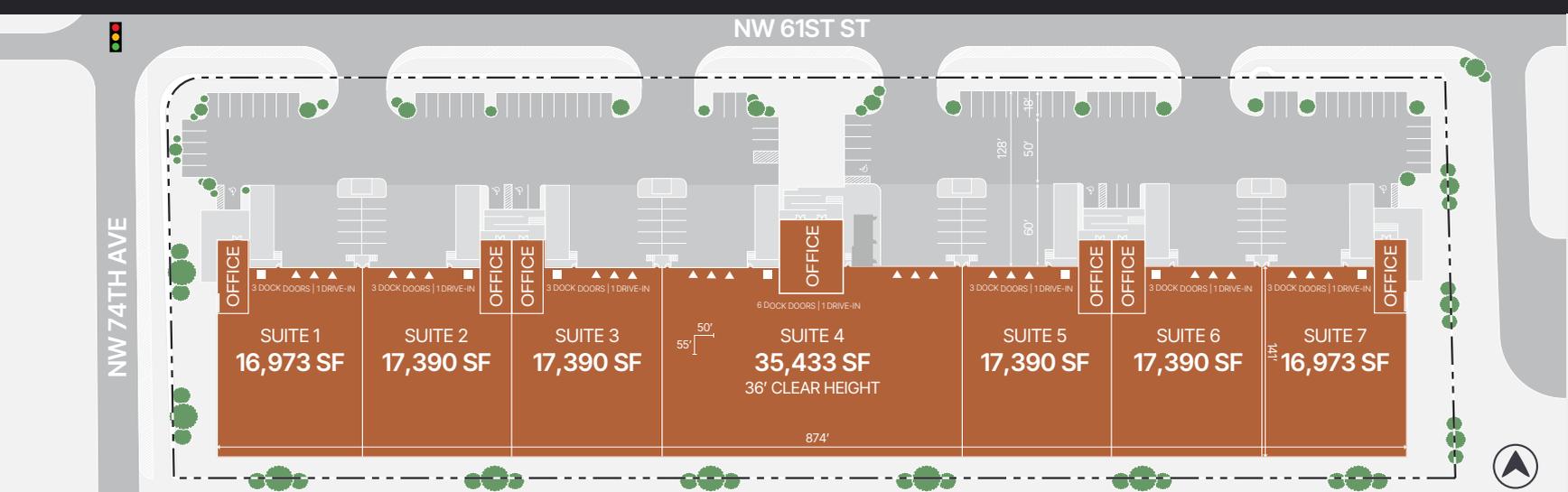


# MANGROVE LOGISTICS CENTER

**±17,000 SF – ±35,000 SF**  
**Suites Available**

±138,939 SF Class-A Development  
Delivering Q3 2026

7320 Northwest 61st Street, Miami, FL



## SPECIFICATIONS

7320 Northwest 61st Street, Miami

### BUILDING

Building SF	±138,940 SF
Clear Height	36'
Column Spacing	50' x 55'
Loading Formatt	Front-Load
Truck Court Depth	128'
Car Spaces	121
Power	3,400 Amps

### SUITE 1

Available SF	±16,973 SF
Office SF	±1,300 SF
Mezzanine SF	±1,318 SF
Dock Doors	3
Drive-Ins	1
Car Spaces	19
Power	277/480 volt, 200 amp

### SUITE 2

Available SF	±17,390 SF
Office SF	±1,283 SF
Mezzanine SF	±1,300 SF
Dock Doors	3
Drive-Ins	1
Car Spaces	13
Power	277/480 volt, 200 amp

### SUITE 3

Available SF	±17,390 SF
Office SF	±1,283 SF
Mezzanine SF	±1,300 SF
Dock Doors	3
Drive-Ins	1
Car Spaces	16
Power	277/480 volt, 200 amp

### SUITE 4

Available SF	±35,433 SF
Office SF	±2,536 SF
Mezzanine SF	±2,560 SF
Dock Doors	6
Drive-Ins	1
Car Spaces	21
Power	277/480 volt, 400 amp

### SUITE 5

Available SF	±17,390 SF
Office SF	±1,283 SF
Mezzanine SF	±1,300 SF
Dock Doors	3
Drive-Ins	1
Car Spaces	19
Power	277/480 volt, 200 amp

### SUITE 6

Available SF	±17,390 SF
Office SF	±1,283 SF
Mezzanine SF	±1,300 SF
Dock Doors	3
Drive-Ins	1
Car Spaces	11
Power	277/480 volt, 200 amp

### SUITE 7

Available SF	±16,973 SF
Office SF	±1,300 SF
Mezzanine SF	±1,318 SF
Dock Doors	3
Drive-Ins	1
Car Spaces	22
Power	277/480 volt, 200 amp

**LOCAL ACCESS**

**SR 826**  
0.7 miles

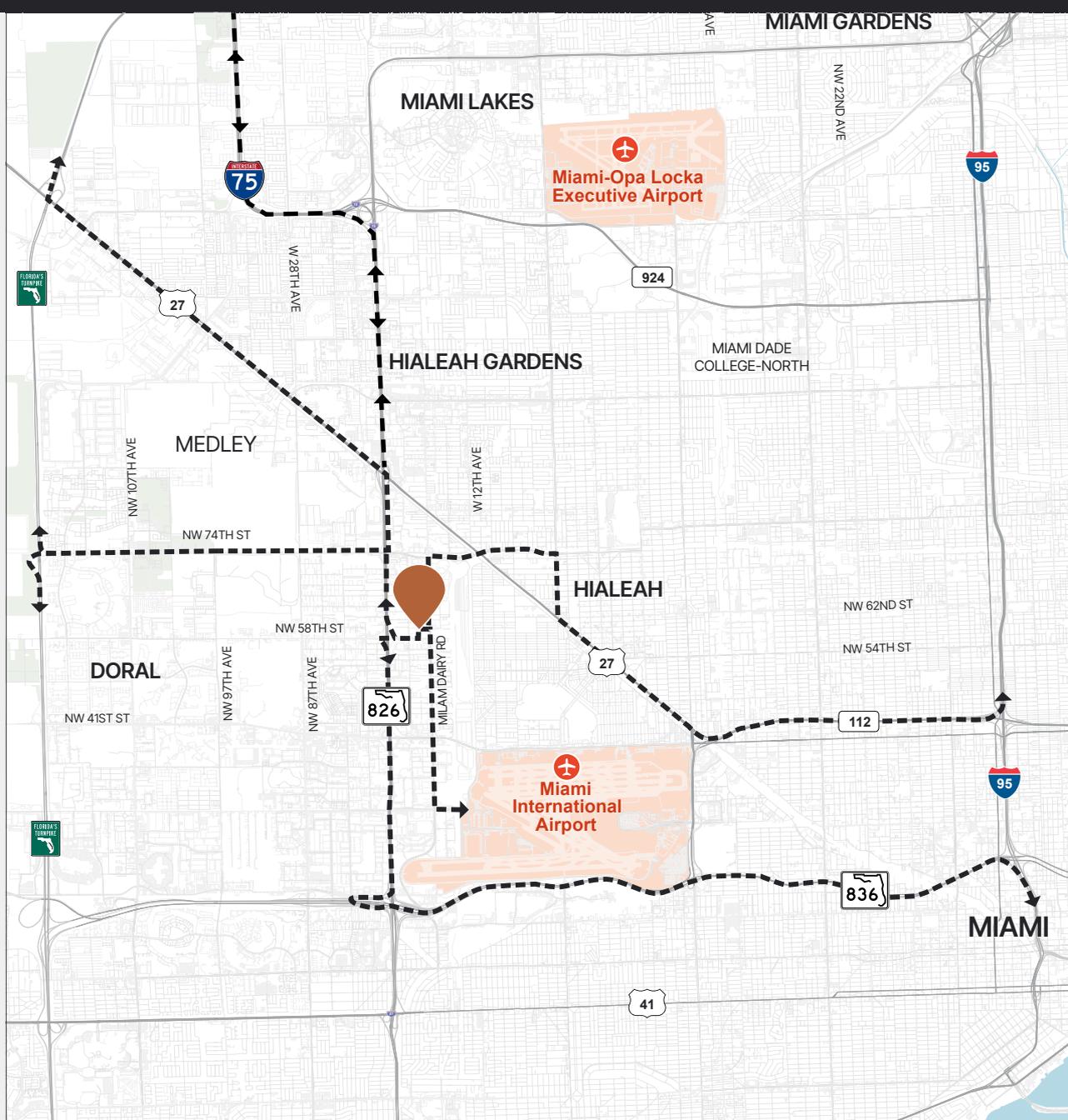
**US 27**  
2.6 miles

**MIAMI INTERNATIONAL  
AIRPORT CARGO HUB**  
2.8 miles

**FLORIDA'S TURNPIKE**  
5.3 miles

**I-95**  
8.5 miles

**MIAMI CBD**  
14.0 miles



## "WHY SMALL BAY"

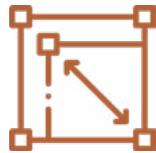
Mangrove Logistics Center delivers modern, Class-A industrial development at a small-bay scale, a unique combination in the Airport North/Doral market.

# REDEFINING SMALL BAY



## Built for Modern Logistics

In addition to dock high loading, **every suite includes an oversized loading ramp and 12' x 14' door**, ready to handle air pallets, oversize items, equipment and other large format freight that cannot pass through standard dock doors. Complete operational flexibility, no matter what your business handles.



## Store More in Less Space

**Don't just lease square footage, lease vertical volume.**

Most small-bay product offers 18' to 24' clear height, limiting tenants to 3 or 4 vertical pallet positions. MLC's 36' clear allows for 6-high racking. Tenants can expand capacity without increasing size or reduce footprint while storing the same inventory, significantly reducing their effective cost per pallet.



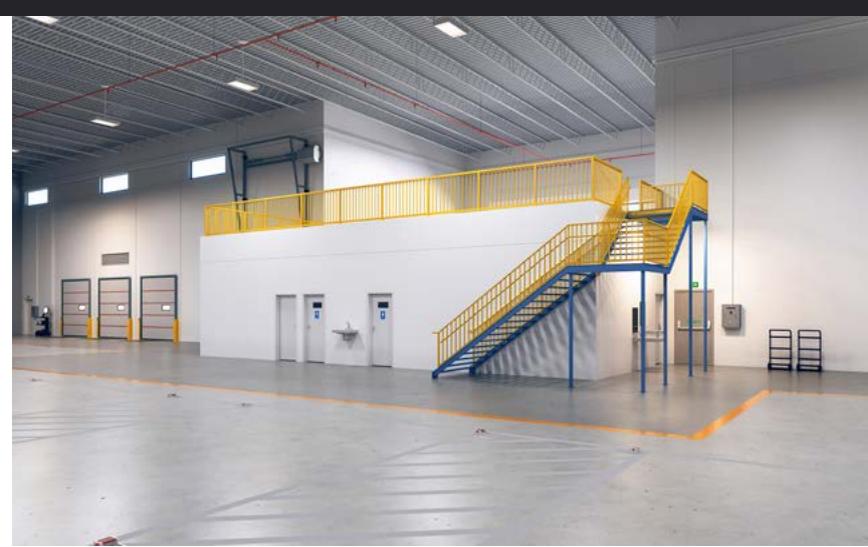
## Connectivity & Access

With proximity to Milam Dairy Road and the Palmetto Expressway, MLC central to Miami-Dade's commercial corridors. **Direct routes to MIA Cargo, the Dolphin Expressway, and the Turnpike** mean your operation can efficiently reach the entire County.



## Image & Infrastructure

**Enhanced power infrastructure** supports light manufacturing and specialized operations, while Class A design creates a professional presence for client-facing businesses.



PORT MIAMI



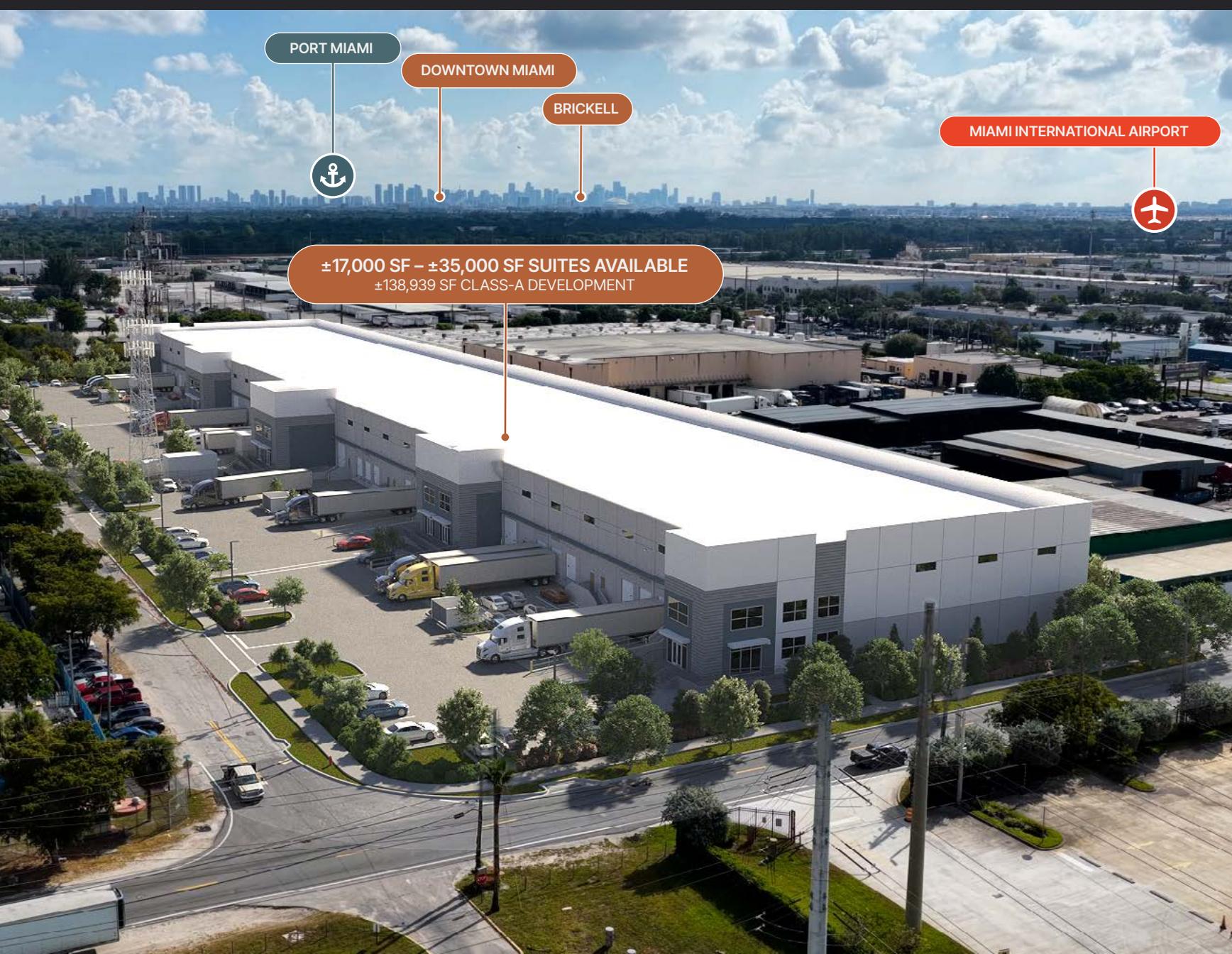
DOWNTOWN MIAMI

BRICKELL

MIAMI INTERNATIONAL AIRPORT



±17,000 SF – ±35,000 SF SUITES AVAILABLE  
±138,939 SF CLASS-A DEVELOPMENT



**LOCAL AMENITIES**



E 49TH ST

826

27

934

**HIALEAH RAIL YARD  
(FEC YARD)**

27

HIALEAH

E 8TH AVE

**PALMETTO EXPRESSWAY (SR 826)  
CLOSEST ACCESS POINT**

NW 58TH ST

**DOWNTOWN  
DORAL**

DORAL

**TRUMP NATIONAL  
DORAL**

969

27

**CITYPLACE DORAL**

**JACKSON WEST  
MEDICAL CENTER**

**NW 25TH STREET  
CARGO VIADUCT**

826

**MIAMI INTERMODAL  
CENTER**



**DOLPHIN EXPRESSWAY (SR 836)  
CLOSEST ACCESS POINT**

836

836

FOUNTAINBLEAU

336

## CORPORATE NEIGHBORS

Mangrove Logistics Center benefits from its location within a proven industrial ecosystem, surrounded by major corporate and logistics users that drive consistent tenant demand.

This concentration of established operators highlights the area's suitability for small bay, last mile, and distribution oriented uses.

- 1 CEVA Logistics
- 2 Lineage Logistics
- 3 DHL Express
- 4 ABC Supply Co.
- 5 Costex Tractor Parts (CTP)
- 6 Southeastern Freight Lines
- 7 UPS Supply Chain Solutions
- 8 PepsiCo Distribution Center
- 9 International Plywood & Lumber
- 10 Ryder System
- 11 FedEx Ground
- 12 Dr Pepper Snapple Group (Keurig Dr Pepper Distribution)
- 13 CEVA Logistics



DORAL

DOWNTOWN DORAL

TRUMP NATIONAL DORAL



## REGIONAL ACCESS

### PORT MIAMI

13 miles

### FORT LAUDERDALE / HOLLYWOOD INTERNATIONAL AIRPORT

37.5 miles

### PORT EVERGLADES

38.5 miles

## DEMOGRAPHICS

Within 5 Miles

±449,250

Population

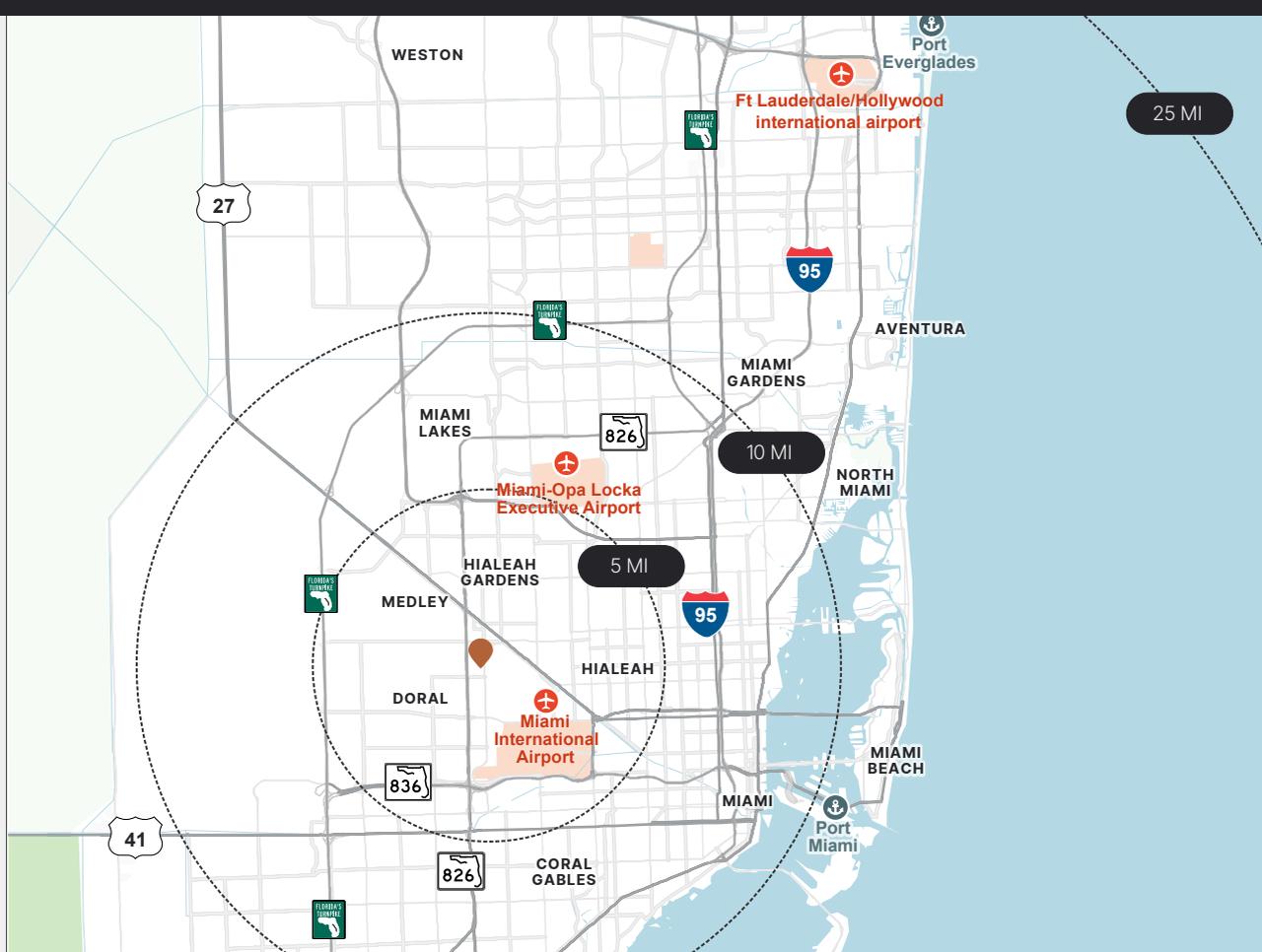
±327,200

Labor Force

±\$68,500

Average Household Income

SOURCE: CoStar (2024)



## CONTACT INFORMATION

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