



5530 NW 32ND Court, Miami, FL 33142

±52,943 SF INDUSTRIAL/IOS FACILITY

AVAILABLE FOR LEASE

Available April 2026

Fairchild Partners presents a premier leasing opportunity at 5530 NW 32nd Court, a ± 52,943 RSF free-standing industrial facility in Miami-Dade County's Southeast Hialeah submarket. Positioned on a ±2.4-acre IU-1 zoned site, the Property offers both functionality and accessibility within one of South Florida's top logistics hubs. **The building features 20' clear ceilings, 12 loading positions including a double-wide ramp, and a 195' truck court with 50,000 SF (1.14 acres) of secured loading and outdoor storage.** A new roof with a 20-year warranty is underway. The warehouse is fully sprinklered with a wet-pipe system, equipped with heavy three-phase power, and supported by ample surface parking and circulation to meet modern distribution needs. Currently operating as a national roofing supply distribution center, the facility provides plug-and-play functionality for logistics, e-commerce, light manufacturing, building materials, cold storage conversion, or freight forwarding operations.

Ideally located in Southeast Hialeah, the Property is situated less than ±3 miles from Miami International Airport cargo facilities and benefits from immediate proximity to SR-112, NW 36th Street, Okeechobee Road, SR-836, and I-95, ensuring seamless connectivity across Miami-Dade, Broward, and the greater South Florida region. Its close proximity to PortMiami further enhances import and export capabilities, making this a compelling opportunity for operators seeking efficiency and access at the core of Miami's eastern industrial corridor.

AVAILABLE
±52,943 RSF
TOTAL AVAILABLE
RENTABLE
SQUARE FEET

↔
LAND SIZE
IN ACRES
(±103K SF)

IU-1 ZONING
INDUSTRIAL, LIGHT
MANUFACTURING
DISTRICT

212'
BUILDING
DEPTHs

↔
20'
CLEAR
HEIGHT

AMPLE PARKING
AMPLE SPACE FOR
PARKING + LOADING
CONFIGURATIONS

12
LOADING POSITIONS
INCLUSIVE OF ONE (1)
DOUBLE-WIDE RAMP

↔
195'
TRUCK COURT
DEPTH

**±50k SF FENCED
STORAGE AREA**
PROTECTED BY AN
ELECTRIC FENCE FOR
LOADING, PARKING +
OUTDOOR STORAGE

NEW ROOF
ROOF REPLACEMENT
UNDERWAY WITH
20-YR WARRANTY

**FULLY
SPRINKLERED**
WITH WET-PIPE
FIRE SUPPRESSION

HEAVY POWER
HEAVY ELECTRICAL
AND UTILITIES WITH
3-PHASE POWER





Strategic location within the Hialeah/Airport East Submarket offering excellent access and considered one of Miami's most important industrial areas in terms of inventory size and connectivity.

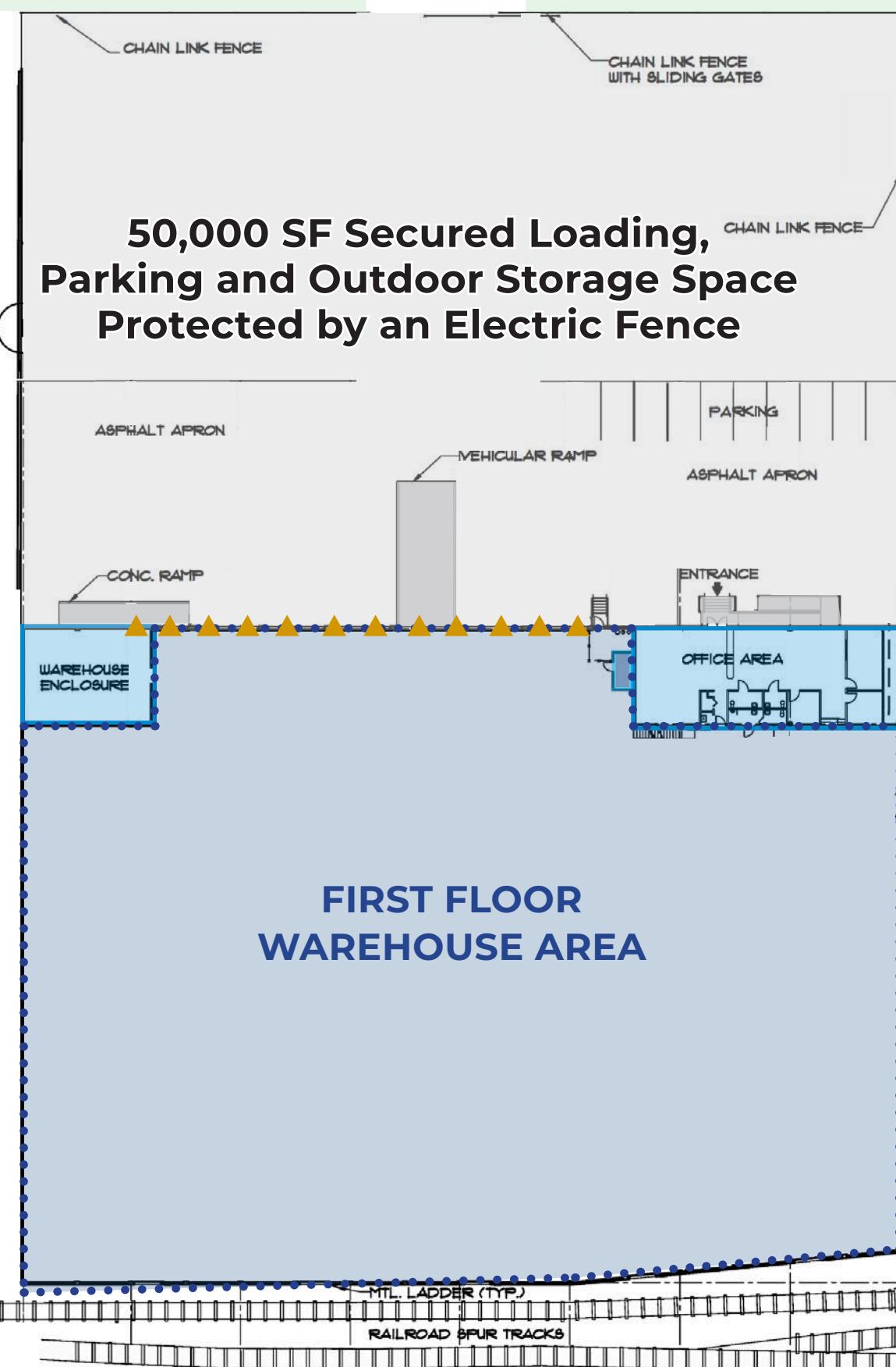
Unmatched Proximity to Key Transport Hubs; Ideally located near Miami Int'l Airport—the #1 U.S. airport for international freight and 9th worldwide—as well as the PortMiami, one of the nation's leading container ports, with convenient access to the MIA Cargo Entrance.

The area attracts numerous national companies drawn by Hialeah's proximity to Miami's urban core, including Macy's, Caterpillar, Winn Dixie, USPS, UPS, Amazon, AmeriKooler, and Carnival.

Prime Location in Hialeah, Miami's 2nd Most Populous City; Surrounded by a dense demographic base, with ±610k residents and access to a robust, diverse labor pool of ±320k employees within a 5-mile radius.

5530 NW 32nd Court

BUILDING LAYOUT

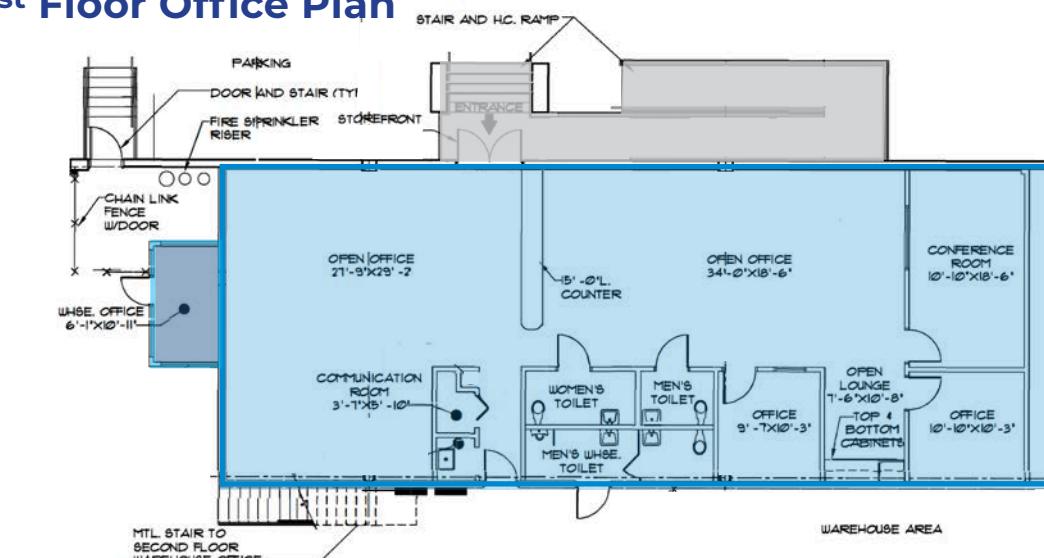


AREA CALCULATIONS

FIRST FLOOR OFFICE	±2,283 SF
WAREHOUSE OFFICE	±76 SF
WAREHOUSE	±50,584 SF
FIRST FLOOR TOTAL	±52,943 SF
SECOND FLOOR WAREHOUSE OFFICE	±821 SF
WAREHOUSE MEZZANINE	±1,594 SF
SECOND FLOOR OFFICE/MEZZANINE TOTAL*	±2,415
FIRST FLOOR RENTABLE SF TOTAL	±52,943 SF
WAREHOUSE MEZZANINE*	±2,415
COMBINED TOTAL	±55,358 SF

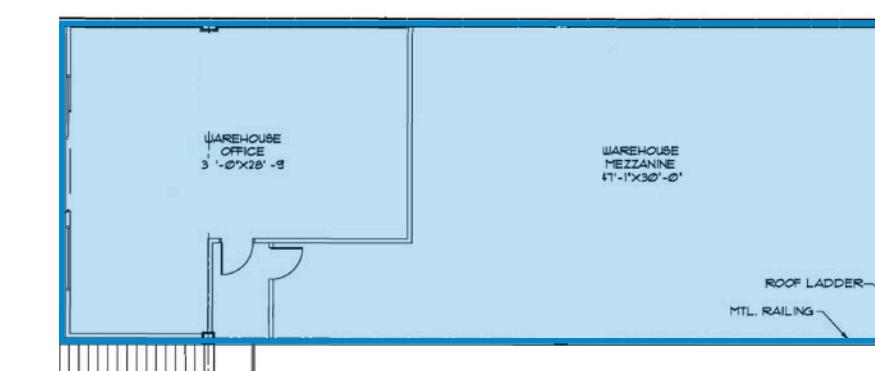
*Not included in RSF

1st Floor Office Plan



2nd Floor Office/Mezzanine

Not included in RSF



±52,943 SF

TOTAL RENTABLE SQUARE FEET



±2,283 SF

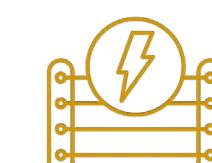
OF FIRST FLOOR OFFICE

±897 SF OF TOTAL WAREHOUSE OFFICE + 2ND FLOOR OFFICE
NOT INCLUDED IN RSF



±2,415 SF

TOTAL SECOND FLOOR OFFICE/MEZZANINE AREA
NOT INCLUDED IN RSF



±50k SF (±1.14 AC)

OF FULLY SECURED LOADING, PARKING AND OUTDOOR STORAGE SPACE PROTECTED BY AN ELECTRIC FENCE

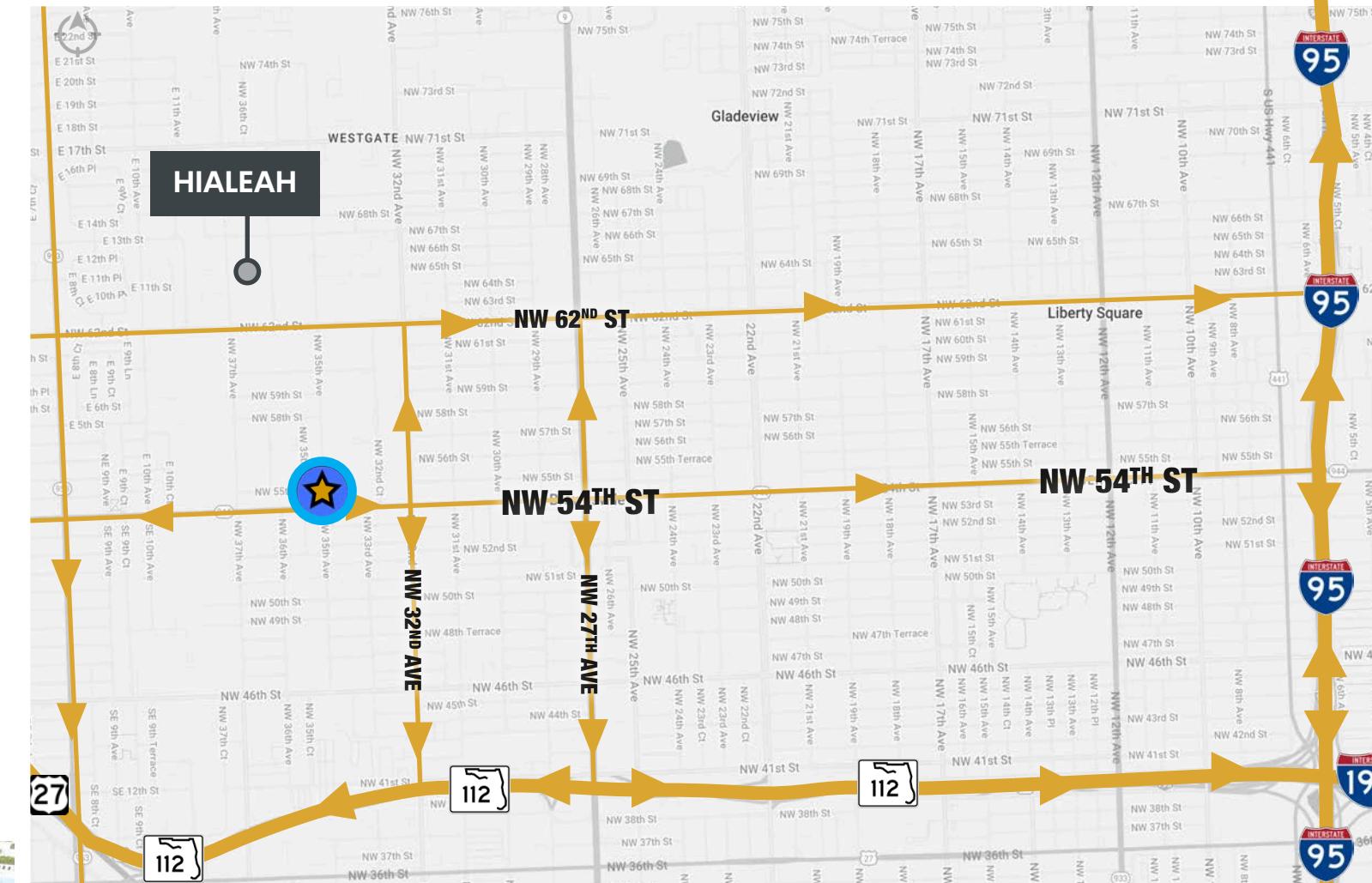
MIAMI DADE COUNTY'S AIRPORT EAST SUBMARKET

HIALEAH, FL

Hialeah, the 6th-largest city in Florida and Miami-Dade County's second most populous city, serves as a prominent industrial and economic hub with over 224,000 residents within a 20-square-mile area. With its established industrial base and business-friendly atmosphere, Hialeah plays a critical role in South Florida's economy, supporting diverse industries such as manufacturing, logistics, distribution, and trade. Ongoing economic development initiatives and recent infrastructure upgrades have further enhanced the city's connectivity, facilitating seamless operations for businesses across the Greater Miami area and beyond.

The Property benefits from dense demographics with a population of over 600,000 people living within a 5-mile radius of the Site. The city's workforce, primarily bilingual and predominantly Hispanic, provides an advantageous environment to attract labor for industrial users with large needs for personnel. This demographic strength is matched by steady economic growth and consistent job creation. As a result, Hialeah remains a resilient economic contributor, offering strategic advantages in location, cultural diversity, and long-term economic stability.

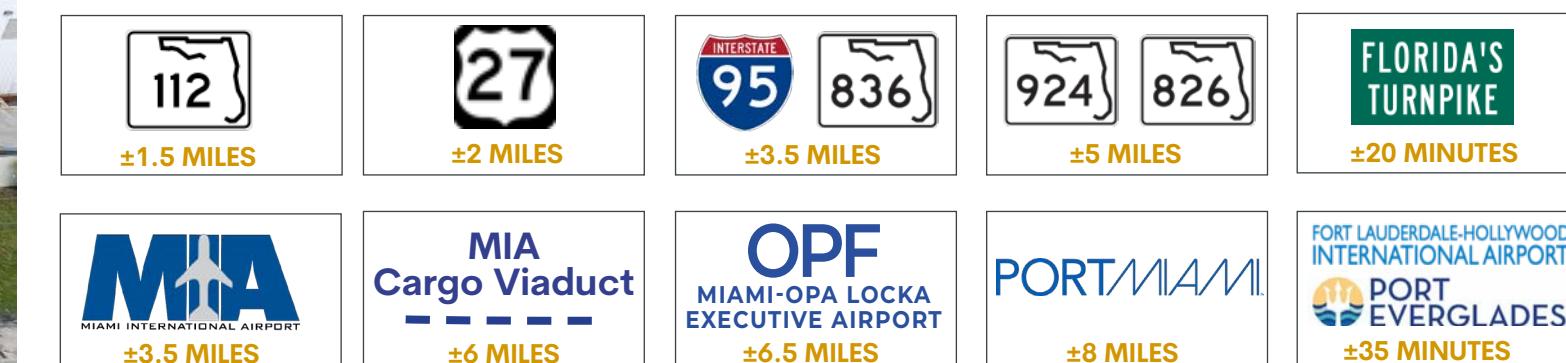
With 28 million square feet of space, the Hialeah Gardens/Medley submarket represents 20.6% of the city's total industrial inventory and is highly sought after, characterized by a balanced mix of logistics, specialized industrial, and flex spaces that cater to various businesses. Strategically positioned for businesses prioritizing an Airport East location and access to Miami's deepest labor pool, this Property offers unparalleled connectivity, making it an ideal location for businesses seeking efficiency, flexibility, and access to regional and international markets.



TRANSIT

5530 NW 32nd Court boasts excellent proximity to essential transportation routes, located just ±3.5 miles from Miami International Airport, ±8 miles from Port Miami, and with quick access to major highways like SR-836 (Dolphin), SR-826 (Palmetto), and Florida's Turnpike. Access to the MIA Cargo viaduct (±6-mi) ensures a dedicated, expedited route for MIA's cargo operations, enhancing transit options for logistics/distribution companies seeking strategic connectivity.

For employees coming from across the county, there is easy access via the East-West Local-Stop Service on the Miami-Dade Transit System, the Miami Metrorail to the north, and the Tri-Rail Station. Additionally, local bus routes are within a few blocks from site and the Hialeah Metrorail station is just ±2-mi from the 5530 NW 32nd Court.



Hialeah's economy is driven by a robust mix of industries, including manufacturing, logistics, and distribution, supported by its proximity to key transportation hubs like Miami International Airport and PortMiami. This strategic location facilitates both domestic and international trade, establishing Hialeah as a vital player in regional commerce. Tenants at 5530 NW 32nd Court can capitalize on this prime location, providing businesses with enhanced logistics and distribution capabilities. With convenient access to Miami Int'l Airport, PortMiami, and major highways the Property offers unparalleled connectivity, enabling seamless access to local and international markets for streamlined business operations.



PortMiami

±8 Miles from The Property

Powering Global Trade and Economic Growth

PortMiami remains a cornerstone of Florida's economy and a premier hub for global trade and travel. In **FY 2024**, the Port generated approximately **\$61.4 billion in economic impact and supported more than 340,000 jobs statewide**. Spanning over 500 acres, PortMiami operates advanced cargo terminals, state-of-the-art warehousing facilities, and comprehensive logistics infrastructure that positions it as Florida's #1 container port and one of the busiest in the United States. In FY 2024 alone, the Port handled over 1.08 million TEUs, underscoring its strength as the leading container gateway for the state.

Beyond cargo, PortMiami is also a global leader in cruise traffic, welcoming a record 8.23 million passengers in **FY 2024**. This performance reflects a robust post-pandemic recovery, reinforcing the Port's critical role as an economic engine driving commerce, tourism, and job creation throughout South Florida. Located just ±8 miles from 5530 NW 32nd Court, the Property benefits from unmatched proximity to the Port, ensuring efficient connectivity to international shipping routes and providing tenants with a strategic advantage for distribution, import/export, and logistics operations.



In 2024, PortMiami Handled Over 1.08 Million TEUs
reflecting strong post-pandemic recovery in cargo and trade volumes.



Miami International Airport

±3.5 Miles from The Property

Driving Billions in Trade and Job Creation

Miami International Airport (MIA) continues to stand as one of Florida's most critical economic engines and a premier global gateway for both cargo and passenger travel. In **FY 2024**, MIA generated approximately **\$181.4 billion in annual business revenue and supported more than 842,700 jobs across Florida**. Within Miami-Dade County alone, MIA contributed about **\$41.2 billion in business revenue and supported over 311,000 jobs locally**, underscoring its role as one of the region's largest employment hubs.

Spanning **±3,000 acres**, the airport encompasses **±8.7 million square feet of facilities**, including state-of-the-art cargo warehouses, office space, maintenance shops, and aircraft hangars. MIA's cargo operations remain a cornerstone of international trade, with shipments growing by nearly **9% in FY 2024** to **3 million tons**, and total import and export trade values reaching approximately **\$78 billion**. At the same time, MIA welcomed a record nearly **56 million passengers in 2024**, highlighting its significance as both a logistics hub and a global tourism driver.

Located just ±3.5 miles from 5530 NW 32nd Court, the Property is strategically positioned to capitalize on MIA's unparalleled connectivity. Tenants benefit from direct access to global air cargo networks and passenger services, ensuring efficient supply chain operations and unmatched reach into domestic and international markets.

#1

MIAMI INTERNATIONAL AIRPORT RANKS #1 IN INT'L FREIGHT AND #2 IN INTERNATIONAL PASSENGERS

±\$41.2B

ANNUAL ECONOMIC IMPACT

2,000+ DAILY DEPARTURES

THE AREA BOASTS THREE (3) REGIONAL AIRPORTS WITH 2,000+ DAILY DEPARTURES

In 2024, Miami International Airport Welcomed Nearly 56 Million Passengers
reflecting a recovery in air travel following the pandemic and a continued surge in travel volume.



#1
CONTAINER PORT IN FL & ONE OF BUSIEST IN THE U.S.

1 Million+
TEUs
HANDLED ANNUALLY

±\$43B
IN ANNUAL ECONOMIC ACTIVITY



ACCESSIBLE & CONVENIENT LOCATION MAP VIEW



Minutes from SR-112, U.S. 27 (Okeechobee Rd), I-95, the Gratigny (924) and the Dolphin Expressway (836)



MAJOR TENANTS IN THE SURROUNDING AREA



3-MILE DEMOGRAPHICS

 $\pm 193,597$

POPULATION

 $\pm 50,222$

2024 AVERAGE HH INCOME

 $\pm 8,709$

TOTAL BUSINESSES

 $\pm 62,884$

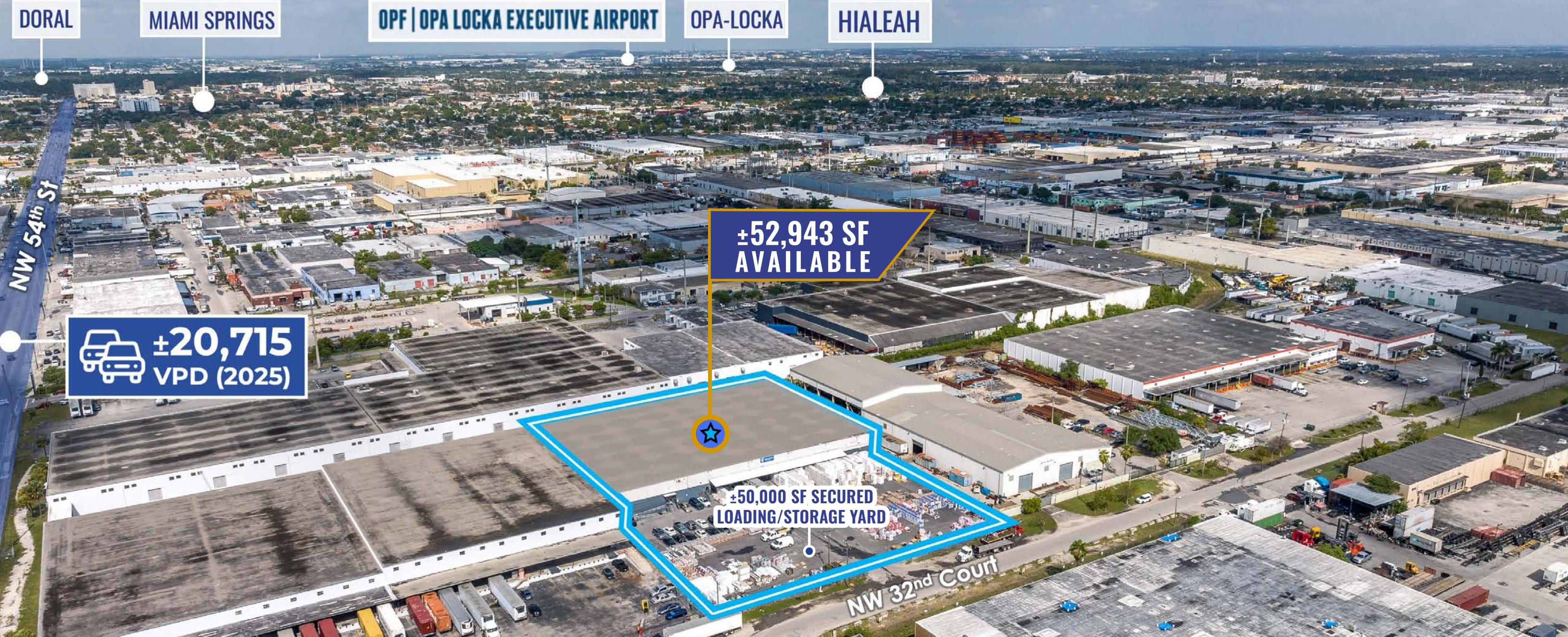
TOTAL EMPLOYEES

 $\pm 4.2\%$

SUBMARKET VACANCY RATE

 $\pm \$15$

SUBMARKET NNN ASKING RENT/SF



5530 NW 32nd Court, Miami, FL

INDUSTRIAL FACILITY AVAILABLE



Fairchild  **Partners**[®]
Licensed Real Estate Brokers

FOR MORE INFORMATION,
CONTACT:



PATRICK J. WILLIS

Senior Advisor

C: 214.263.2948

pwillis@fairchildpartners.com



SEBASTIAN JUNCADELLA, SIOR

CEO

C: 786.223.3689

sebjuncadella@fairchildpartners.com



JOSE JUNCADELLA, SIOR

Founder | Principal

C: 786.229.8358

jjuncadella@fairchildpartners.com

www.FairchildPartners.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdraw without notice.