

An aerial photograph of an industrial area. A large building with a red roof is highlighted with a red rectangular overlay. The surrounding area includes various other industrial buildings, parking lots, and a road. In the background, there is a green field and a curved road.

FOR SALE OR LEASE – IOS FACILITY

6711 NW 73RD CT, MIAMI, FL 33166

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PRESENTED BY:

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SITE OVERVIEW

An aerial photograph of a construction site, overlaid with a semi-transparent blue filter. The site is filled with various pieces of heavy machinery and vehicles. In the upper left, there are several yellow excavators and a white truck. To the right, a large white truck is parked. In the center, there are several white vans and a few cars. The background shows a large, flat, open area, possibly a parking lot or a construction site. The overall scene is a detailed view of a construction site with various vehicles and equipment.

PROPERTY SUMMARY

Simi Capital Group is pleased to present a rare opportunity to acquire a fully permitted Industrial Outdoor Storage (IOS) site located at 6711 NW 73rd Court in Miami-Dade County—one of South Florida’s most supply-constrained and sought-after industrial markets.

Situated on approximately one (1) acre, the property is fully entitled with plans to pave, lite, and re-fence, offering immediate functionality for new users such as equipment, fleet, or material storage users. Zoned IU-1 (Light Industrial), the site supports a wide range of industrial and logistics uses, making it ideal for users seeking flexible outdoor operational space or investors targeting the high-demand IOS segment.

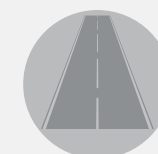
The property benefits from excellent connectivity via SR-826 (Palmetto Expressway), SR-836 (Dolphin Expressway), I-75, and U.S. 27, with direct access to Miami International Airport, Port of Miami, and Port Everglades.

With IOS-qualified land nearly unavailable across Miami-Dade, 6711 NW 73rd Court represents a rare opportunity to secure a prime, income-producing industrial site in the heart of Medley—poised for continued rent growth and long-term appreciation.



High Demand Fundamentals:

- Paved, Fenced, Lit, and Secured
- Zoning: IU-1
- One Acre Useable
- Continued user leasing & sale demand for small storage lots due to constrained supply in the market and in Doral



Strong Site Access:

- 3-Miles to Miami International Airport
- 14-Miles to the Port of Miami
- Unmatched access to Palmetto Express



Location:

- Strategically located in Doral, the property lies at the core of South Florida’s industrial corridor.

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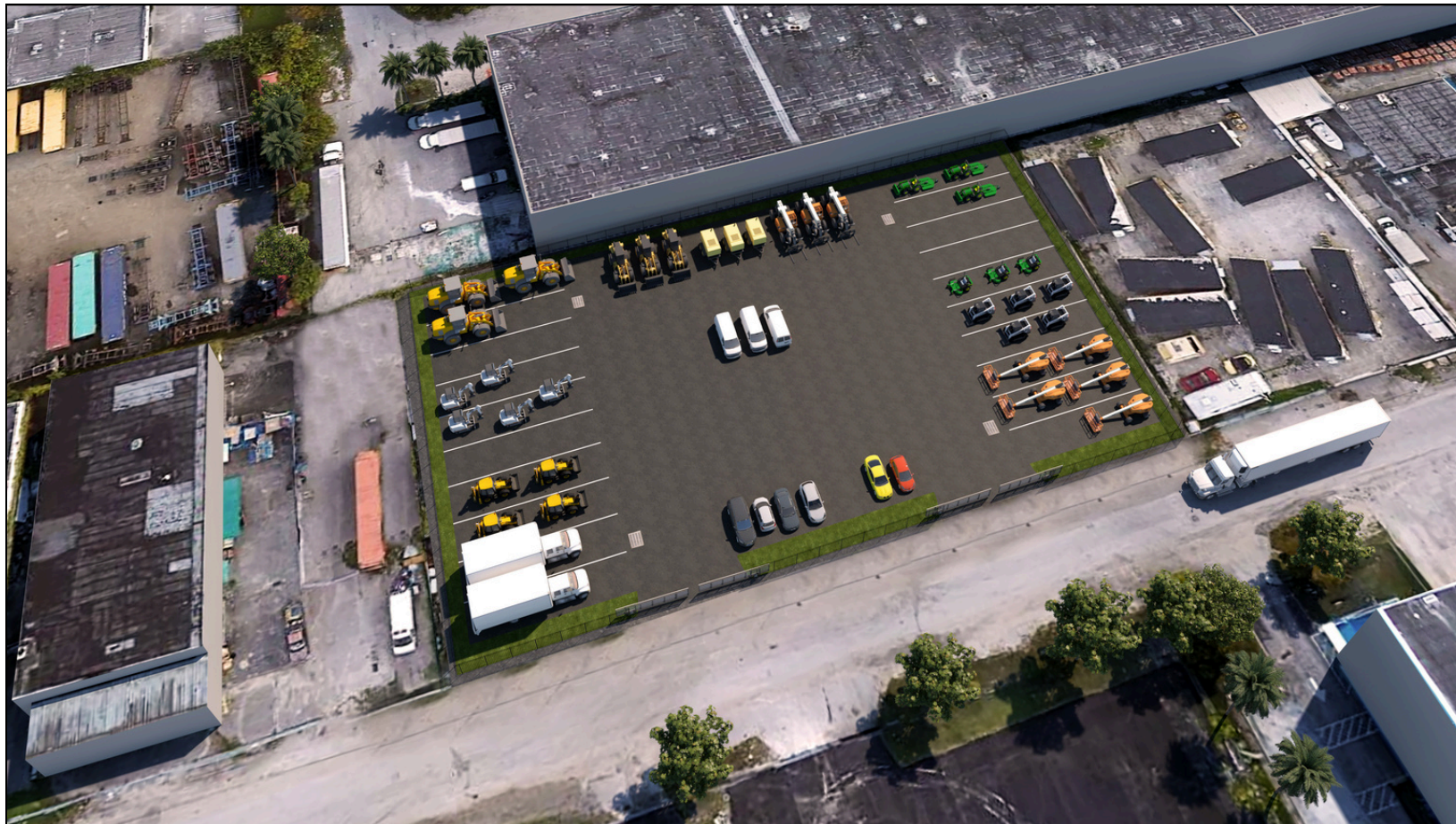
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PROPERTY INFORMATION

Property Location: Doral, FL
Property Address: 6711 NW 73rd Court, Miami, FL 33166
Zoning: IU-1
Lot Size: 1.00 acre

PERMITTED USES

Equipment Laydown
Tractor Trailer Parking
Commercial Vehicle Parking
Automobile Parking



LOCATION OVERVIEW

Located in the heart of Doral's premier industrial corridor, this property offers exceptional connectivity within South Florida's logistics network. It sits just 3.0 miles from Miami International Airport and 28.3 miles from Fort Lauderdale–Hollywood International Airport, providing convenient access to major regional highways and transportation routes.

The site's generous yard area presents a strong opportunity for investors or end users — ideal for outdoor storage, fleet parking, or tailored site improvements to support specific operational requirements. This strategic location combines accessibility, flexibility, and long-term growth potential within one of Florida's most sought-after industrial markets.



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