Fairchild Partners®
Licensed Real Estate Brokers

3455 NW 54TH Street, Miami, FL
INDUSTRIAL FACILITY AVAILABLE

AVAILABLE FOR SALE OR LEASE

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3455 NW 54TH Street Miami, FL

±143,504 SF INDUSTRIAL FACILITY

AVAILABLE FOR SALE OR LEASE

FOR SALE OR LEASE – AVAILABLE IMMEDIATELY

Fairchild Partners presents a sale or lease opportunity located at 3455 NW 54th Street that is ideal for businesses seeking a spacious, free-standing, well-positioned industrial facility within Miami-Dade County's Hialeah submarket. Offering ±143,610 rentable square feet, ±5,263 SF of dedicated office space plus an additional ±8,286 SF of extra office/mezzanine space, and features a 20' clear ceiling height. With 20 loading positions, including 9 edge-of-dock levelers, and a convenient concrete ramp, the facility is equipped to handle logistics and distribution operations. The truck court and parking are 100% secured with gated access, and provide at least 20 trailer drop positions. Recent Property improvements include a brand new, fully secured, unshared truck court with enhanced security measures for optimized logistics and roof replacement with full warranty.

Situated in the heart of Hialeah, a submarket recognized for its robust economic activity and industrial demand, just ±3.5 miles from Miami International Airport, ±6 miles from the MIA Cargo Entrance, and ±8 miles from Port Miami, 3455 NW 54th Street boasts exceptional accessibility to key transportation nodes. Its proximity to major routes, including the Palmetto Expressway, SR-836, and I-95, makes it ideal for companies with regional distribution needs across South Florida. This strategic location enables efficient transport throughout Dade, Monroe, Broward, and Palm Beach counties, supporting smooth inbound and outbound logistics for businesses. With immediate availability, this Property offers a unique opportunity to secure a warehouse space in one of South Florida's most sought-after locations. **Ownership will entertain a sale at $37,500,000.**

±143,504 SF
TOTAL AVAILABLE SQUARE FEET

±4.89 AC
LAND SIZE IN ACRES (±213K SF)

IU-1 ZONING
INDUSTRIAL, LIGHT MANUFACTURING DISTRICT

±130,516 SF
FIRST FLOOR WAREHOUSE AREA

±5,264 SF
OFFICE AREA W/ ±456 SF OF WAREHOUSE OFFICE

±8,286 SF
EXTRA OFFICE/ MEZZANINE AREA (not included in RSF)

20
LOADING POSITIONS WITH ONE (1) CONCRETE RAMP

9
EDGE OF DOCK LEVELERS

20'
CLEAR HEIGHT

SECURED
BRAND NEW, FULLY SECURED UNSHARED TRUCK COURT

NEW ROOF
RECENTLY COMPLETED W/ FULL WARRANTY

HEAVY POWER
1,200 AMPS ACROSS 6 ELECTRICAL MAINS

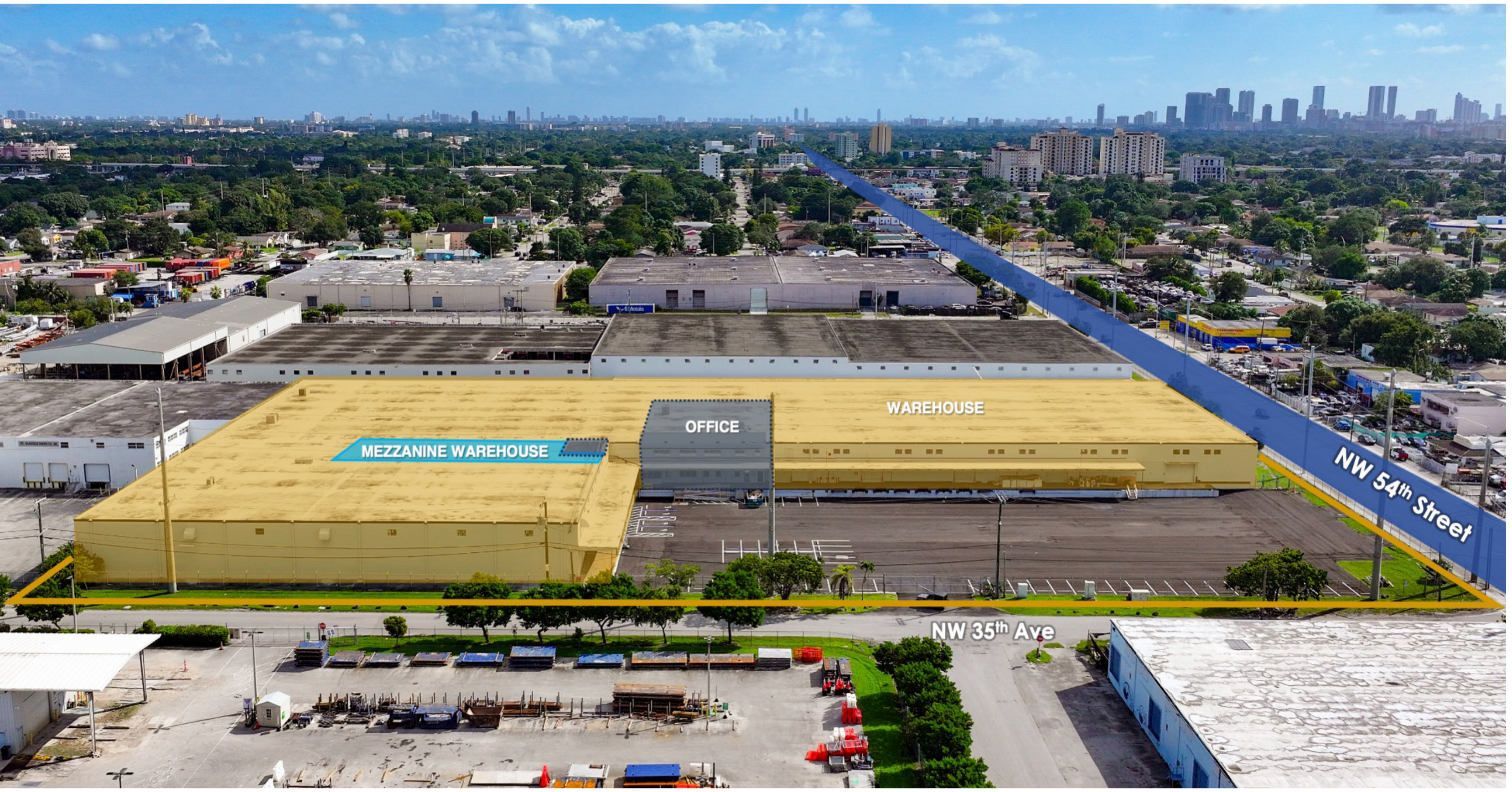
Strategic location within the Hialeah/Airport East Submarket offering excellent access and considered one of Miami's most important industrial areas in terms of inventory size and connectivity.

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.

3455 NW 54th Street
BUILDING LAYOUT

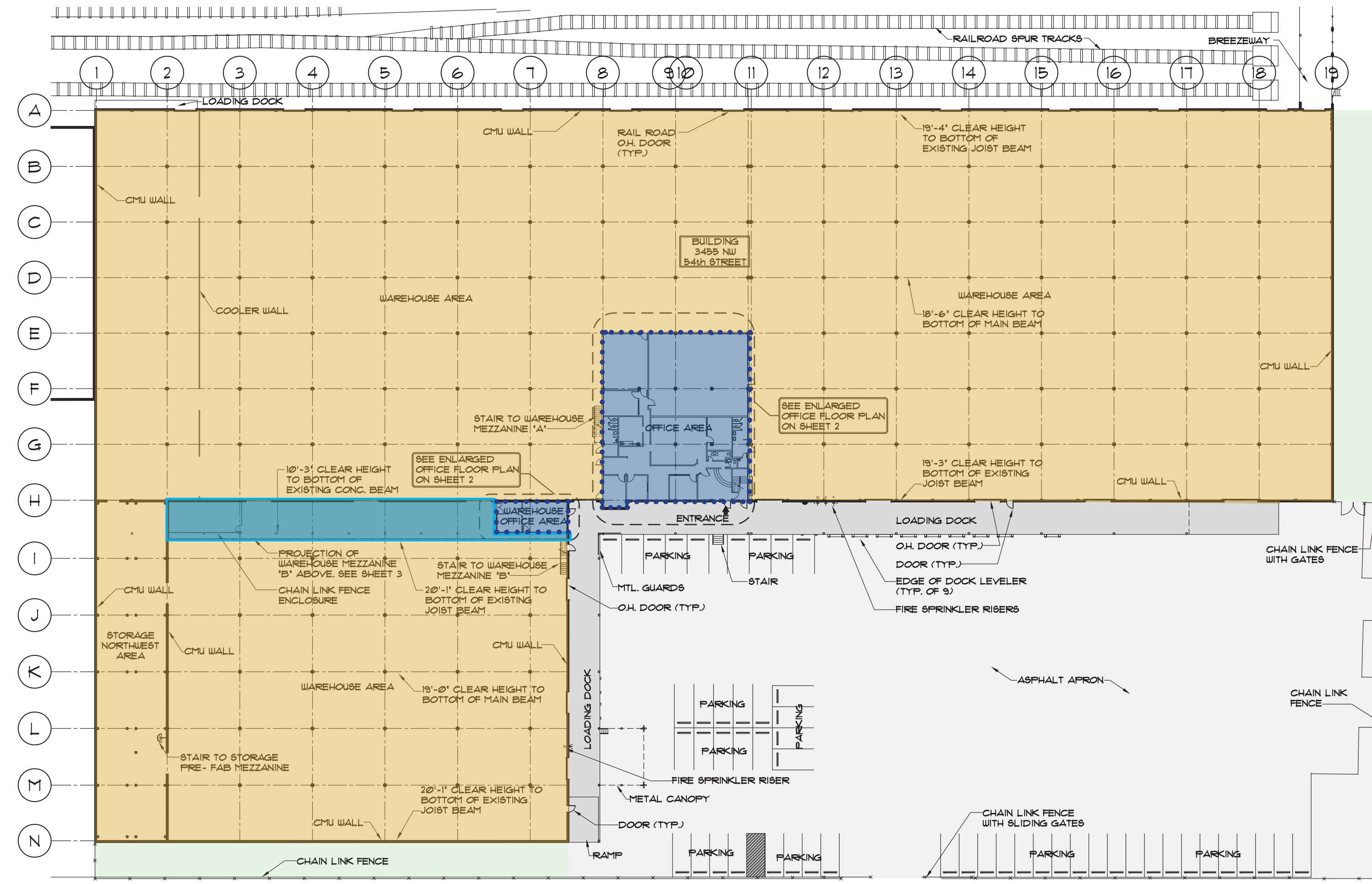


AREA CALCULATIONS

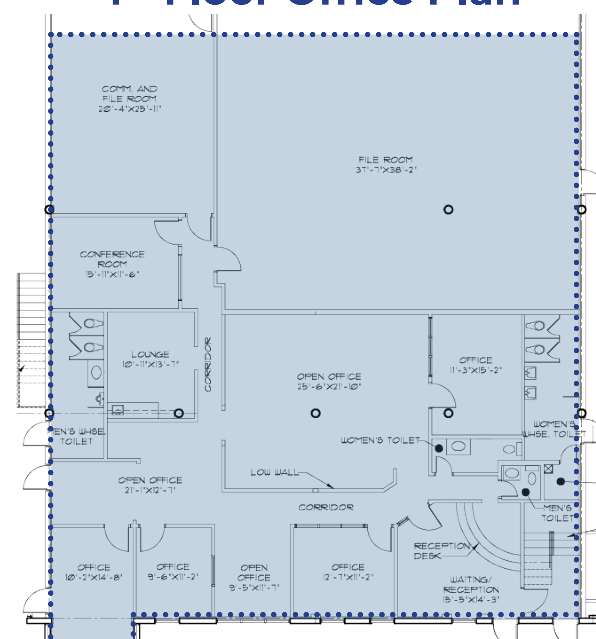
FIRST FLOOR OFFICE	±5,264 SF
WAREHOUSE OFFICE/ LOUNGE	±465 SF
WAREHOUSE (INCLUDING ±5,000 SF STORAGE NORTHWEST AREA)	±130,516 SF
LOADING DOCK AREA (INCLUDING ±291 SF RAMP)	±6,869 SF
HALF OF BUILDING BREEZEWAY	±390 SF
FIRST FLOOR TOTAL	±143,504 SF
SECOND FLOOR OFFICE	±2,444 SF
WAREHOUSE MEZZANINE 'A'	±2,713 SF
WAREHOUSE MEZZANINE 'B'	±2,727 SF
WAREHOUSE OFFICE MEZZANINE 'B'	±402 SF
SECOND FLOOR OFFICE/MEZZANINE TOTAL	±8,286*
COMBINED TOTAL	**±151,790 SF**

*Not included in RSF

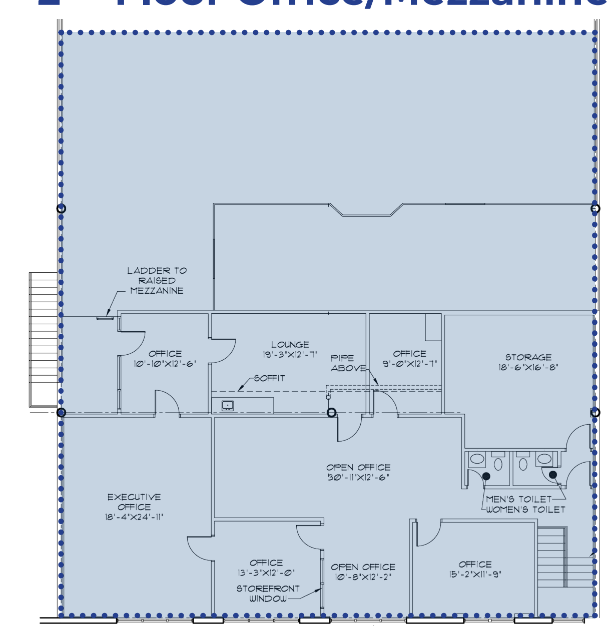
FIRST FLOOR



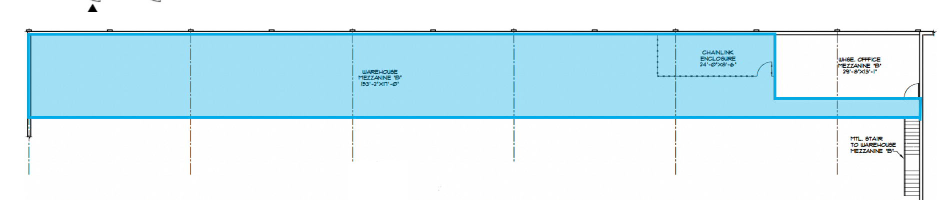
1st Floor Office Plan



2nd Floor Office/Mezzanine*



2nd Floor Warehouse Mezzanine

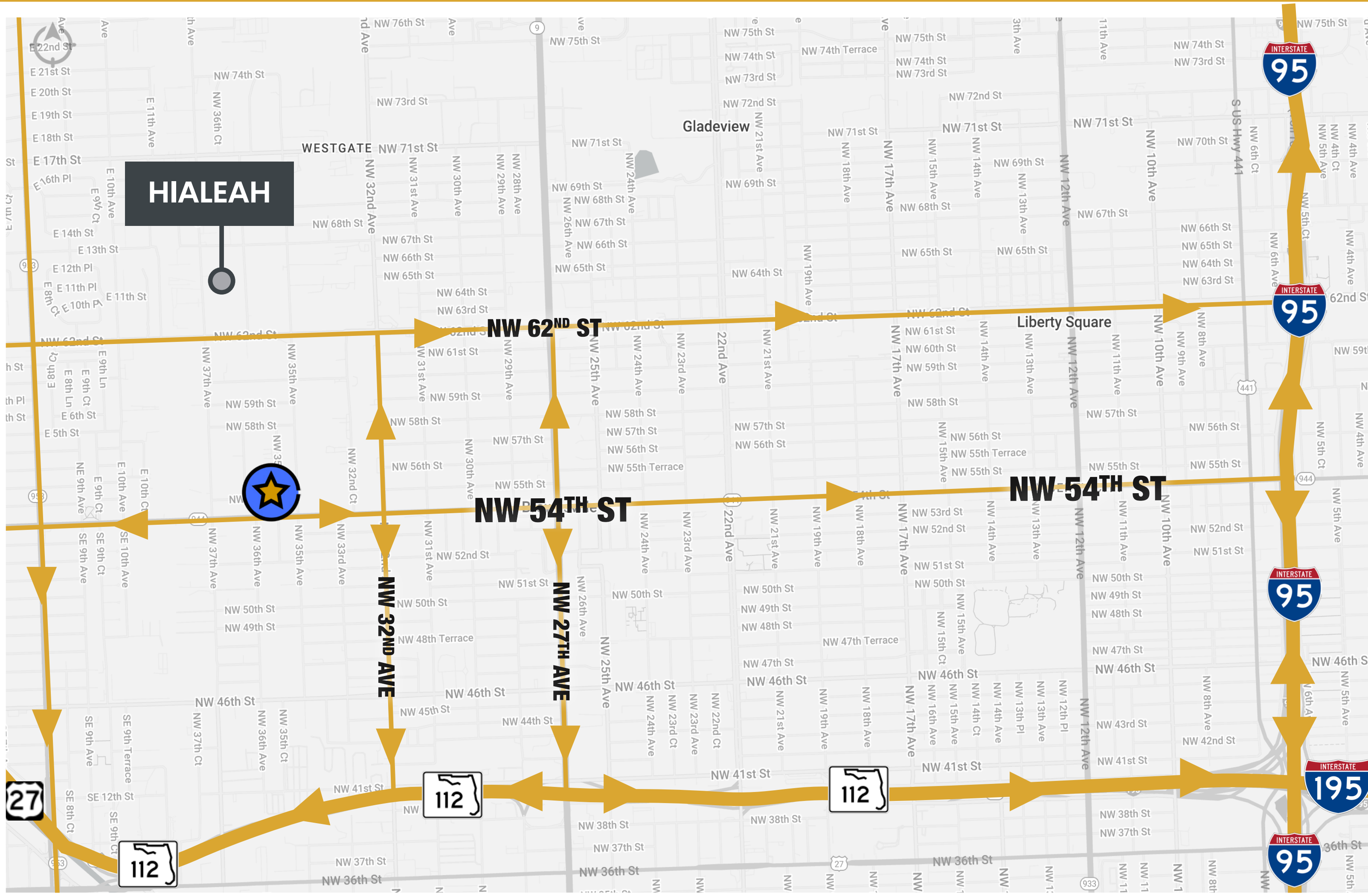


MIAMI DADE COUNTY'S AIRPORT EAST SUBMARKET
HIALEAH, FL

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

3455 NW 54th Street 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 3455 NW 54th Street.

112 ±1.5 MILES	27 ±2 MILES	95, 836 ±3.5 MILES	924, 826 ±5 MILES	FLORIDA'S TURNPIKE ±20 MINUTES
MIA Miami International Airport ±3.5 MILES	MIA Cargo Viaduct ±6 MILES	OPF Miami-Opa Locka Executive Airport ±6.5 MILES	PortMiami ±8 MILES	Fort Lauderdale-Hollywood International Airport, Port Everglades ±35 MINUTES

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 3455 NW 54th Street 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 stands as a critical economic engine for the State of Florida, generating an impressive **±$43 billion in economic impact in 2023**. Spanning over 500 acres, the port houses advanced cargo terminals, state-of-the-art warehouses, and supporting facilities, managing more than **1.25 million TEUs annually**. As **Florida's #1 container port** and one of the busiest in the nation, PortMiami is instrumental in facilitating global trade, **employing over 334,500 people** through direct and indirect jobs across shipping, logistics, and related sectors.

PortMiami has demonstrated a robust post-pandemic recovery, with significant growth in cargo and trade volumes, underscoring its role as a driver of economic resilience in South Florida. Located **±8 miles from 3455 NW 54th Street,** PortMiami provides tenants with strategic access to extensive global shipping routes. This proximity to one of the nation's top ports enhances logistics, distribution, and supply chain efficiency, making the Property a prime location for companies seeking streamlined access to international markets. For tenants engaged in trade and distribution, PortMiami's connectivity provides a critical advantage, supporting efficient market reach.

Miami International Airport

±3.5 Miles from The Property

Driving Billions in Trade and Job Creation

Miami International Airport (MIA) remains a cornerstone of Florida's economy, with an overall **economic impact of ±$34 billion in 2023**. Spanning ±3,000 acres, the MIA complex encompasses ±8.7 million SF of facilities, including cargo warehouses, office space, maintenance shops, and hangars. As **one of the state's largest employment hubs,** MIA supports **±280,000 direct and indirect jobs** through aviation and related industries.

MIA's cargo sector alone plays a significant role in international trade, with **total import and export trade values reaching an impressive ±$78 billion** in 2023. In the first half of the year, cargo volumes rose by ±5%, underscoring MIA's importance as a vital gateway for global logistics. The airport grounds, bordered by NW 36th Street, the Dolphin Expressway, LeJeune Road, and NW 72nd Avenue, provide tenants of nearby properties with unrivalled access to trade and distribution networks.

Located just **±3.5-mi from MIA**, 3455 NW 54th Street is ideally positioned to leverage this proximity, offering a competitive advantage for logistics, distribution, and trade-oriented tenants. Businesses at 3455 NW 54th Street benefit not only from streamlined logistics but also from the airport's robust trade connections, enhancing their capacity to meet market demands and expand regional and international operations.

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

±$34B
ANNUAL ECONOMIC IMPACT

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

In 2023, PortMiami Handled Over 1.25 Million TEUs
reflecting strong post-pandemic recovery in cargo and trade volumes.

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

1 Million+ TEUs
HANDLED ANNUALLY

±$43B
IN ANNUAL ECONOMIC ACTIVITY

In 2023, Miami International Airport Welcomed Nearly 50 Million Passengers
reflecting a recovery in air travel following the pandemic.

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

amazon
macy's inc
Winn Dixie DISTRIBUTION CENTER
CATERPILLAR
ups
UNITED STATES POSTAL SERVICE
BOEING
Carnival
watsco

3-MILE DEMOGRAPHICS

±193,597 POPULATION

±50,222 2024 AVERAGE HH INCOME

±8,709 TOTAL BUSINESSES

±62,884 TOTAL EMPLOYEES

±4.2% SUBMARKET VACANCY RATE

±$15 SUBMARKET NNN ASKING RENT/SF

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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.

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