

For Lease Miami International IOS Park

2944 NW 40TH STREET
MIAMI, FL 33142



Infill Heavy Industrial IOS Site

Highlights

- + Tremendous parking & outdoor storage capabilities
- + Complete re-development in process
- + 2 buildings with outdoor storage/parking available for lease
- + Fully lit, drained, paved and secured site
- + Multiple points of ingress & egress (3)
- + Incredible highway accessibility; Frontage on Airport Expressway (FL State Road 112 - 111,500 VPD) with quick access to I-95
- + 3 miles from Miami International Airport and 6 miles from the Port of Miami
- + Site is located in a qualified HUBZone

AVAILABLE BUILDING SPACE

4,200 SF - 11,228 SF

AVAILABLE FOR OUTSIDE
STORAGE AND/OR PARKING

1.25 - 3.28 ACRES

TOTAL LAND SIZE

3.28 ACRES

AVAILABILITY

Immediately

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CBRE



JIOS

A Jadian Company

Site Availability Specs

Building 1

2944 NW 40th St., Miami, FL

6,800 SF / 1.25 - 3.28 Acres

- + Building size: 6,800 SF
- + 1,200 SF office
- + Clear Height: 17'
- + 2 dock-high doors
- + 600 Amps, 240 Volt, 3-phase heavy power
- + 1.25-3.28 acres available space for trailer parking as well as outdoor storage
- + Airport Expressway Frontage

Building 2

2990 NW 40th St., Miami, FL

4,200 SF / 1.25 - 3.28 Acres

- + Building size: 4,200 SF
- + 1,000 SF office
- + Clear Height: 10'
- + 2 grade level doors
- + 100 Amps, 240 Volt power
- + 1.25-3.28 acres available space for trailer parking as well as outdoor storage
- + Airport Expressway Frontage

Site Plan

