



TRAJAN
COMMERCIAL REAL ESTATE



**5220 NW 72 AVE UNIT: A-1
MIAMI, FL 33166**

FOR RENT
**OFFERING
MEMORANDUM**

**INCREDIBLE
OPPORTUNITY**

**INDUSTRIAL
WAREHOUSE
IN A PRIME LOCATION
IN
MIAMI**

**AVAILABLE
FOR LEASE!**





DISCLAIMER

Trajan Commercial Real Estate, Inc. ("Trajan") has been retained as exclusive real estate agent regarding the lease of **5220 NW 72 AVE UNIT: A-1 Miami, FL 33166** ("Property").

This Confidential Lease Memorandum has been prepared by Trajan and reviewed by the Owner. It contains selected information about the Property and does not claim to be comprehensive or to include all information a prospective tenant might need.

In this Offering Memorandum, all information contained in this offering memorandum is provided for the sole purpose of assisting interested parties in evaluating the Property. While the information has been obtained from sources deemed reliable, Trajan makes no representations or warranties, express or implied, as to the accuracy or completeness of the information. Interested parties should conduct their own independent investigation and analysis of the Property.

Neither Trajan nor any of its affiliates, directors, officers, or employees shall be held liable for any inaccuracies or omissions in this memorandum, or for any reliance thereon. This document is subject to errors, omissions, changes in price, or withdrawal without notice.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Trajan or the Owner. Each prospective tenant is to rely upon their own investigation, evaluation, and judgment as to the advisability of leasing the Property described herein.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the Property and/or terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any tenant reviewing this Offering Memorandum or making an offer to lease the Property unless a written agreement for the lease of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. Trajan CRE is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of Trajan CRE and may be used only by parties approved by Trajan CRE. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Trajan CRE and the Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.



By accepting this memorandum, the recipient agrees to release Trajan and its affiliates from any claims, losses, or damages arising out of or related to the use of the information contained herein.



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PROPERTY DESCRIPTION

5220 NW 72 AVE UNIT: A-1 Miami, FL 33166

INDUSTRIAL WAREHOUSE SPACE AVAILABLE FOR LEASE IN THE PRIME LOCATION OF MIAMI, FL

This corner-unit industrial warehouse offers **5,950 SF** of versatile space in the heart of Miami's industrial corridor. The property features a **two-story layout** with **4,621 SF of warehouse space** and **1,282 SF of office and other areas**, including a reception, conference room, private offices, storage rooms, and two bathrooms. It boasts **16' clear ceiling height**, **one street-level electric roll-up door (10' W x 14' H)**, and is designed to accommodate **40' trucks** for seamless loading and unloading. The unit includes **three assigned parking spaces**, along with visitor and overflow parking options. Office areas are equipped with **central A/C**, and the property is zoned **IU-2 (Heavy Manufacturing)** under Miami-Dade County regulations.

Strategically located within **InterAmericas Industrial Plaza**, this warehouse provides **easy access to SR-826 (Palmetto Expressway), SR-836 (Dolphin Expressway), I-75, and Florida's Turnpike**. It is just **5 miles from Miami International Airport** and approximately **15 miles from PortMiami**, making it an ideal choice for **warehousing, distribution, and light manufacturing businesses**.

MUST SEE!



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PROPERTY KEY FEATURES

5220 NW 72 AVE UNIT: A-1 Miami, FL 33166



INTERAMERICAS IND PLAZA CONDO INDUSTRIAL WAREHOUSE



OFFICE & OTHER SPACES: 1,282.8 Sq. Ft. (approx. 21.56% of the total area), excluding the warehouse space. The first floor features a welcoming entrance reception area, one office, one bathroom, a spacious conference room with a coffee station, and a closet or storage room that can also serve as a future IT room. The second floor includes one bathroom, a versatile filing/storage room, and three offices each equipped with its own closet space for storage.



YEAR BUILT:

1980



TOTAL SIZE:

5,950 Sq.Ft



WAREHOUSE AREA SIZE:

4,621 Sq. Ft. (approx. 77.68% of total area)



OFFICE & OTHER SPACES:

1,282.8 Sq. Ft.

(approx. 21.56% of the total area), excluding the warehouse space



TOTAL BATHROOMS:

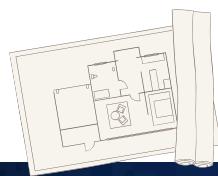
2 (1 upstairs - 1 downstairs)



HVAC:

1 Central A/C

(cooling office areas only.)



Floor plan available



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PROPERTY KEY FEATURES

5220 NW 72 AVE UNIT: A-1 Miami, FL 33166



INTERAMERICAS IND PLAZA CONDO INDUSTRIAL WAREHOUSE



FIRST FLOOR:

1st Floor Office Area

(Under AC): 618.3 Sq. Ft.



SECOND FLOOR:

2nd Floor Office Area

(Under AC): 664.5 Sq. Ft.



FRONT TRUCK
ACCESS:

Designed to accommodate 40' trucks for loading and unloading.



ENTRANCE
WAITING AREA:

46.2 Sq. Ft.



FLOORS:

2 Stories



ROOF:

Twin-T Concrete



AVAILABLE FOR OCCUPANCY:

Immediately



LOCATION:

Prime Location in Doral's Industrial Hub



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5220 NW 72 AVE UNIT: A-1 Miami, FL 33166



INTERAMERICAS IND PLAZA CONDO INDUSTRIAL WAREHOUSE



Few Racks available



A floor plan is available.



CEILING HEIGHT:

16' Clear Height



DRIVE-IN BAY DOOR:

**1 Street-Level Roll-Up Bay Door
(10' W x 14' H)**



ZONED:

**7300 INDUSTRIAL/LIGHT
MANUFACTURING**



ZONING CODE:

**IU-2, Miami - Dade County Industrial,
Heavy Manufacturing District**



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INTERAMERICAS IND PLAZA CONDO INDUSTRIAL WAREHOUSE



ELECTRICAL POWER SUPPLY: The property is equipped with standard 110-volt electrical power, with the available amperage limited to the capacity supplied for this voltage. There is no three-phase or higher voltage power available on-site.



PARKING: This unit includes **three (3) assigned parking spaces** exclusively for the tenant. Additionally, there are **two (2) visitor parking spaces** available on a **first-come, first-served basis**. The owner will provide a **visitor pass** that allows access to these designated visitor spots, but since other occupants in the complex also have these passes, reservations are not permitted. Being a **corner unit**, the property offers extra parking flexibility, including **two additional parking spaces on the grass in front of the unit** and **one additional overflow parking space** nearby. Furthermore, the **corner location** allows for easy maneuverability for **40-foot trucks**, making loading and unloading operations seamless through the **bay door** with ample space for truck access and movement.



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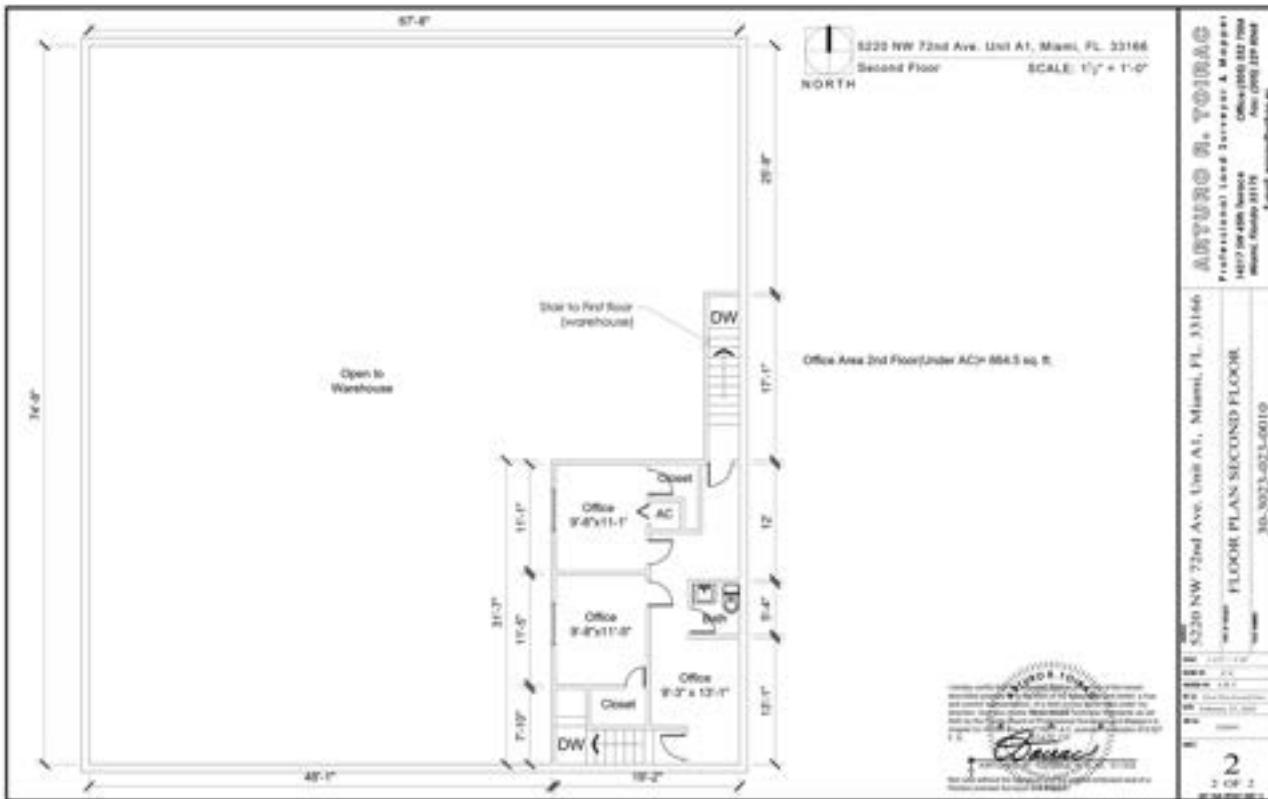
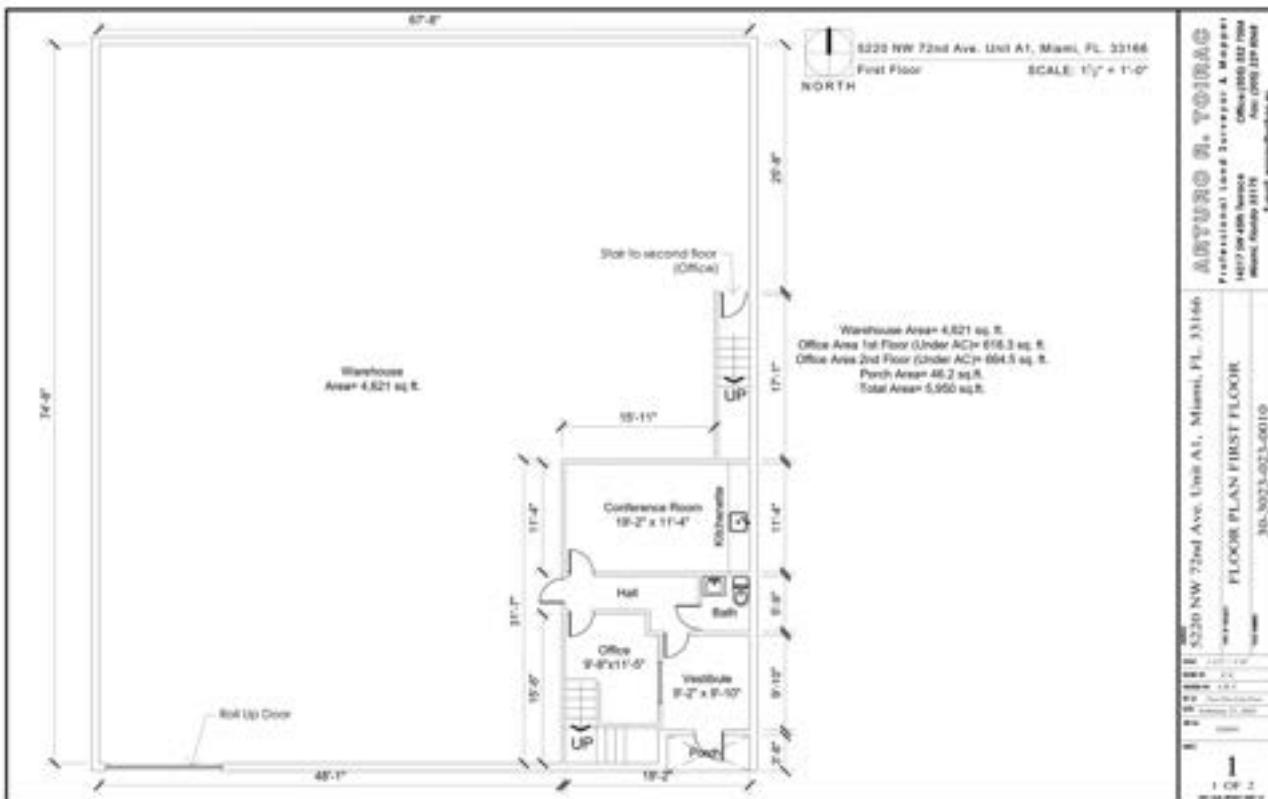


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FLOOR PLAN



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LEASE REQUIREMENTS

5220 NW 72 AVE UNIT: A-1 Miami, FL 33166

Here are a few of the leasing requirements requested by the landlord. However, please feel free to present your offer, and I will make sure to present it to the landlord.



We welcome all negotiations.

| | |
|----------------------------------|--|
| Leasing Asking Price | \$18.50 PSF/Yr |
| ANNUAL BASE RENT | \$110,075 per year |
| Base Monthly Rent | \$9,173 per month |
| Total Unit Size | 5,950 Sq.Ft |
| Minimum Term | 3 + Years (Minimum 36 months initial lease term) |
| Yearly Increment | 5% Annually |
| Renewal Option | Available |
| Move-In | One (1) Month Rent + sales taxes & Two (2) Months Security Deposit |
| Liability Insurance Cover | The landlord requires tenants to obtain and maintain active liability insurance with a minimum coverage of \$1,000,000 throughout the lease term |
| Free Rent Incentive | One (1) month of free rent offered for any lease with a minimum initial term of three (3) years. |



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INTERAMERICAS IND PLAZA CONDO

5220 NW 72 AVE UNIT: A-1 Miami, FL 33166

ASKING RENTAL PRICE : \$18.50 PSF

MODIFIED GROSS

TOTAL MONTHLY RENT : \$9,173.00 /Per Month

WHAT EXPENSES ARE NOT INCLUDED IN THE MODIFIED GROSS MONTHLY RENT?

The Tenant will be responsible only for the following additional expenses:

- **FPL (Electricity)**
- **LIABILITY INSURANCE:** This is a mandatory requirement and must remain active throughout the rental term.
- **INTERNET:** This service is optional and at the tenants discretion.
- **WATER BILL RESPONSIBILITY:** The tenant is responsible for the monthly water bill. The landlord receives the bill from the association each month and will forward it to the tenant for payment. The amount due will vary depending on the tenant's water usage. Currently, as the water is only used for restroom and kitchen vanity purposes, the cost is approximately \$15 per month, but this may change based on actual usage. Once the tenant receives the bill from the landlord, they will be responsible for sending the payment directly to the association.
- **SECURITY SYSTEM & ALARM SYSTEM:** This service is optional and at the tenants discretion.

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INTERAMERICAS IND PLAZA CONDO

5220 NW 72 AVE UNIT: A-1 Miami, FL 33166

ASKING PRICE : \$18.50 PSF

MODIFIED GROSS

\$9,173.00 PER MONTH

**THE LANDLORD WILL BE RESPONSIBLE FOR
THE FOLLOWING PAYMENTS:**



- Monthly Association Fees.
- Wind & Fire Property Insurance (Covered through the associations monthly fee)
- Trash (Covered through the associations monthly fee)
- Property Taxes



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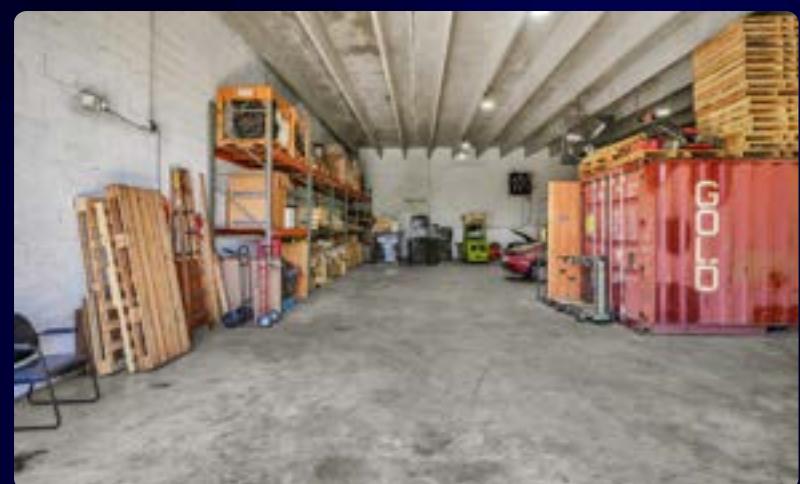


WAREHOUSE AREA PHOTOS

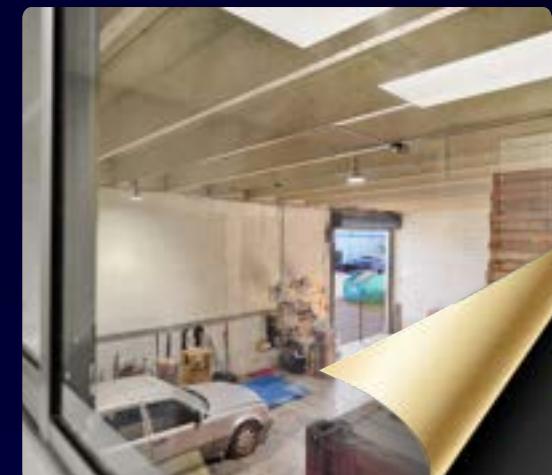
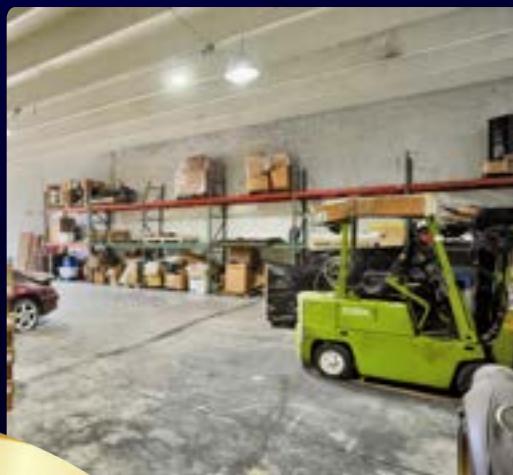
5220 NW 72 AVE UNIT: A-1 Miami, FL 33166



- **TOTAL UNIT SIZE:** ± 5,950 SQ.FT
- **CEILING HEIGHT:** 16' CLEAR
- **# FLOORS:** 2
- **WAREHOUSE AREA SIZE:** ± 4,621 SQ. FT. (APPROX. 77.68% OF TOTAL AREA)
- **ROOF:** TWIN-T CONCRETE ROOF



- **FRONT DRIVE-IN BAY DOOR:** 1 GROUND-LEVEL ROLL-UP BAY DOOR. (10' W X 14' H)



OFFICE AREA PHOTOS

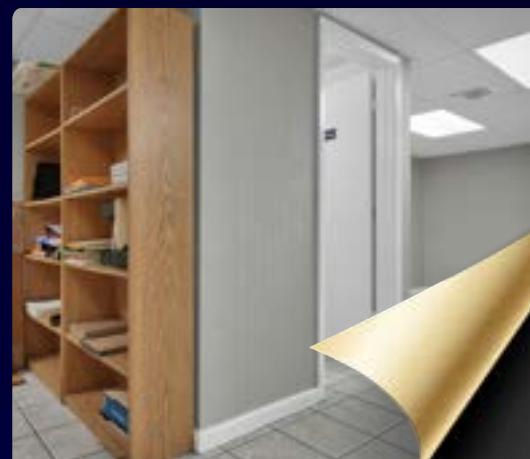
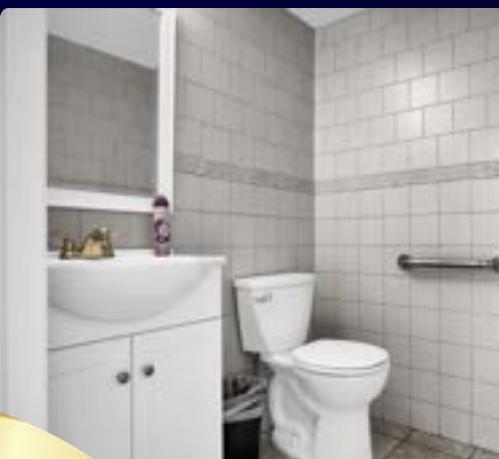
5220 NW 72 AVE UNIT: A-1 Miami, FL 33166



- **OFFICE, & OTHER SPACES:** 1,282.8 SQ. FT. (APPROX. 21.56% OF THE TOTAL AREA), EXCLUDING THE WAREHOUSE SPACE. THE FIRST FLOOR FEATURES A WELCOMING ENTRANCE RECEPTION AREA, ONE OFFICE, ONE BATHROOM, A SPACIOUS CONFERENCE ROOM WITH A COFFEE STATION, AND A CLOSET OR STORAGE ROOM THAT CAN ALSO SERVE AS A FUTURE IT ROOM. THE SECOND FLOOR INCLUDES ONE BATHROOM, A VERSATILE FILING/STORAGE ROOM, AND THREE OFFICES, EACH EQUIPPED WITH ITS OWN CLOSET SPACE FOR STORAGE.



- **TOTAL BATHROOMS: 2**
- **1 HVAC UNIT: CENTRAL A/C COOLING OFFICE AREAS ONLY.**

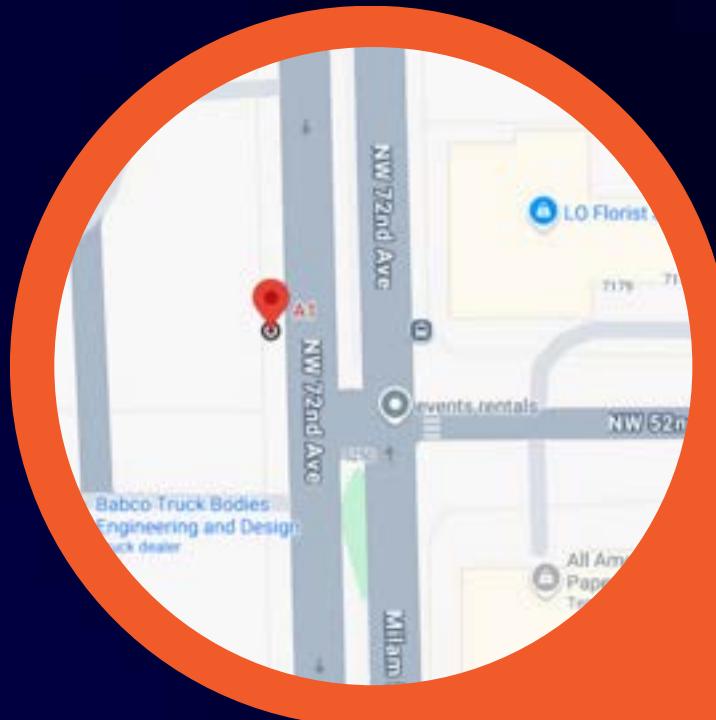




PROPERTY PHOTOS

5220 NW 72 AVE UNIT: A-1 Miami, FL 33166

- **PARKING: 3 ASSIGNED PARKING SPACES**





PRIME LOCATION

5220 NW 72 AVE UNIT: A-1 Miami, FL 33166



Prime Location in Doral's Favorite Industrial Hub



- **Easy Access to Major Highways** Minutes from **SR-826 (Palmetto Expressway)**, **SR-836 (Dolphin Expressway)**, **I-75**, and **Florida's Turnpike**.



- **Proximity to Miami International Airport** Just **5 miles away**, ideal for logistics and distribution



- **Near Major Seaports** Approx. **15 miles to PortMiami**, one of the busiest cargo hubs in the U.S.



- **Established Industrial Subdivision** Located in the **InterAmericas Industrial Plaza Condo**, a well-known business park



- **Surrounded by Industrial & Commercial Businesses** Ideal for warehousing, distribution, light manufacturing, and more.



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INTERAMERICAS IND PLAZA CONDO ASSOCIATION APPROVAL PROCESS & FEE

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Prospective tenants must undergo approval from both the association and the board of directors.

Important: Tenants should ensure all documents and payments are submitted promptly to avoid delays in the approval process.



INTERAMERICAS IND PLAZA CONDO Association Manager Contact Information

Manager: David Betts

Phone: (305) 300-1315

Email: cammanagerbetts@gmail.com

Step 1: Complete the Association Application Form

Step 2: Submit Required Documents
The following documents must be sent to David Betts (Association Manager) for processing:

- Copy of the Tenant's Driver's License
- Copy of Background Check
- Copy of the Notarized Association Application Form
- Copy of the Final Lease Agreement Draft (Once written approval is received from the association, we will then submit the fully executed lease agreement to David.)

Step 3: Pay the Association Processing Fee
• To initiate the approval process, the tenant must promptly pay the \$100 Association Processing Fee via Zelle to:

Zelle Account: cammanagerbetts@gmail.com
Payment Recipient: Betts Property Management

Step 4: Association Review & Meeting
• The association will review all submitted documents, and a board member will schedule a physical meeting with the tenant.

Step 5: Approval or Denial Notification

- The association will provide written notification confirming approval or denial of the application.



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SHOWING INSTRUCTIONS

5220 NW 72 AVE UNIT: A-1 Miami, FL 33166

Please provide a minimum of 48 hours' advance notice for any property showings to ensure we can accommodate you accordingly.

To book a showing or for any questions, please text or call the Trajan CRE team:

Claudia Splinter & Melissa at (786) 432-0551

Alternatively, you may send an email to:

Claudia@TrajanCRE.com and please CC: Melissa@TrajanCRE.com

When reaching out, kindly include the following details in your message:

- Whether you are a direct tenant/business owner looking for a space or a realtor representing a client.
- The type of business you or your client plan to operate, as the property is within an association with specific use restrictions.
- Your contact information, including your email.

Providing this information in advance will help us facilitate the process more efficiently.

***Thank you for your cooperation. We look forward to
working with you!***

Thank You!



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