

HIALEAH WAREHOUSE SPACE WITH SECURE IOS YARD

7621 NW 37TH AVE
MIAMI, FL 33147



 **AVAILABLE**
±14,040 SF Warehouse
±25,000 SF Gated IOS



NW 36th Ave

NW 76th St

NW 37th Ave

PROPERTY WEBSITE



 **LEE & ASSOCIATES**
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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



SITE OVERVIEW

EXECUTIVE SUMMARY

RARE IOS OFFERING IN SUPPLY-CONSTRAINED MIAMI-DADE MARKET

Lee & Associates presents a flexible industrial leasing opportunity in the high-demand Hialeah submarket of Miami-Dade. Now available for lease is unit 7621, a $\pm 14,040$ SF of warehouse space accompanied by $\pm 25,000$ SF of secured industrial outdoor storage (IOS) yard, offering ideal functionality for logistics, storage, or service-oriented operations. The space is part of a $\pm 26,304$ SF multi-tenant industrial building situated on a 1.72 AC zoned IU-1. The offering includes access via NW 76th Street and benefits from heavy 3-phase power, 14' clear height, and ample truck maneuvering area. The outdoor yard is fully secured, with potential for further customization to support truck parking, container staging, or contractor yard uses.

Positioned within Miami's industrial core, the property provides seamless connectivity to I-95, the Palmetto Expressway (SR 826), SR 836, and the Hialeah Expressway. Its central location offers direct access to Miami International Airport, the Port of Miami, and Port Everglades—major logistical hubs that enhance tenant efficiency and responsiveness. As one of the few available IOS-qualified leasing opportunities in Miami-Dade, this asset delivers rare flexibility for tenants looking to scale or expand within a premium industrial submarket.



For more information, please contact one of the following individuals:

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PROPERTY HIGHLIGHTS



Warehouse + Secured IOS Facility
Within Multi-Tenant Industrial Facility
14 feet clear ceiling height
Drive-In loading doors
Heavy 3-phase power
Zoned IC-ID

Unit 7621: \$27,000/month (NNN)
 $\pm 14,040$ SF Warehouse: **\$15.50 SF/yr**
 $\pm 25,000$ SF IOS Yard: **\$4.25 SF/yr**



Prime Location:

Located in Hialeah, this property is at the center of South Florida's dense industrial network.



Exceptional Connectivity:

3.1 mi to I-95
4.5 mi to SR-836 Dolphin Expy
6.5 mi to SR-826 Palmetto Expy
7.4 mi to Miami Int'l Airport
9.7 mi to Port of Miami
21.3 mi Fort Lauderdale Int'l Airport

UNIT 7621 - AVAILABLE FOR LEASE

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	±14,040 SF Warehouse	LEASE RATE:	\$27,000/month
	±25,000 SF IOS Yard		\$15.50 SF/yr Warehouse
			\$4.25 SF/yr IOS Yard

UNIT 7621 AVAILABLE FOR LEASE

7621 NW 37TH AVE MIAMI, FL 33147 DESCRIPTION

\$15.50 SF/yr (NNN) for the Warehouse + \$4.25 SF/yr (NNN) for the Yard.
(\$27,000/month for both).
±14,040 SF warehouse space.
±25,000 SF secured IOS yard with truck access and gate.
3 Drive-in loading doors, 14' clear ceilings, heavy 3-phase power.



UNIT 7621 - 3D VIRTUAL TOUR



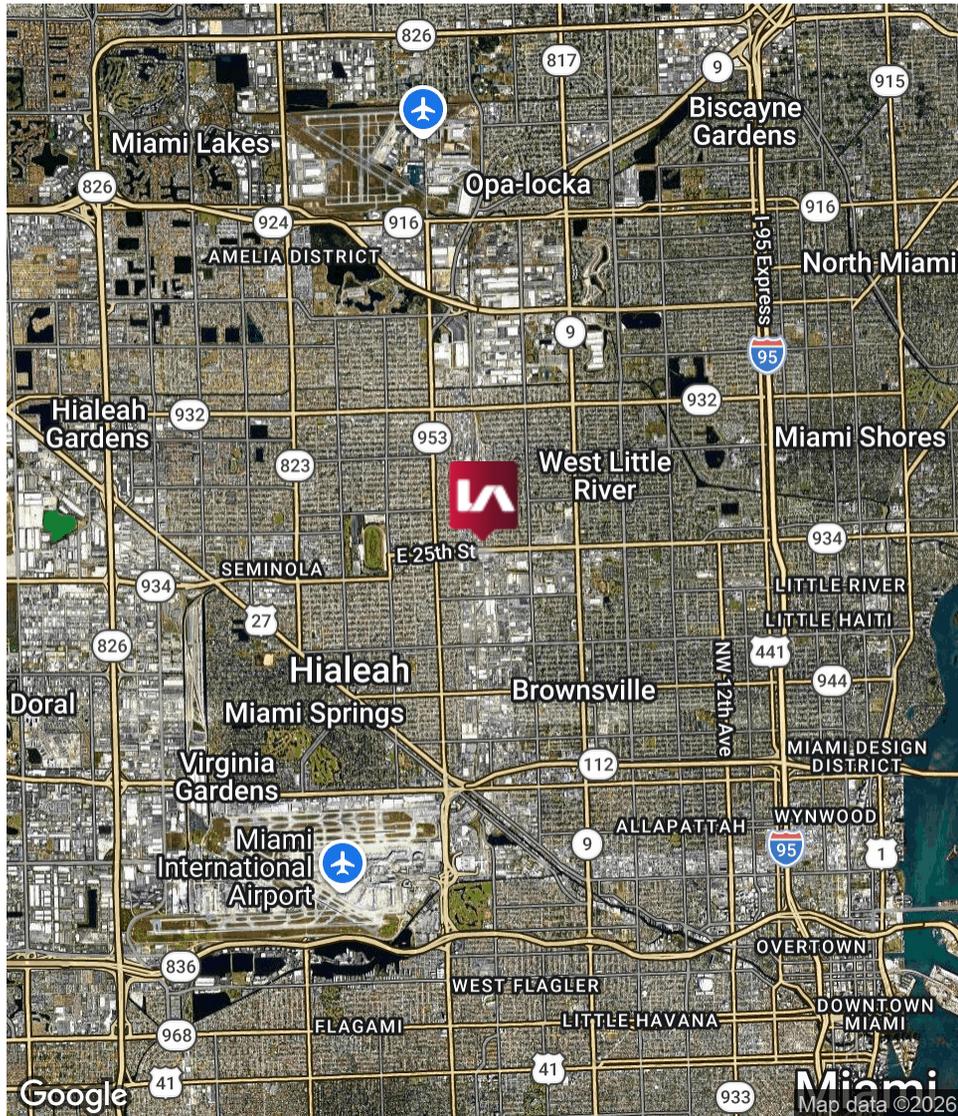
UNIT 7621 - ADDITIONAL PHOTOS



An aerial map of Miami, Florida, with a semi-transparent red overlay. A red location pin is placed on the map at the address 7640 NW 36th Ave. The map shows various neighborhoods and streets, with labels such as 'CAROL CITY', 'OPA LOCKA NORTH', 'Westview', 'West Little River', 'MIAMI DESIGN DISTRICT', 'WYNWOOD', 'ALLAPATTAH', 'OVERTOWN', 'LITTLE HAVANA', 'WEST FLAGLER', 'FLAGAMI', 'Little Gables', and 'Coral Gables'. Major roads like I-95 and I-195 are also visible.

MARKET & LOCATION INFORMATION

REGIONAL MAP



LOCATION OVERVIEW

Situated in Hialeah's industrial hub, this property offers excellent connectivity. It is 7.4 miles from Miami International Airport and 21.3 miles from Fort Lauderdale-Hollywood International Airport, with easy access to major South Florida highways. Ideal for businesses seeking a strategic position in the dynamic South Florida market. Generous yard space presents a remarkable value-add opportunity for potential investors, offering the potential for enhanced outdoor storage, parking, or customization to meet specific operational needs.

CITY INFORMATION

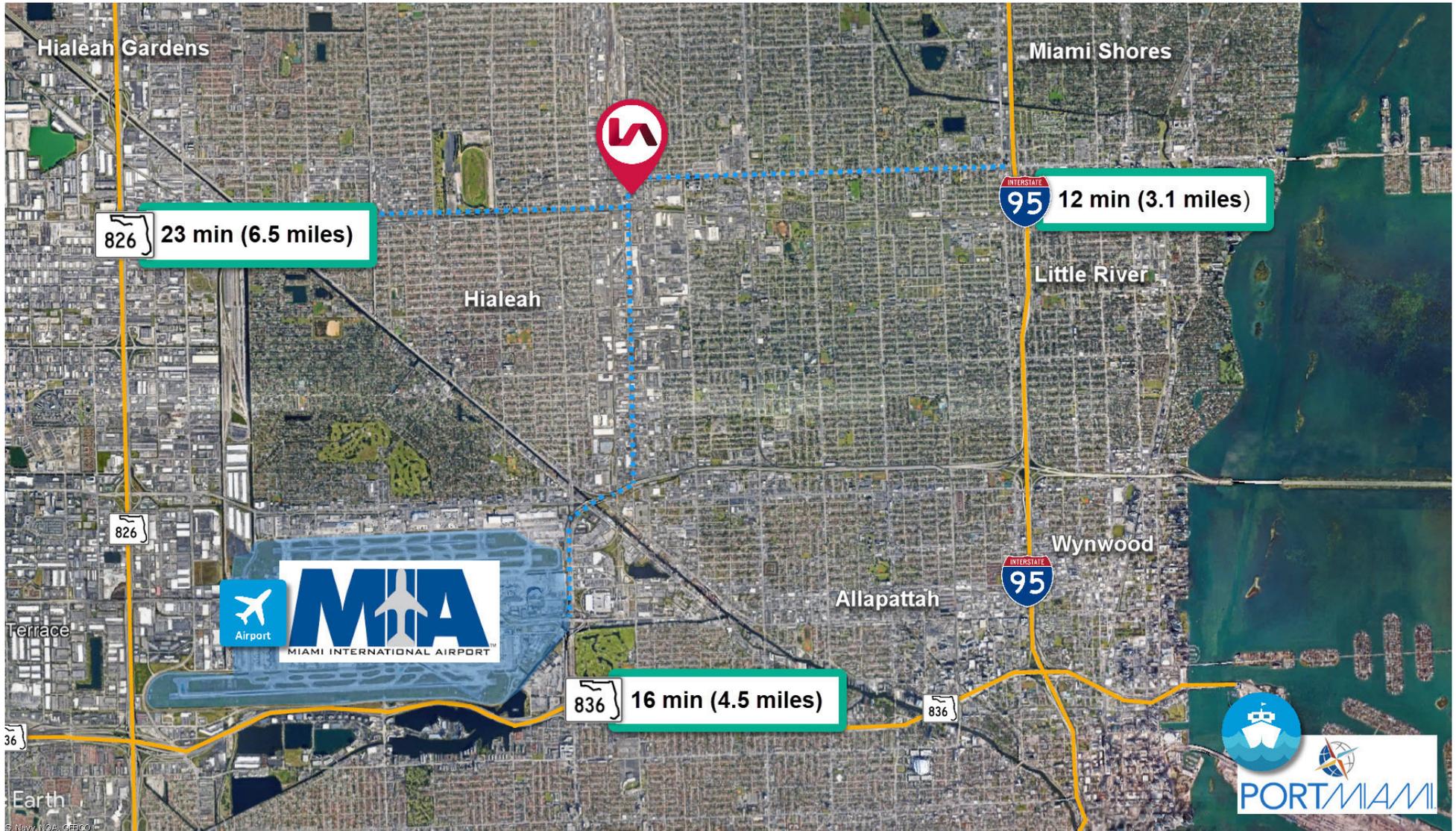
MARKET:

South Florida

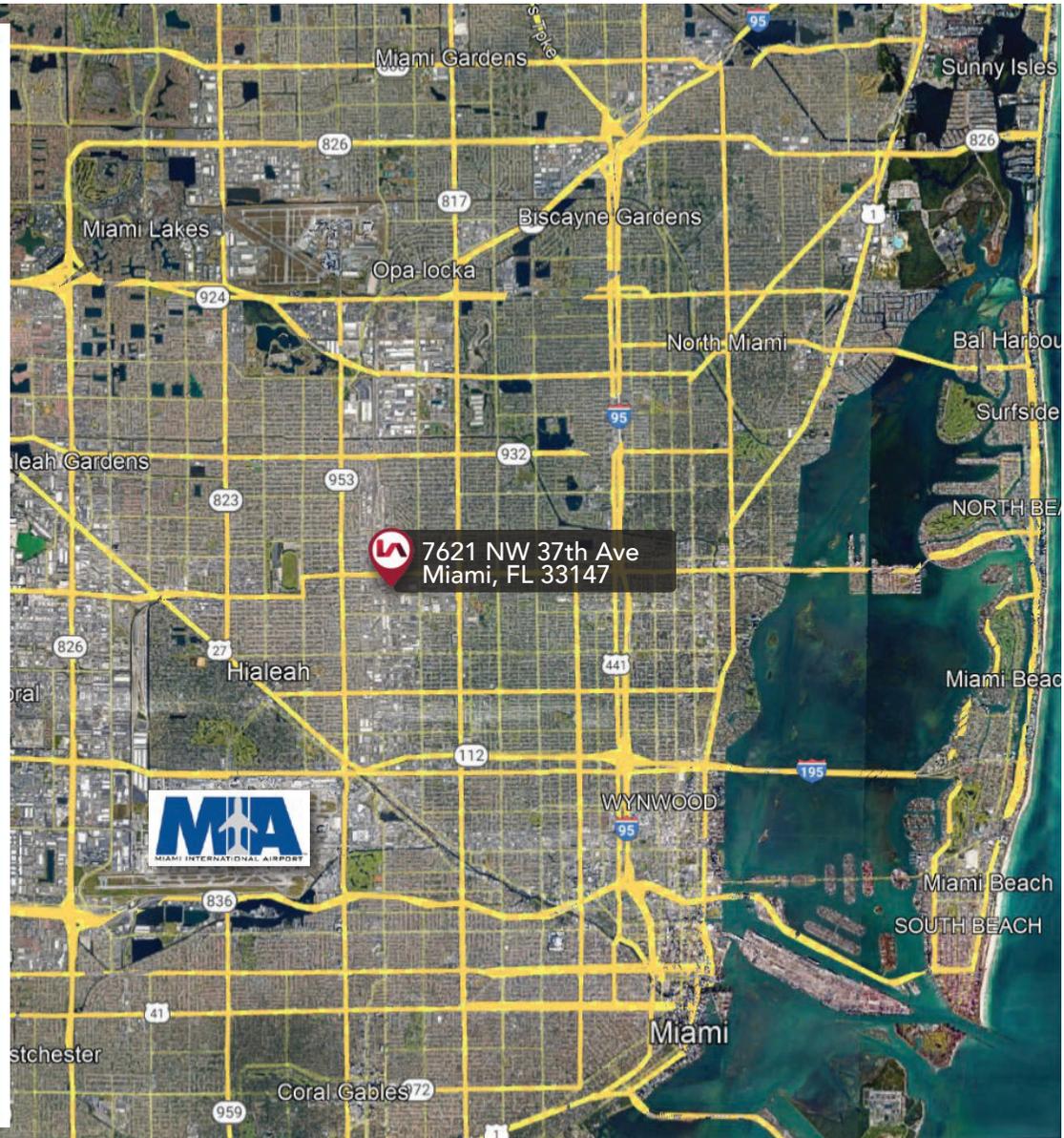
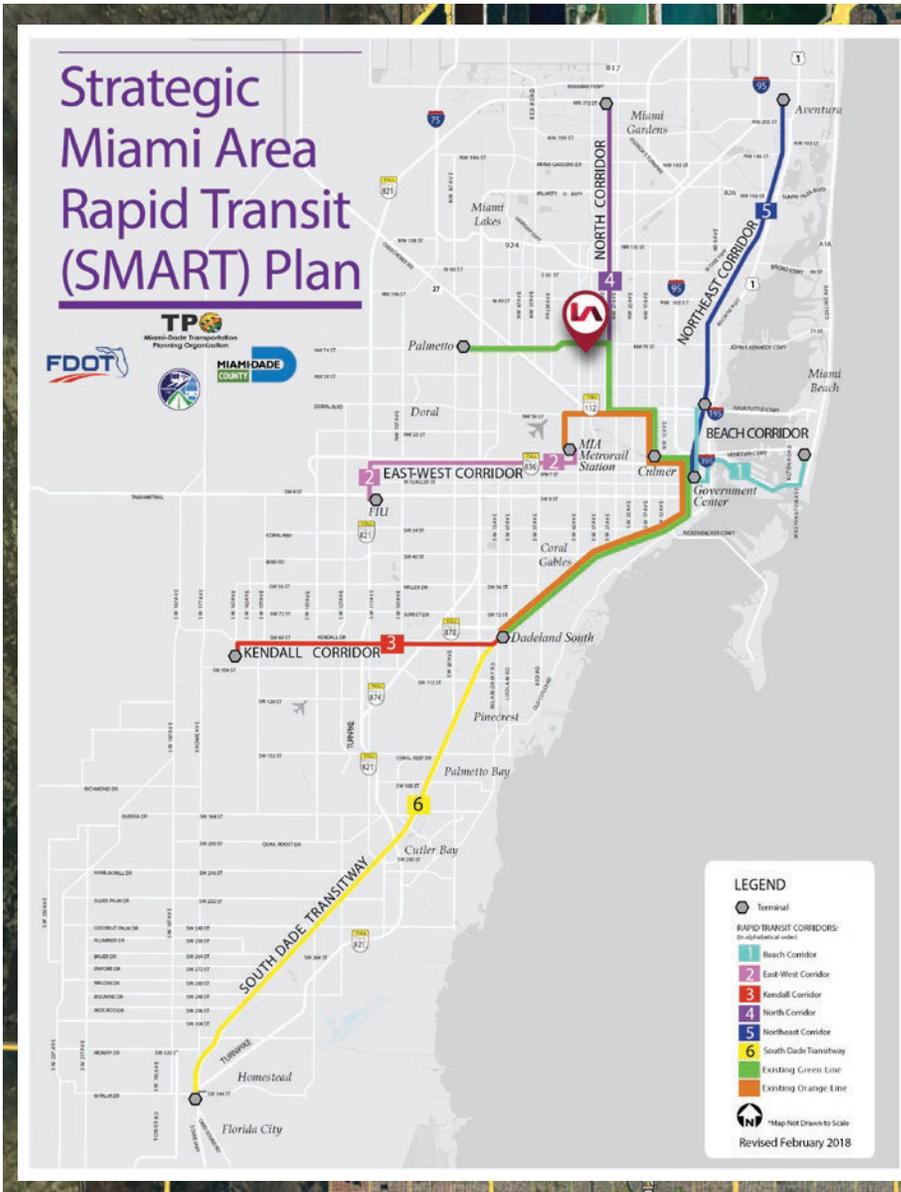
SUBMARKET:

Hialeah Industrial

ACCESSIBILITY & CONNECTIVITY



MIAMI (TOD) TRANSIT ORIENTED DISTRICT



HIALEAH INDUSTRIAL SUBMARKET

THE CENTER OF MIAMI'S INDUSTRIAL NETWORK

SUBMARKET STRENGTH & BUSINESS APPEAL

The Hialeah industrial submarket is among Miami-Dade's most established and strategically positioned nodes for light manufacturing, assembly, warehousing, and last-mile distribution. With lease rates typically more competitive than in some of the coastal or "infill core" submarkets, tenants benefit from lower overhead while retaining proximity to major infrastructure. In this corridor, industrial users gain visibility, good frontage, and access to supporting labor pools from nearby residential and transit nodes. The relative scarcity of industrial land in mature areas further underscores Hialeah's value as an entry point for businesses seeking both affordability and connectivity.

MARKET INSIGHTS & INVESTMENT OUTLOOK

The broader Miami industrial market continues to absorb space, even as growth normalizes from its pandemic-era peaks. In the first half of 2025, Miami net absorption remained positive, indicating ongoing demand in the industrial sector. While new deliveries are putting moderate pressure on vacancy, the constraining geography (e.g. protected lands, water bodies)—coupled with high barriers to new development—helps maintain a base level of scarcity. As supply growth flattens in certain corridors, rent escalation may reaccelerate, making well-maintained, well-located assets in submarkets like Hialeah increasingly compelling to both investors and tenants.

CONNECTIVITY & DISTRIBUTION REACH

One of Hialeah's strongest advantages is its highway, airport, and maritime access. This industrial assemblage is well situated near the SR-924 Opa-Locka extension (≈1.9 miles), linking directly to I-75 and the Palmetto Expressway (SR-826). The parcel lies within 8-10 miles of Miami International's cargo facilities, and roughly 19 miles from PortMiami—offering strong multimodal reach. The proximity to the Tri-Rail / MetroRail transfer point, Amtrak, and a short drive to Opa-Locka Executive Airport further enhances workforce mobility and logistic flexibility. All told, this location offers both regional and global connectivity for distribution users targeting South Florida, the Caribbean, and Latin American trade lanes.



MIAMI INDUSTRIAL MARKET FUNDAMENTALS



MIAMI INDUSTRIAL MARKET DEMAND DRIVERS

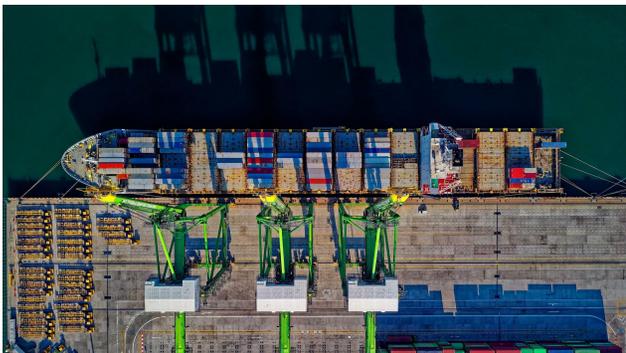
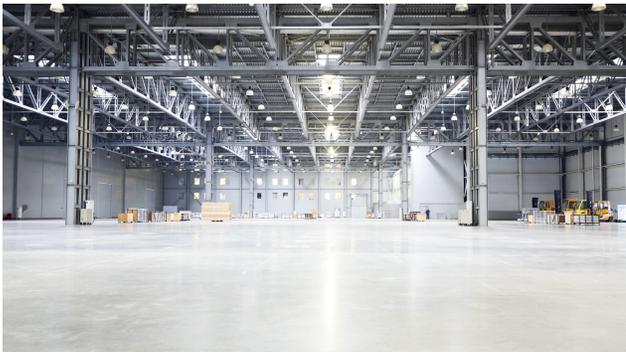
The Miami industrial market continues to attract attention as a logistics and trade hub, underpinned by South Florida's role as a gateway to Latin America and the Caribbean. In the first half of 2025, more than 500,000SF of industrial space was absorbed across the region, demonstrating that demand remains positive even as the market moderates from its peak years. Leasing activity in Q2 2025 alone exceeded 1.2 millionSF, marking the 10th consecutive quarter above the 1MSF threshold. While new deliveries have pushed vacancy upward (currently hovering around 6.5%), absorption is steady, and speculative development is tapering off—a trend that should help rebalance supply and demand later in 2025.

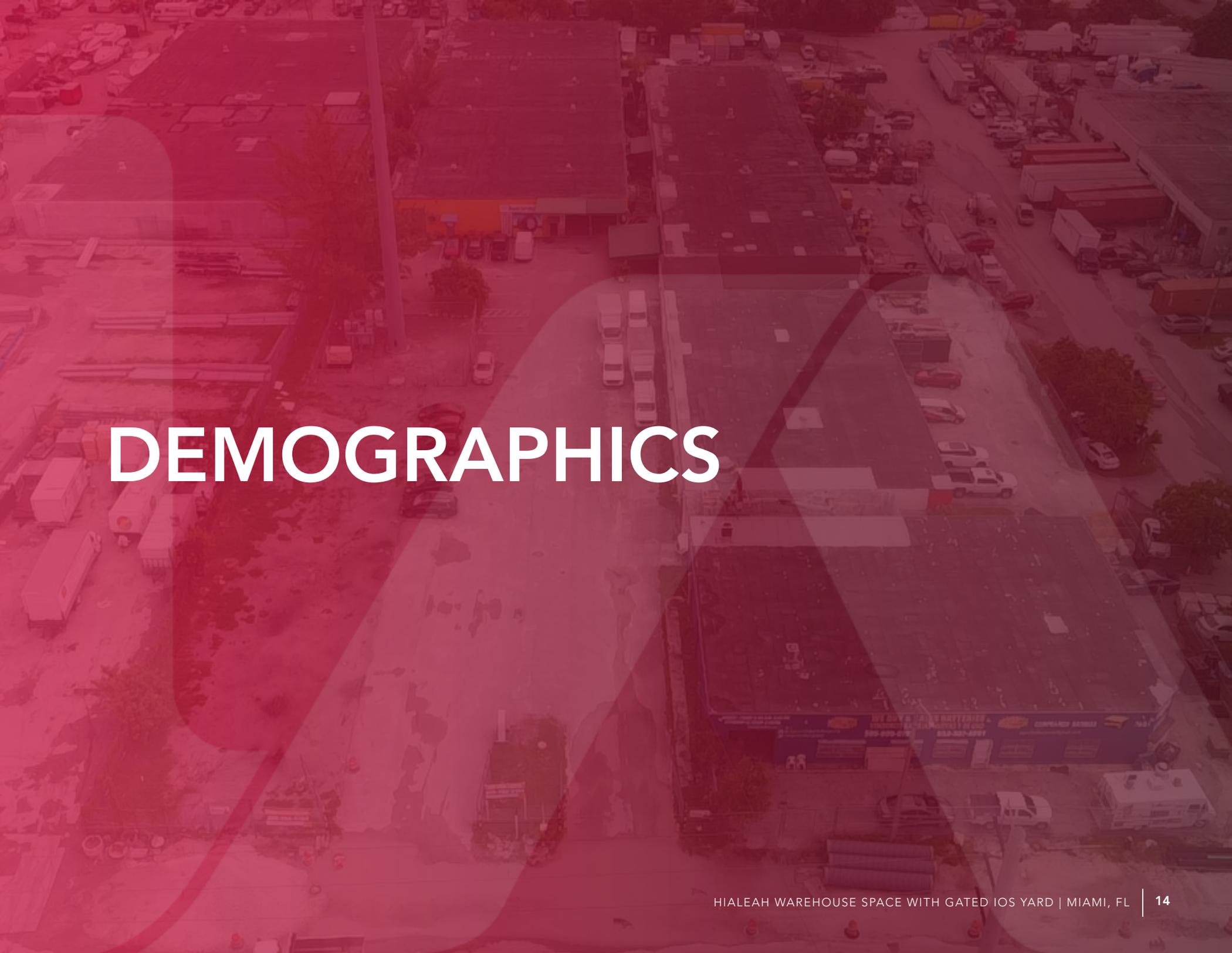
INVESTMENT & LEASING OUTLOOK

The Miami industrial sector is entering a more normalized, bifurcated phase, with divergence by class and submarket. Class A space has seen vacancy swell (reaching nearly 13% in Q2) as speculative projects outpace near-term demand. Meanwhile, smaller, functional warehouse and flex assets—particularly in infill nodes—are holding up better as tenants seek cost-efficient floorplans and shorter last-mile reach. Investment interest is shifting toward assets with durable tenancy, limited competition, and existing cash flow, rather than pure development plays. Returns in submarkets poised for stabilization or recovery (e.g. Northwest Dade) are attracting capital, especially given Miami's constrained land availability and barriers to new development.

CONNECTIVITY, LOGISTICS REACH & COMPETITIVE ADVANTAGES

One of Miami's enduring competitive advantages is its multimodal connectivity—port access, air freight, and highway distribution. Strategically located industrial nodes can reach Miami International's cargo operations (and other regional airports) within minutes, while PortMiami is reachable in under 20 miles. The region is also served by expressway corridors such as SR924, I-75, SR826, and others that connect to inland Florida and interstate markets. In addition, e-commerce, cold storage, food & beverage, and cross-dock users continue to seek well-located warehouse inventory with last-mile access—particularly in submarkets that offer proximity to both major population centers and freight infrastructure. The combination of strategic location, growing logistics demand, and moderate new supply makes Miami an attractive market for industrial leasing and investment.

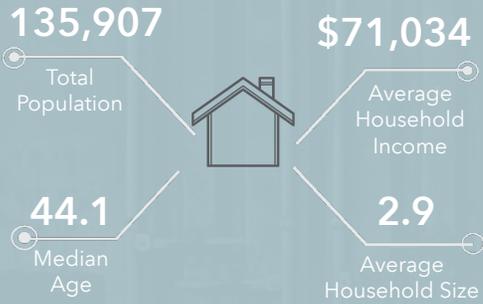




DEMOGRAPHICS

DEMOGRAPHIC PROFILE

KEY FACTS

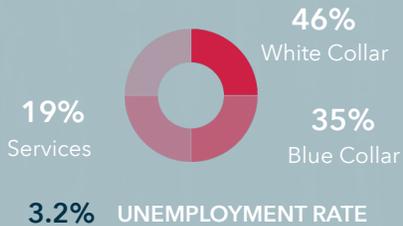


DAYTIME POPULATION

Total Daytime Population
126,307

Residents 74,287 Workers 52,020

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

384 Businesses \$975,754,835 Sales

5,268 Employees

Manufacturing

302 Businesses \$424,894,580 Sales

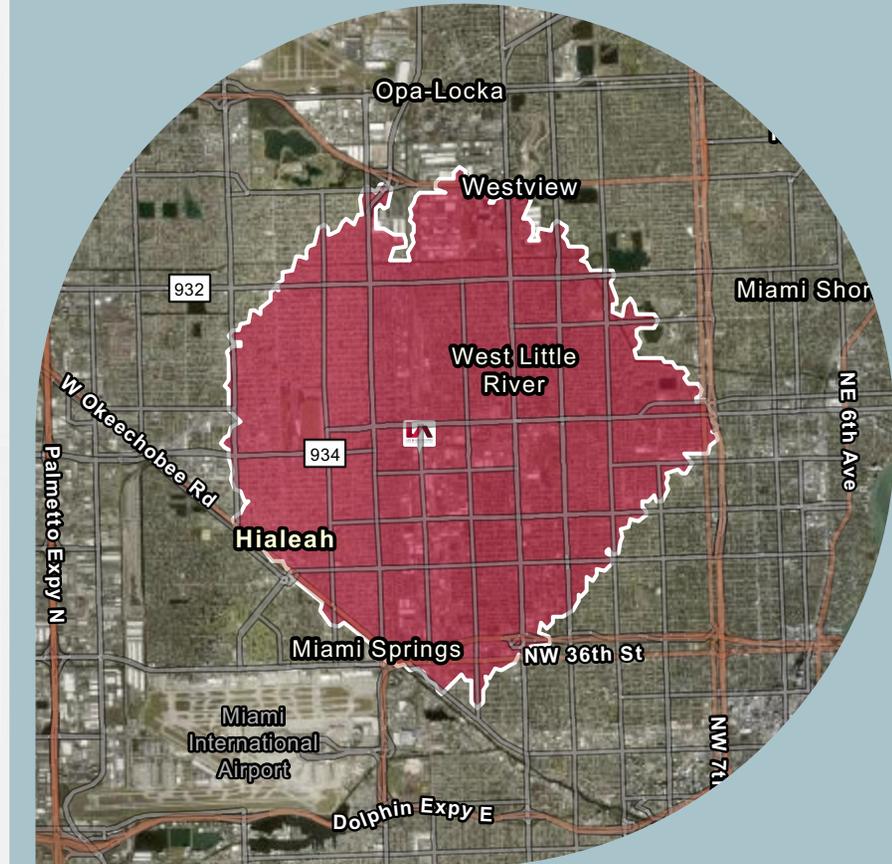
3,332 Employees

Wholesale Trade

413 Businesses \$4,750,728,176 Sales

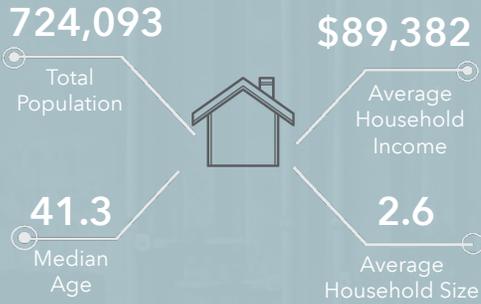
3,461 Employees

Drive time of 10 minutes

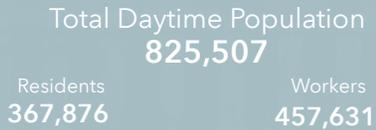


DEMOGRAPHIC PROFILE

KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



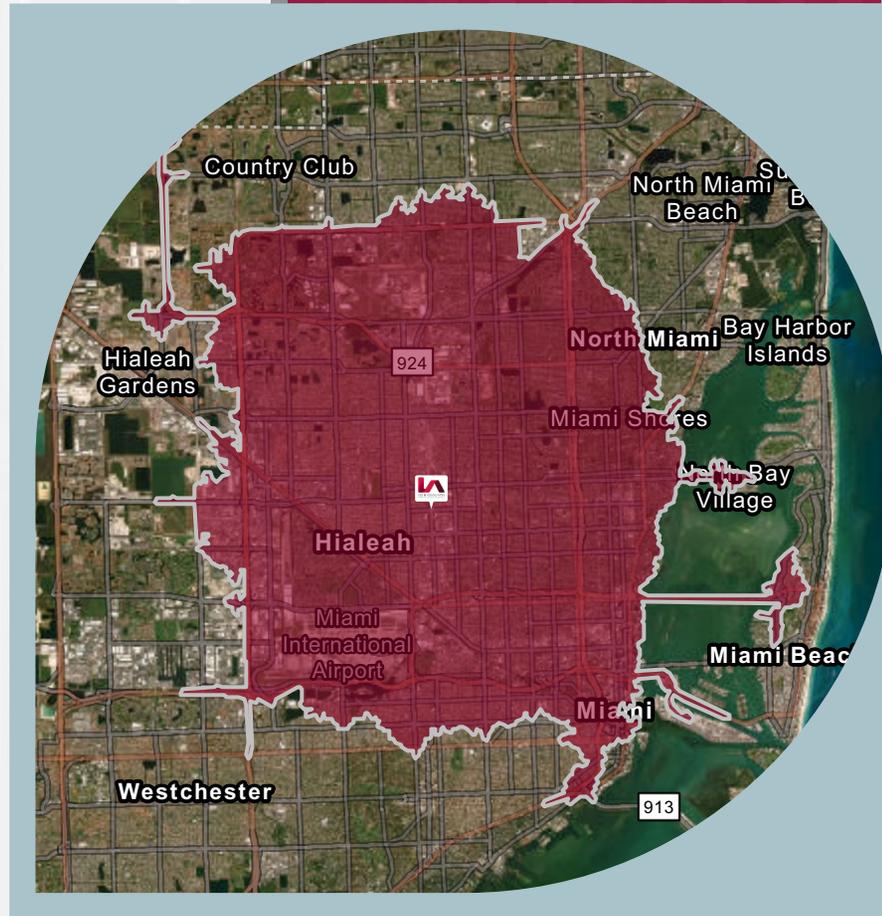
Manufacturing



Wholesale Trade

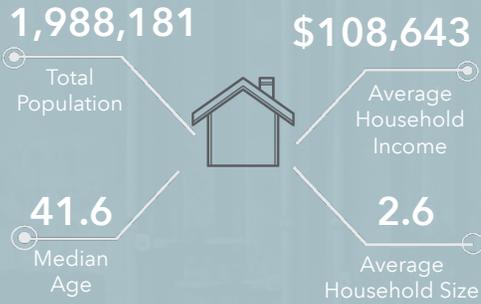


Drive time of 20 minutes



DEMOGRAPHIC PROFILE

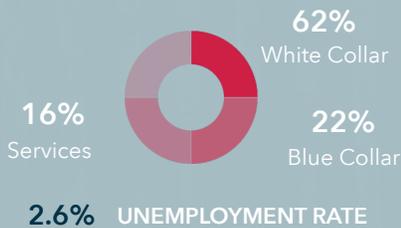
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



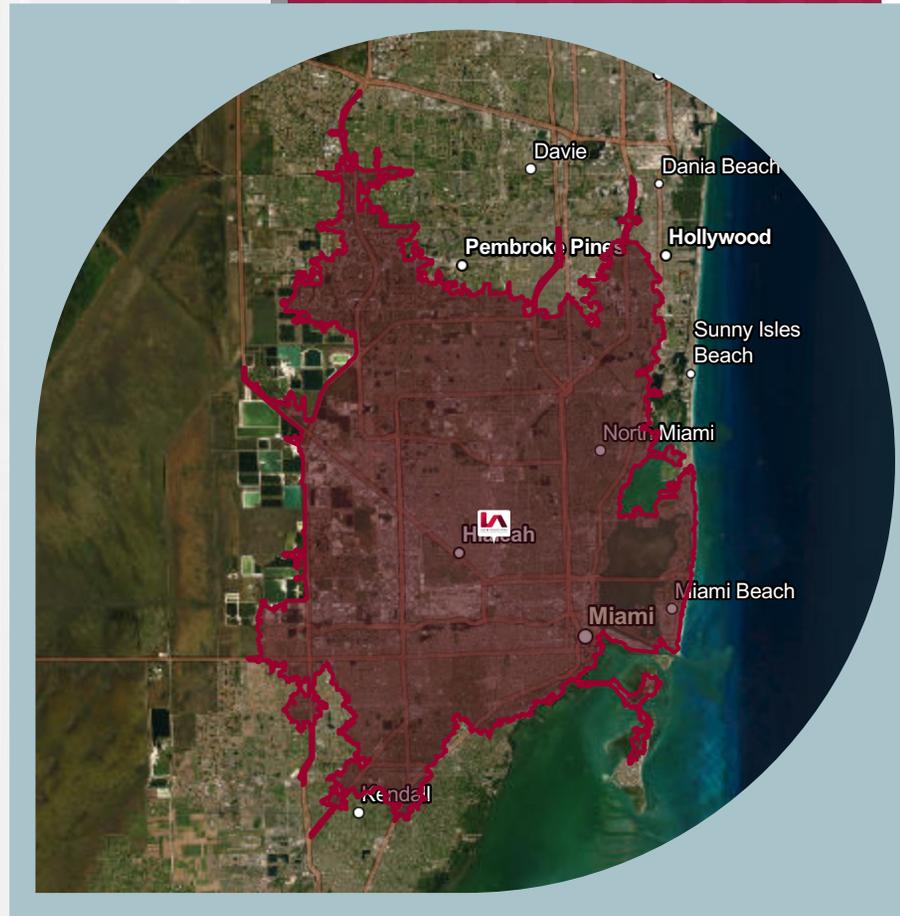
Manufacturing



Wholesale Trade



Drive time of 30 minutes





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