214	5,163 SF	3
7279	6,000 SF	3
7289	6,000 SF	3
7294	5,574 SF	3
7222	6,629 SF	2
7227	4,403 SF	2
7205, 7215/25	15,972 SF	1
7230/40/50	19,806 SF	1
7265	6,605 SF	1



±371,976 Total Square Feet;
Three (3) Building Industrial Park

Building Overview

BUILDING	Bldg 1	Bldg 2	Bldg 3
Address	3108 NW 72 nd Avenue	3208 NW 72 nd Avenue	3308 NW 72 nd Avenue
Clear Height	18'	18'	18'
Loading Type	Cross Dock	Cross Dock	Cross Dock
Loading Doors	18 Dock High	20 Dock High	20 Dock High
Truck Court Depth	62.5' dedicated on S-Side 94.1' shared on N-Side	95.2' shared on N-Side 94.1' shared on S-Side	95.2' shared on S-Side 65.6' dedicated on N-Side
Building Dimension	552' x 237'	552' x 237'	552' x 202'
Auto Parking	104	102	111
Fire Protection	Wet Pipe	Wet Pipe	Wet Pipe
Power	600 amp 3 phase 240 V	600 amp 3 phase 240 V	600 amp 3 phase 240 V
Lighting	LED	LED	LED

Industrial Small/Mid Bay Warehouse

±5,000 to 36,000 SF Available

Three (3) building industrial park offering warehouses with 3-Phase power and various floorplans/configuration available.

- Warehouses from ±5,000 to 36,000 SF with Office Space Available
- Various Configurations with a Mix of Industrial Layouts and Showroom Spaces
- Convenient Dock-High Ramps

Retail/Showroom Space

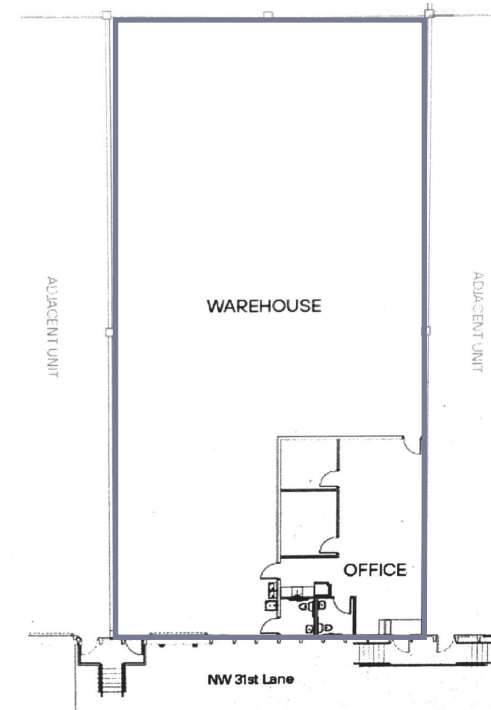
±800 to 2,300 SF Available

One-story retail/showroom space averaging 2,000 SF with and various configurations

- Offices from 800 to 2,300+ SF
- Various Configurations with Recent Renovations
- Multiple Office/Showroom Layouts Available
- Prominent Storefront Signage with High Visibility

Sample Warehouse Floor Plans

Warehouse + Office
±6,617 total sq. ft.

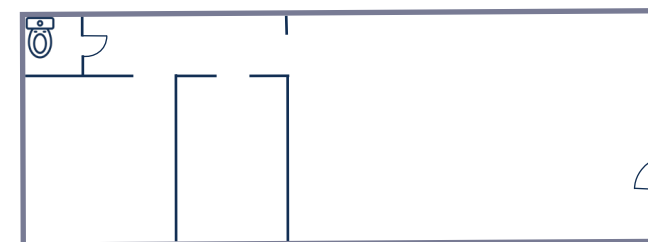


Warehouse + Office
±6,564 total sq. ft.

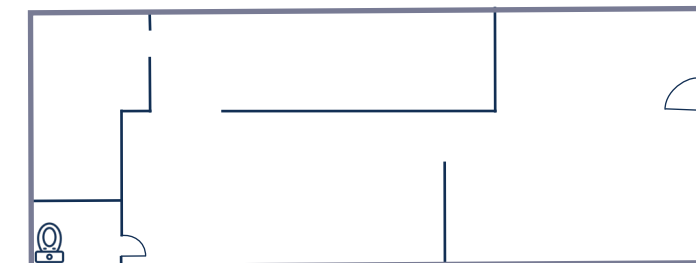


Sample Retail Floor Plans

Retail
±1,078 total sq. ft.



Retail/Showroom
1,000+ total sq. ft.



3D Walkthrough



Preview a Typical
Warehouse Unit

POWERED BY
Matterport



Preview a Typical
Retail Unit

POWERED BY
Matterport



TYPICAL INTERIORS

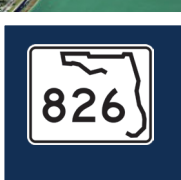




TYPICAL EXTERIORS



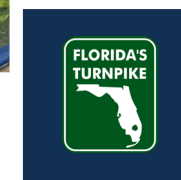
➤ Easily Accessible to Both I-95 and the Florida Turnpike;
Proximate to FLL, Port Everglades, MIA, and PortMiami



±1 Mile
from the
Palmetto
Expressway
(826)



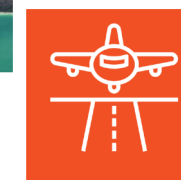
±3 Miles
from the
Dolphin
Expressway
(836)



±6 Miles
from the
Florida
Turnpike



±7 Miles
from
Interstate 95



±5 Min from MIA;
±25 Min from Opa
Locka Executive
Airport; and
±45 Min from FLL



±20 Minutes
from PortMiami
and ±40 Minutes
from Port
Everglades



±15 Min from Florida
Int'l University, ±17 Min
University of Miami, and
±20 Min from Miami
Dade College

Miami's Airport East Submarket

Miami's Airport East submarket is one of the most strategically located and economically vital industrial hubs in Miami-Dade County, anchored by its proximity to Miami International Airport (MIA)—the busiest international freight airport in the U.S. This centrally located area is defined by major arterial access, including SR 836 (Dolphin Expressway), SR 112, NW 36th Street, and LeJeune Rd, which provide seamless connections to Downtown Miami, Doral, Hialeah, and the broader South Florida region.

The submarket is primarily industrial and concentrated around the west side of MIA and Palmetto Expressway, with properties clustered near the Norfolk Southern intermodal terminal, offering access to freight rail. Dolphin Expressway cuts directly through the center of the area, reinforcing its role as a logistics corridor. Tenants are drawn to Airport East due to immediate proximity to MIA's cargo facilities, the Florida East Coast Railway (FEC), and critical distribution infrastructure across road, air, and rail.

Industries with a strong foothold in the submarket include transportation and logistics, food and beverage distribution, floral import/export, and specialized light manufacturing. Major occupiers include Amazon, CEVA Logistics, Floral Logistics of Miami, Ryder, FedEx, UPS, and DHL, further validating the area's position as a core industrial zone.



With a dense local labor pool and strong institutional ownership driving redevelopment of aging warehouse stock, the Airport East submarket offers unmatched operational advantages, high visibility, and critical access to trade infrastructure. This Property's location within Airport East ensures exceptional connectivity and positions it at the heart of Miami's industrial engine.



Unrivalled, High-Barrier Location Proximate to One of the World's Top Cargo & Passenger Airports

Located just ±0.5 miles from the MIA cargo viaduct entrance, the Property sits adjacent to Miami International Airport (MIA)—a globally ranked hub for both international passengers and freight. MIA is the #1 U.S. Airport for International Freight, #2 for International Passengers, and #3 Nationally/#7 Globally for Total Cargo Volume, handling \$73+ billion in trade value annually.

As the largest U.S. gateway to Latin America and the Caribbean, MIA is served by 80 airlines offering flights to 150+ global destinations, including 16 new nonstop routes to Europe and the Caribbean. A key hub for American Airlines and Miami's top economic engine, MIA generates over \$32 billion in annual economic impact, reinforcing the Property's position within one of the most critical logistics and transportation ecosystems in the country.



3-Mile Demographics

±122,635
POPULATION

±\$71,200
AVG HH INCOME

±17,075
TOTAL BUSINESSES

±145,050
TOTAL EMPLOYEES

±33,000 VPD
VEHICLES PER DAY ALONG NW 72ND AVE/ MILAM DAIRY

leasing contacts



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