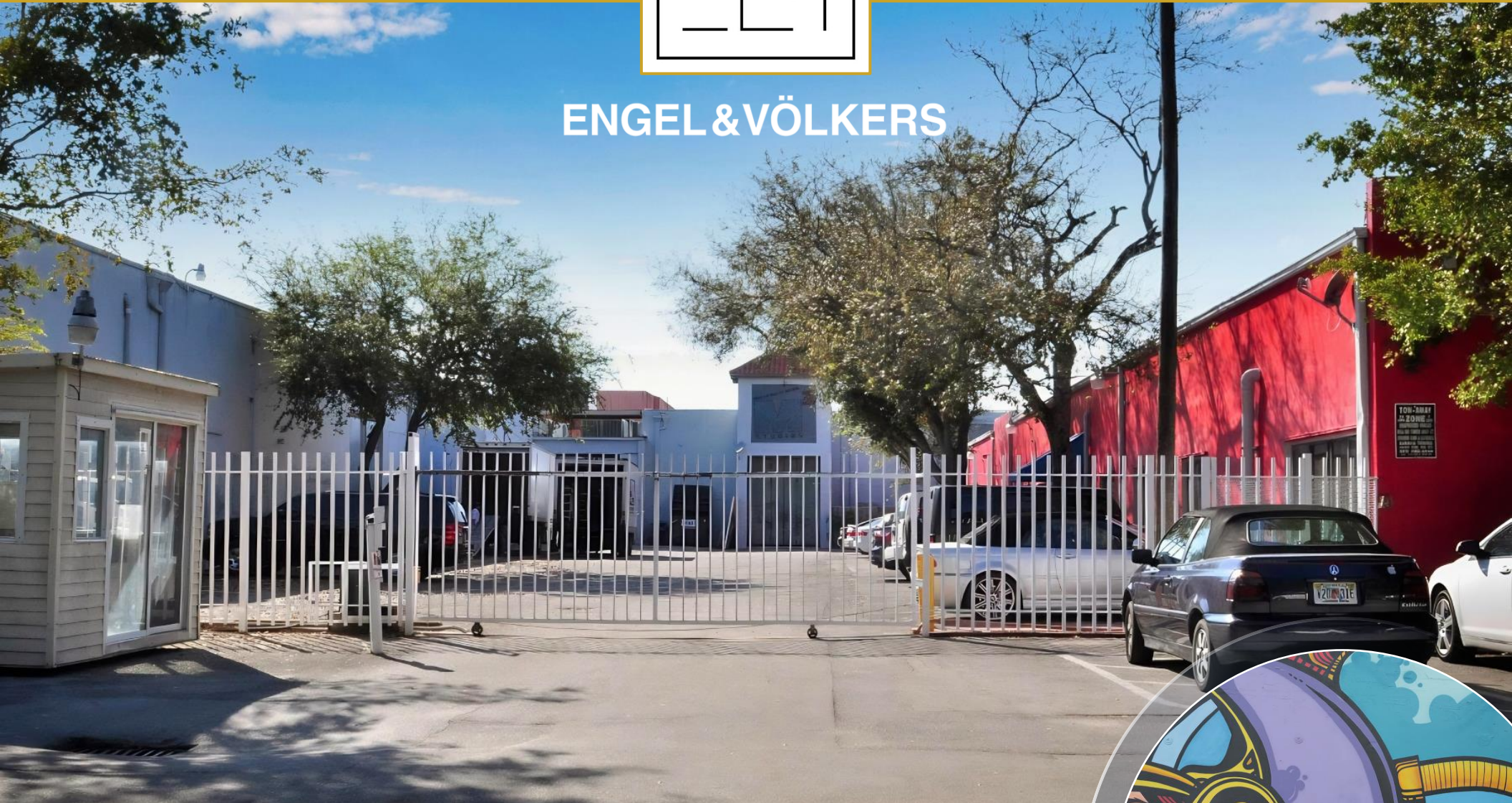


Former Aviation Facility for Sale



Owner/User TV + Film Production Campus

ENGEL & VÖLKERS



4000 NW 36TH AVENUE ♦ MIAMI, FL 33142

Industrial Property **±3 Acre**
Production Campus



4000 NW 36TH AVENUE **MIAMI, FL 33142**



ENRIQUE MONTOKA

Principal & Owner

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Lic 3425814

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Engel & Völkers. The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Engel & Völkers and it should not be made available to any other person or entity without the written consent of Engel & Völkers. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Engel & Völkers.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Engel & Völkers has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Engel & Völkers has not verified, and will not verify, any of the information contained herein, nor has Engel & Völkers conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Engel & Völkers has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Engel & Völkers' principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Engel & Völkers and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Engel & Völkers makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

ENGEL & VÖLKERS



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ARIEL CRUZ

PROPERTY SUMMARY

4000 NW 36TH AVENUE

TOTAL PARCELS

4

COMBINED SF

93,332

COMBINED LOT SF

135,287

ADDRESS	FOLIO	ADJ. SF	LOT SF
4001 NW. 37 AVENUE	30-3121-000-1140	76,111	79,531
Empty Lot	30-3121-000-1130	N/A	16,988
4010 NW 36 AVENUE	30-3121-000-1480	17,221	30,056
4001 NW 36 AVENUE	30-3121-000-1021	N/A	8,712
TOTAL		93,332	135,287



Real Estate Summary



PROPERTY OVERVIEW

Originally developed as an aviation facility, the property has been transformed into a versatile production hub that has hosted global music icons, major film productions, and national television networks. M3 Studios is South Florida's largest privately owned television and production complex, strategically situated on nearly 3 acres at the border of Miami and Hialeah. The studios are highly visible from the 112 Expressway, making M3 Studios a recognizable landmark within Miami's creative and commercial landscape. Its prime location offers unmatched accessibility—just minutes from Miami International Airport, the Tri-Rail station, and the future Miami Soccer Stadium. Offered at \$23.5 million, this rare opportunity includes both the real estate and the well-established business operation.

SALES HIGHLIGHTS

SO. FLORIDA'S LARGEST STUDIO

Privately owned production
facility on ±3 acres

VERSATILE INFRASTRUCTURE

Former aviation facility
adapted for film, television,
and music production

STRATEGIC LOCATION

Minutes from MIA, Tri-Rail, and
Miami's planned Soccer
Stadium

EXCEPTIONAL VISIBILITY

Prominent signage and
exposure from the 112
Expressway

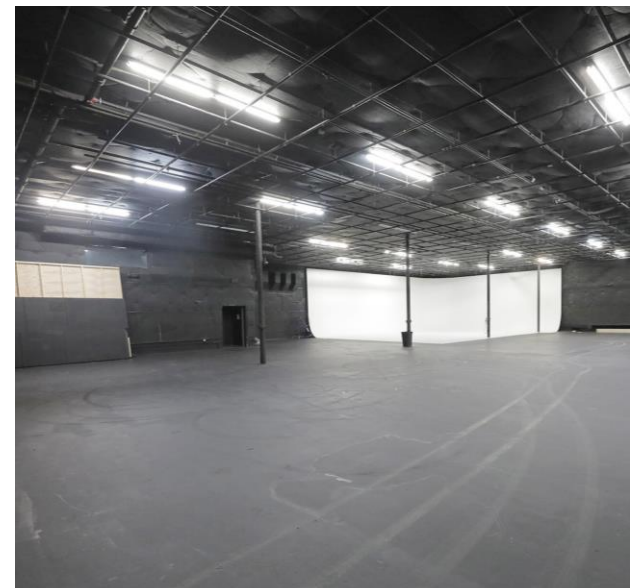


Production Campus Layout

Seven Sound Stages: Each equipped with dedicated support areas, including dressing rooms, make-up rooms, talent green rooms, holding areas, and production offices, ensuring seamless operations for multiple concurrent productions.

Flexible Office Space: Over 60,000 square feet of office space available, accommodating long-term production company clients and providing various sizes and layouts to fit diverse needs.

Advanced Production Resources: M3 Studios offers a comprehensive suite of production services, including editing bays, green screen studios, and CYC walls, catering to music videos, commercials, infomercials, television shows, and films.





Lease Back Highlights

Diverse Clientele: M3 Studios has hosted a wide array of productions, serving global music icons, major film productions, and national television networks, solidifying its reputation as a premier production hub in Miami.

Comprehensive Services: Beyond studio rentals, M3 Studios offers full-service production support, including co-producing capabilities, access to industry vendors, and partnerships that provide clients with everything needed for successful productions

Strategic Location: Situated just minutes from Miami International Airport and major highways, the studio provides easy access for both local and international clients, enhancing its appeal for a wide range of production



FACILITY SUMMARY

Studio A

STUDIO/SOUND STAGE DIMENSIONS: 82' 9" X 111' 10"

Film/video/photo insert/tabletop

Fully equipped control room with soundproof glass window

Fully soundproofed & sound conditioned Stage with giant load-in doors

Silent air conditioning (100 tons)

Giant white CYC inside Stage A

4 X 4 lighting grid throughout the whole Stage

5,500 SF of fully furnished support areas, production offices, etc.

Power: 1,800 amps total. (3)600amp (200amp per phase), 208/3 phase with camlock drops

(12) 20 amp house power circuits on stage walls

WiFi and phone system on stage and support area

Studio B

STUDIO/SOUND STAGE DIMENSIONS: 90' X 90'

Film/video/photo insert/tabletop

Fully equipped control room with isolated power

Fully soundproofed & sound conditioned Stage with giant load-in doors

Silent air conditioning (100 tons)

4 X 4 lighting grid throughout the whole Stage

3,500 SF of fully furnished support areas, production offices, editing suites, etc.

Power: 3,000 amps total (Yes, you heard correctly. (5)600amp (200amp per phase), 208/3 phase with camlock drops)

(12) 20 amp house power circuits on stage walls

WiFi and phone system on stage and support area

Studio C

STUDIO/SOUND STAGE DIMENSIONS: 42' 6" X 90' X 7"

Film/video/photo insert/tabletop

Giant white CYC inside Stage C (you can drive a vehicle on)

Fully soundproofed sound and sound conditioned Stage with giant Elephant load-in doors

4 X 4 lighting grid throughout the whole Stage

Silent air conditioning

3,000 SF of fully furnished support areas, production offices, dressing rooms, hair/make up, etc.

Power: 1,200 amps total. (2)600amp (200amp per phase), 208/3 phase with camlock drops (individually metered)

(10) 20 amp house power circuits on stage walls

Alarmed throughout including support areas

WiFi and phone system on stage and support area

FACILITY SUMMARY

Studio D

STUDIO/SOUND STAGE DIMENSIONS: 82' 9" X 111' 10"

Film/video/photo insert/tabletop

Fully soundproofed sound and sound conditioned Stage with giant Elephant load-in doors

4 X 4 lighting grid throughout the whole Stage

Silent air conditioning

2,500 SF of fully furnished support areas, production offices, dressing rooms, hair/make up, etc.

Power: 1,200 amps total. (2)600amp (200amp per phase), 208/3 phase with camlock drops (individually metered)

(10) 20 amp house power circuits on stage walls

Alarmed throughout including support areas

WiFi and phone system on stage and support area

Studio F

STUDIO/SOUND STAGE DIMENSIONS: 39' X 100'

Film/video/photo insert/tabletop

Fully sound conditioned Stage (located on second floor)

Large freight elevator as well as passenger elevator

4 X 4 lighting grid throughout the whole Stage

Fully air conditioned

1,000 to 30,000 SF of support areas, production offices, dressing rooms, hair/make up, etc.

Power: 1,200 amps total. (2)600amp (200amp per phase), 208/3 phase with camlock drops (individually metered)

(8) 20 amp house power circuits on stage walls

Alarmed throughout including support areas

WiFi and phone system on stage and support area

CYC

CYCLORAMA DIMENSIONS: 30' 10" X 34' 1"

Film/video/photo insert/tabletop

Four corner hard cyclorama stage (floor and ceiling)

Fully sound conditioned stage (located on second floor)

Large Freight elevator as well as passenger elevator

4 X 4 lighting grid throughout the whole cyclorama stage

Fully air conditioned

1,000 to 30,000 SF of support areas, production offices, dressing rooms, hair/make up, etc.

Power: 1,200 amps total. (2)600amp (200amp per phase), 208/3 phase with camlock drops (individually metered)

(4) 20 amp house power circuits on stage walls

Alarmed throughout including support areas

WiFi and phone system on stage and support area



ART BY —
ARIEL CRUZ

LOCATION OVERVIEW

4000 NW 36TH AVENUE

MIAMI Florida



Miami remains one of the most active and resilient commercial real estate markets in the U.S., driven by international investment, corporate migration, and strong demographic trends. With no state income tax, a pro-business environment, and world-class infrastructure, Miami continues to attract tenants, investors, and developers across all asset classes.

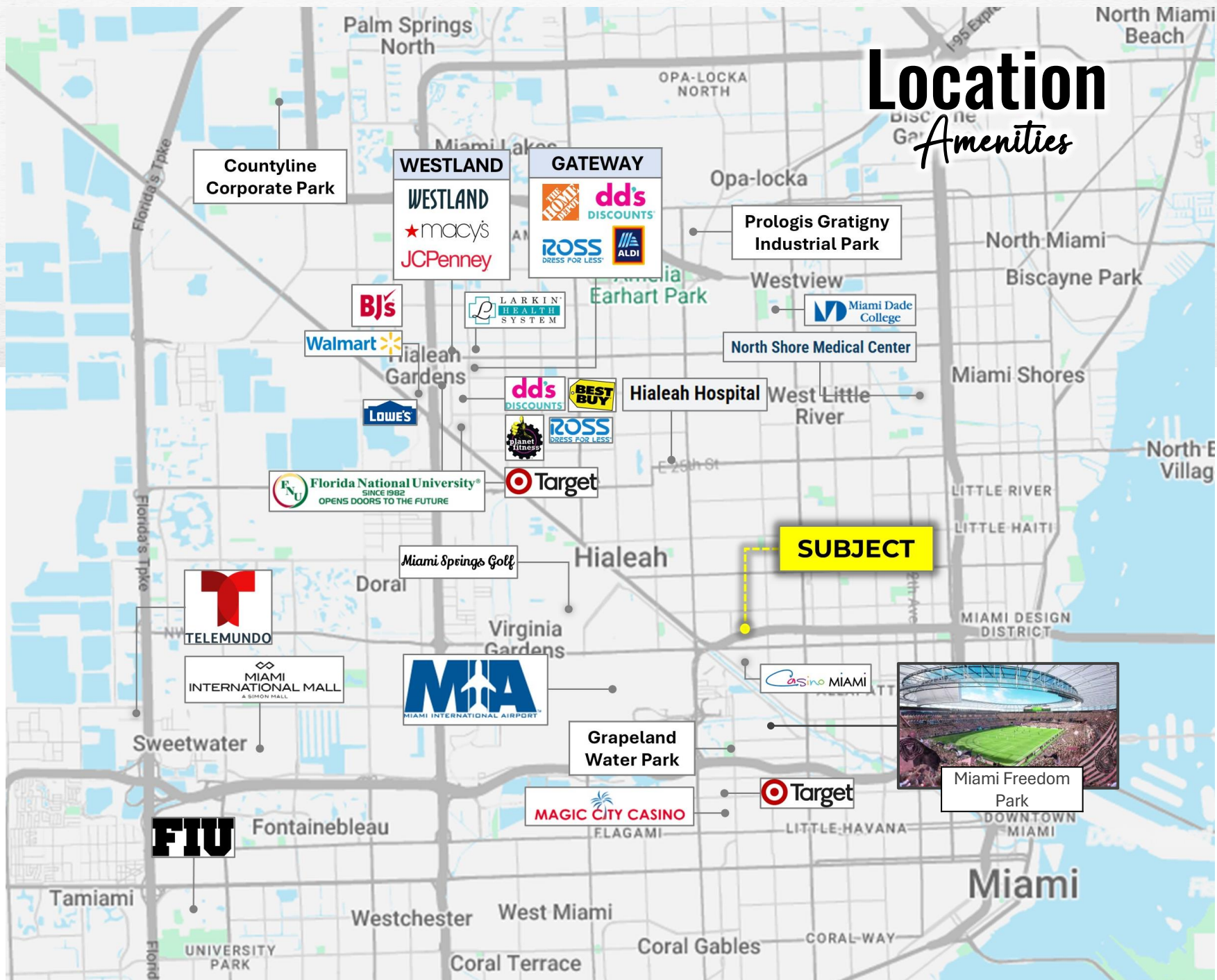
Strategic Location & Global Access

- Miami International Airport (MIA): Top 3 U.S. airport for international freight and passengers
- PortMiami: Major logistics hub and leading U.S. container port for Latin American trade
- Industrial: Record-low vacancy rates below 3%, with surging demand for last-mile, logistics, and cold storage
- Top Employment Sectors: Trade & Logistics, Finance, Healthcare, Tech, Tourism
- Median Household Income: ~\$60,000



Facing South





Location *Amenities*

REGIONAL *Employers*

Hialeah



TELEMUNDO



5-MILE RADIUS





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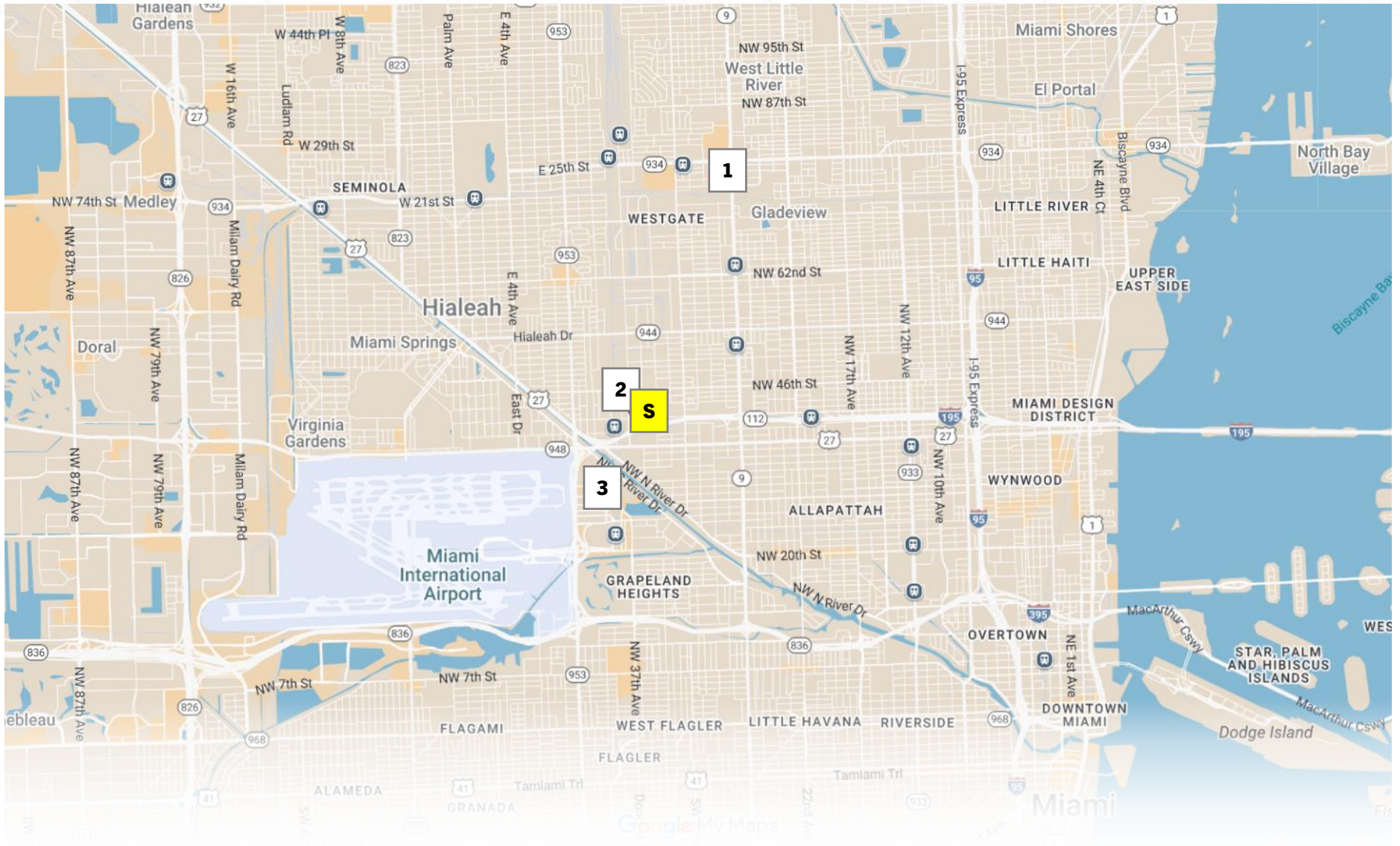
MARKET COMPARABLES

4000 NW 36TH AVENUE

SALES COMPARABLES

	ADDRESS	BUILT	GROSS SF	LOT SIZE	TYPE	SALE DATE	PRICE	PRICE/SF	PRICE/LAND SF
	1 2900 NW 75th St Miami, FL 33147	1967	197,640	294,466	Warehouse	5/12/2025	\$47,250,000	\$239	\$160.46
	2 4201-4250 NW 37th Ct Miami, FL 33142	1974	103,950	142,441	Warehouse	9/16/2024	\$24,000,000	\$231	\$168.49
	3 2800 NW 39th Ave Miami, FL 33142	1973	198,500	501,302	Warehouse	1/10/2024	\$45,000,000	\$227	\$89.77
AVERAGES			166,697	312,736				\$232	\$139.57
	S Subject Property 4000 NW 36th Avenue Miami, FL 33142	Various	93,332	135,287	Production Studio	-	\$23,500,000	\$252	\$173.70

SALES COMPARABLES



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