

5530 NW 32ND Court, Miami, FL 33142

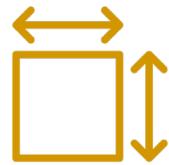
±52,943 SF INDUSTRIAL/IOS FACILITY

AVAILABLE
APRIL 2026



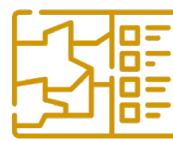
±52,943 RSF

TOTAL AVAILABLE
RENTABLE SQUARE
FEET



±2.4 AC

LAND SIZE IN
ACRES



IU-1 ZONING

INDUSTRIAL, LIGHT
MANUFACTURING
DISTRICT



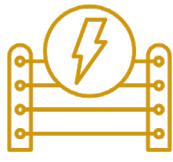
12

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



195'

TRUCK COURT
DEPTH



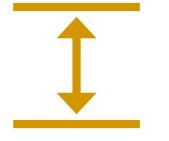
**±50k SF FENCED
STORAGE AREA**

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**

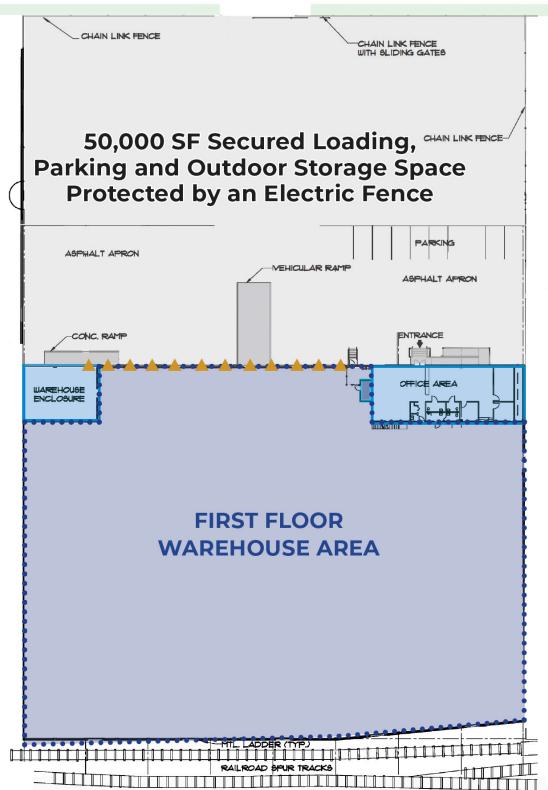
WITH WET-PIPE FIRE
SUPPRESSION



HEAVY POWER

HEAVY ELECTRICAL AND
UTILITIES WITH 3-PHASE
POWER

BUILDING LAYOUT



±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

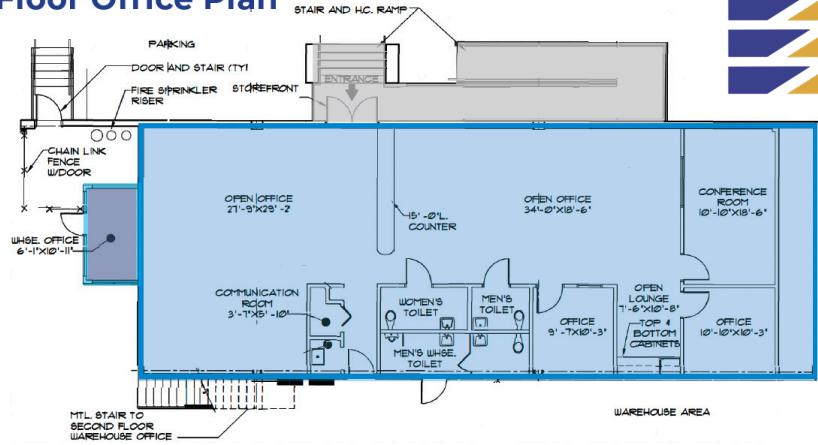


±2,415 SF
TOTAL SECOND FLOOR OFFICE/
MEZZANINE AREA
NOT INCLUDED IN RSF



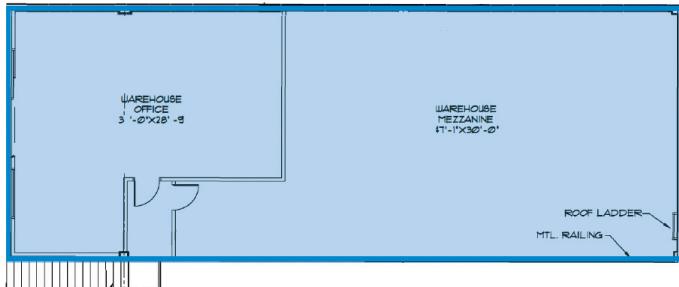
±50k SF (±1.14 AC)
OF FULLY SECURED IOS
PROTECTED BY AN ELECTRIC FENCE

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
2ND 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

Fairchild  **Partners**[®]
Licensed Real Estate Brokers

SEBASTIAN JUNCADELLA, SIOR
CEO
C: 786.223.3689
sebjuncadella@fairchildpartners.com

JOSE JUNCADELLA, SIOR
Founder | Principal
C: 786.229.8358
jjuncadella@fairchildpartners.com

www.FairchildPartners.com

PATRICK J. WILLIS
Senior Advisor
C: 214.263.2948
pwillis@fairchildpartners.com

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