

LISTED BY PAN YORK REALTY →

For Lease

HIGH-VISIBILITY CORNER INDUSTRIAL FACILITY

3700 NW 54th Street
Hialeah, FL 33142



Total Building Size
41,970 SF



Zoning
M-1 Industrial



Availability
Jan 1st, 2027



Lease Type
NNN

For Tours & Inquiries, Contact the Leasing
Team at Pan York Realty



PRIME CORNER LOCATION

Located at NW 54th St & NW 37th Ave in the heart of
the Hialeah industrial district.

Executive Summary

Strategic Facility

Limited availability of corner industrial facilities of this scale in Hialeah's core industrial corridor.

Opportunity to lease a **41,970 SF single-tenant industrial facility** strategically positioned at a signalized corner in the heart of Hialeah's core industrial corridor.

This property is designed for **efficient logistics and distribution operations**, featuring 7 dock-high loading positions, functional clear heights, and a modern office build-out.

Opportunities of this scale and positioning are increasingly limited in this submarket.

Prime Connectivity

The site offers **excellent visibility, access, and connectivity** to Miami's primary transportation infrastructure, making it ideal for regional and last-mile operators.

Ideal for: logistics, distribution, last-mile delivery, light manufacturing, and service-based industrial users.



Expansive Loading Area

Featuring wide truck courts and multiple dock positions to streamline shipping and receiving.

Key Property Highlights

3700 NW 54th St, Hialeah, FL 33142



Building Size
41,970 SF
Total building area



Office Space
±2,500 SF
Recently built (reception, offices, breakroom)



Loading
7 Docks
Dock-high loading positions



Functional Clear Height
13' - 18'
13' joist / 18' at loading areas



Zoning
M-1
Industrial Zoning



Lot Size
43,645 SF
Corner lot with efficient circulation

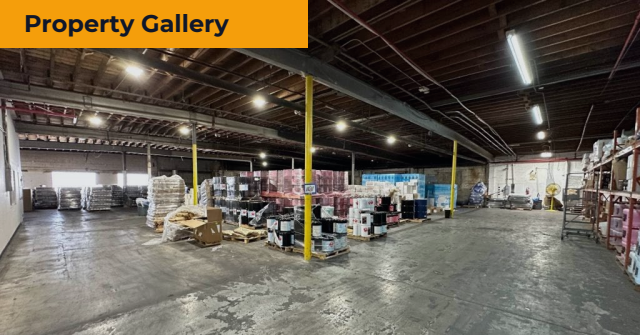
Functional Advantages

- ✓ Designed for high-volume throughput operations
- ✓ Efficient truck court and loading configuration
- ✓ Balanced warehouse and office layout for operational flexibility
- ✓ Corner positioning provides superior ingress/egress and visibility



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Property Gallery



Spacious Warehouse Floor



Modern Office Build-out



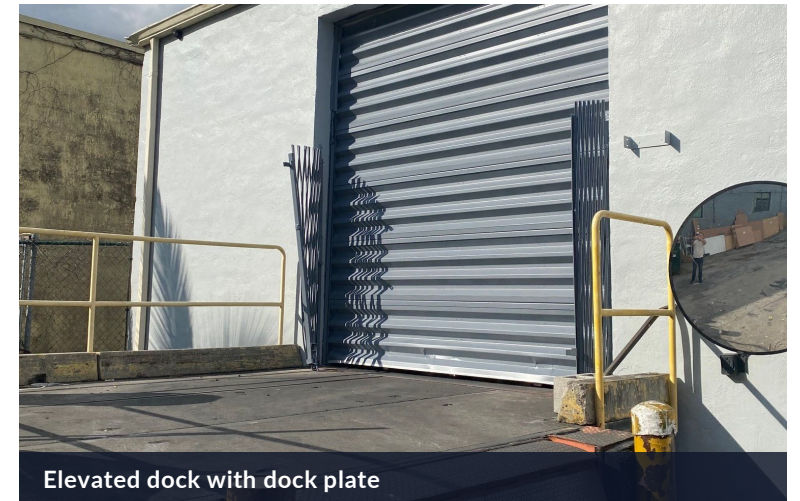
Kitchen & Break Area



New Sanitary Facilities

Loading & Dock Access

3700 NW 54th St, Hialeah, FL 33142



Regional Access

Location & Connectivity

Strategically located in one of Miami-Dade's most active industrial submarkets.

Property Address
3700 NW 54th Street
Hialeah, FL 33142

Immediate Access

I-95 Interstate 95

SR 112 Airport Expressway

SR 826 Palmetto Expressway

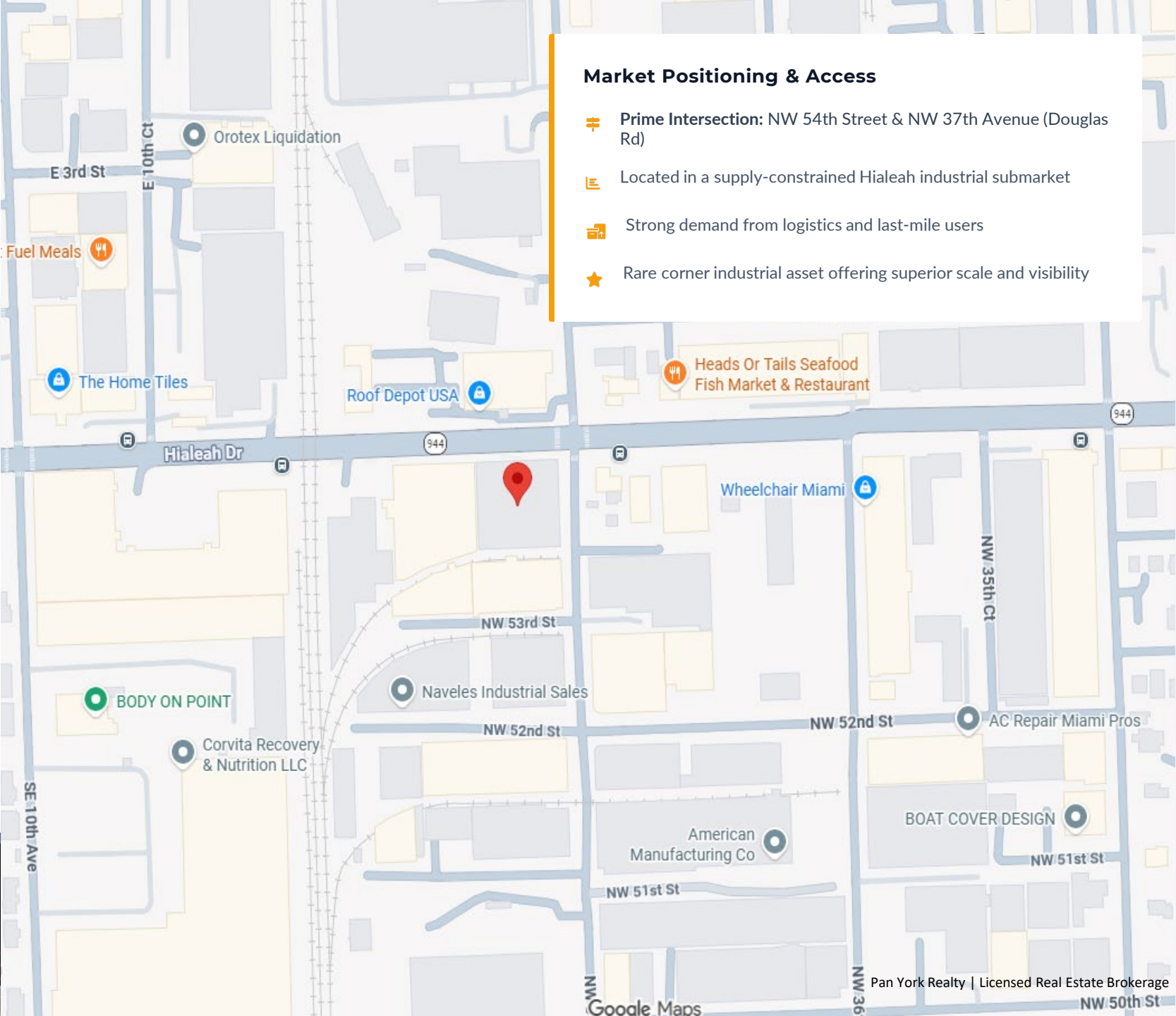
Proximity

Minutes to Miami Int'l Airport (MIA)

Wynwood & Design District



Exterior View



Market Positioning & Access

- Prime Intersection: NW 54th Street & NW 37th Avenue (Douglas Rd)
- Located in a supply-constrained Hialeah industrial submarket
- Strong demand from logistics and last-mile users
- Rare corner industrial asset offering superior scale and visibility

Contact Information



PAN YORK REALTY

Licensed Real Estate Brokerage

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Commercial Leasing

Leasing Team



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For tours & inquiries, contact the Leasing Team at Pan York Realty
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Subject Property

3700 NW 54th Street

Hialeah, FL 33142

Zoning

M-1 Industrial

Occupancy

Jan 1, 2027