



5530 NW 32ND Court, Miami, FL 33142

±52,943 SF INDUSTRIAL/IOS FACILITY

AVAILABLE
APRIL 2026

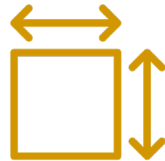


**±1.14 ACRE (50k SF) SECURED
LOADING/STORAGE YARD**



±52,943 RSF

TOTAL AVAILABLE
RENTABLE SQUARE
FEET



±2.4 AC

LAND SIZE IN
ACRES



IU-1 ZONING

INDUSTRIAL, LIGHT
MANUFACTURING
DISTRICT



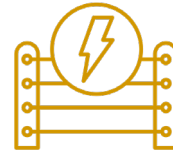
12

LOADING POSITIONS
INCLUSIVE OF ONE (1)
DOUBLE-WIDE RAMP



195'

TRUCK COURT
DEPTH



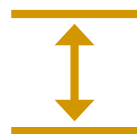
**±50k SF FENCED
STORAGE AREA**

PROTECTED BY AN
ELECTRIC FENCE FOR
LOADING, PARKING +
OUTDOOR STORAGE



212'

BUILDING DEPTHS



20'

CLEAR HEIGHT



AMPLE PARKING

AMPLE SPACE FOR
PARKING + LOADING
CONFIGURATIONS



NEW ROOF

ROOF REPLACEMENT
UNDERWAY WITH 20-YR
WARRANTY



FULLY

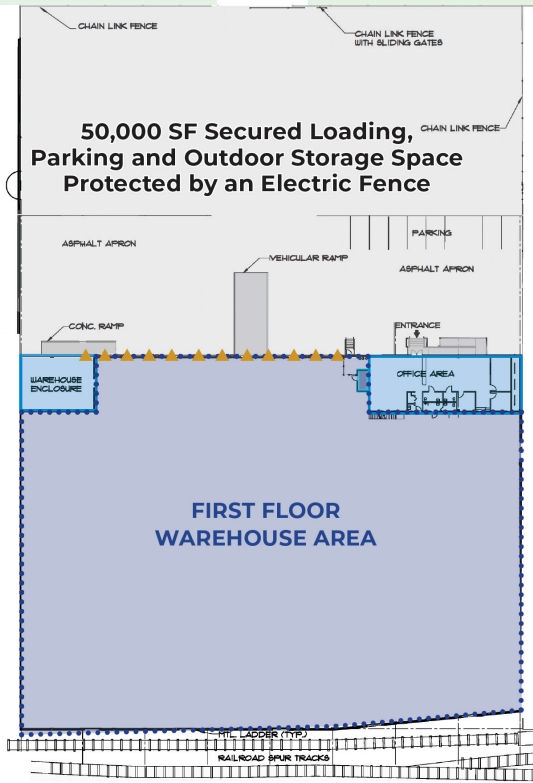
SPRINKLERED
WITH WET-PIPE FIRE
SUPPRESSION



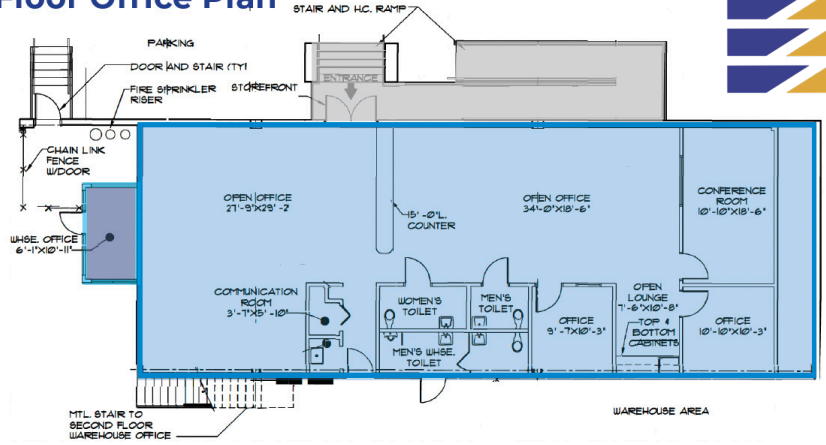
HEAVY POWER

HEAVY ELECTRICAL AND
UTILITIES WITH 3-PHASE
POWER

BUILDING LAYOUT

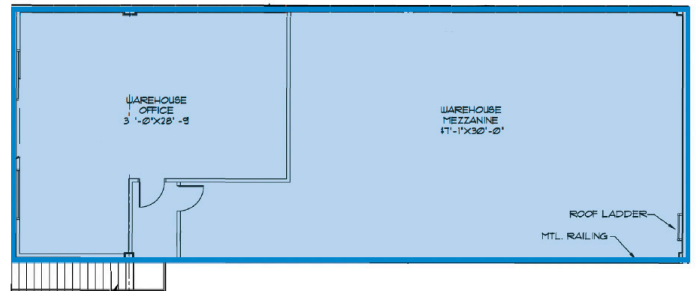


1st Floor Office Plan



2nd Floor Office/Mezzanine

Not included in RSF



AREA CALCULATIONS

FIRST FLOOR OFFICE	±2,283 SF
WAREHOUSE OFFICE	±76 SF
WAREHOUSE	±50,584 SF
FIRST FLOOR TOTAL	±52,943 SF
2 ND FLOOR WAREHOUSE OFFICE	±821 SF
WAREHOUSE MEZZANINE	±1,594 SF
2ND FLOOR OFFICE/MEZZANINE TOTAL*	±2,415
FIRST FLOOR RENTABLE SF TOTAL	±52,943 SF
WAREHOUSE MEZZANINE*	±2,415
COMBINED TOTAL	±55,358 SF

*Not included in RSF



AVAILABLE

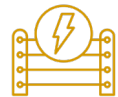
±52,943 SF
TOTAL RENTABLE
SQUARE FEET



±2,283 SF (FLOOR OFFICE)
±897 SF OF TOTAL WAREHOUSE
OFFICE + 2ND FLOOR OFFICE NOT
INCLUDED IN RSF



±2,415 SF
TOTAL SECOND FLOOR OFFICE/
MEZZANINE AREA
NOT INCLUDED IN RSF



±50k SF (±1.14 AC)
OF FULLY SECURED IOS
PROTECTED BY AN ELECTRIC FENCE

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Disclaimer: 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. The images and floorplans are for illustrative purposes only and may be out-of-date and not current.

