

SHORT-TERM LEASE

FEBRUARY 15 – MAY 15, 2026

\$75,000 PER MONTH
(PLUS ELECTRIC)

± 35,270 SF NEW REFRIGERATED COLD STORAGE CONDOMINIUM

ADJACENT TO THE MIA CARGO HUB



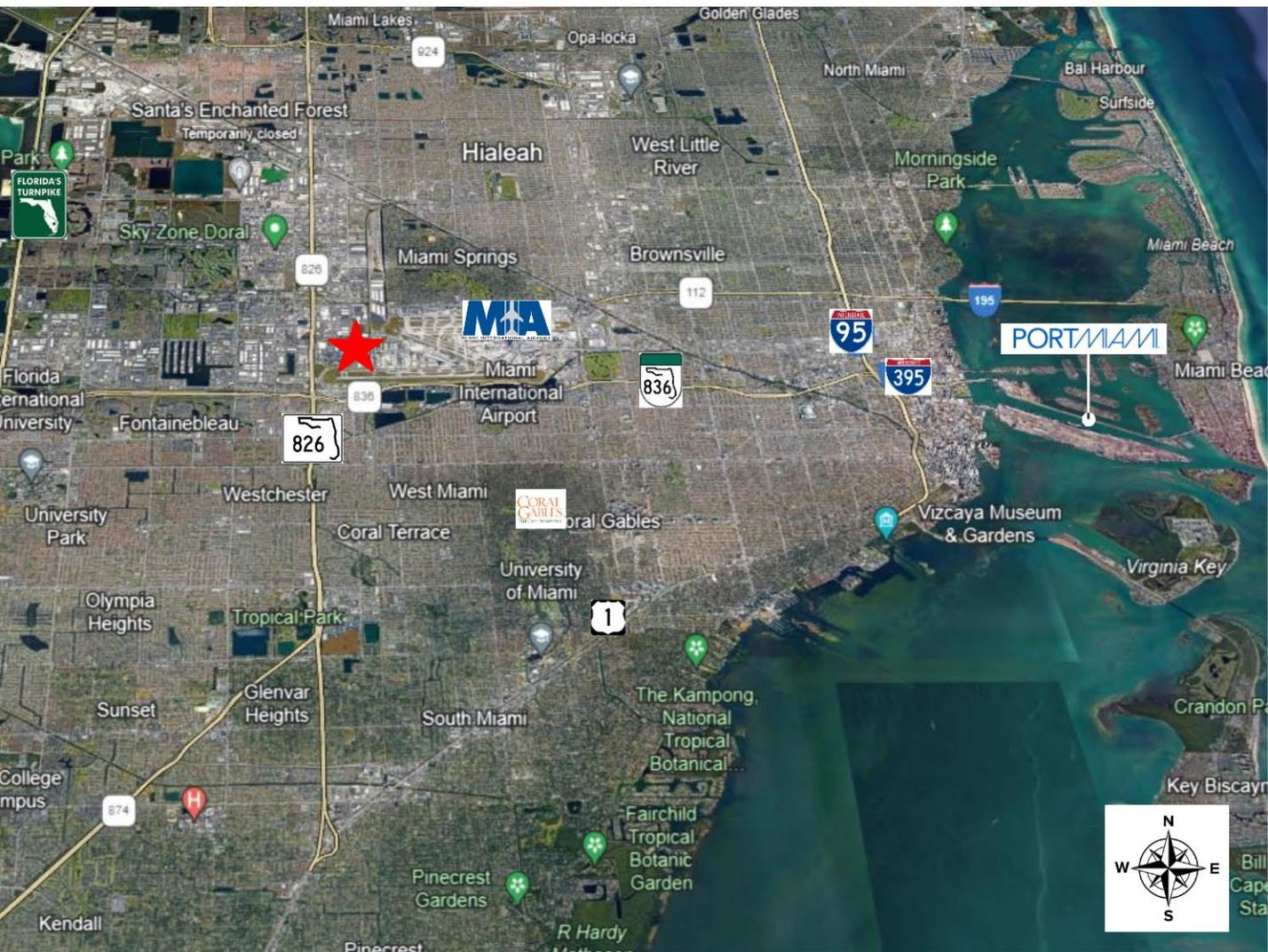
Duranco International Realty
Douglas H Duran.
douglas@durancogroup.com
www.durancogroup.com
(305)-303-9000

Infinity Commercial Real Estate
John Dohm, SIOR, CCIM
John@infinitycommercial.net
www.Realcommercialproperties.com
(954) 557-3646



OVERVIEW – HIGHLIGHTS – LOCATION

**± 35,270 SF OF NEWLY-BUILT REFRIGERATED / COLD STORAGE
NEXT TO MIA - MIAMI INTERNATIONAL AIRPORT – CARGO HUB
(INDUSTRIAL CONDOMINIUM)**

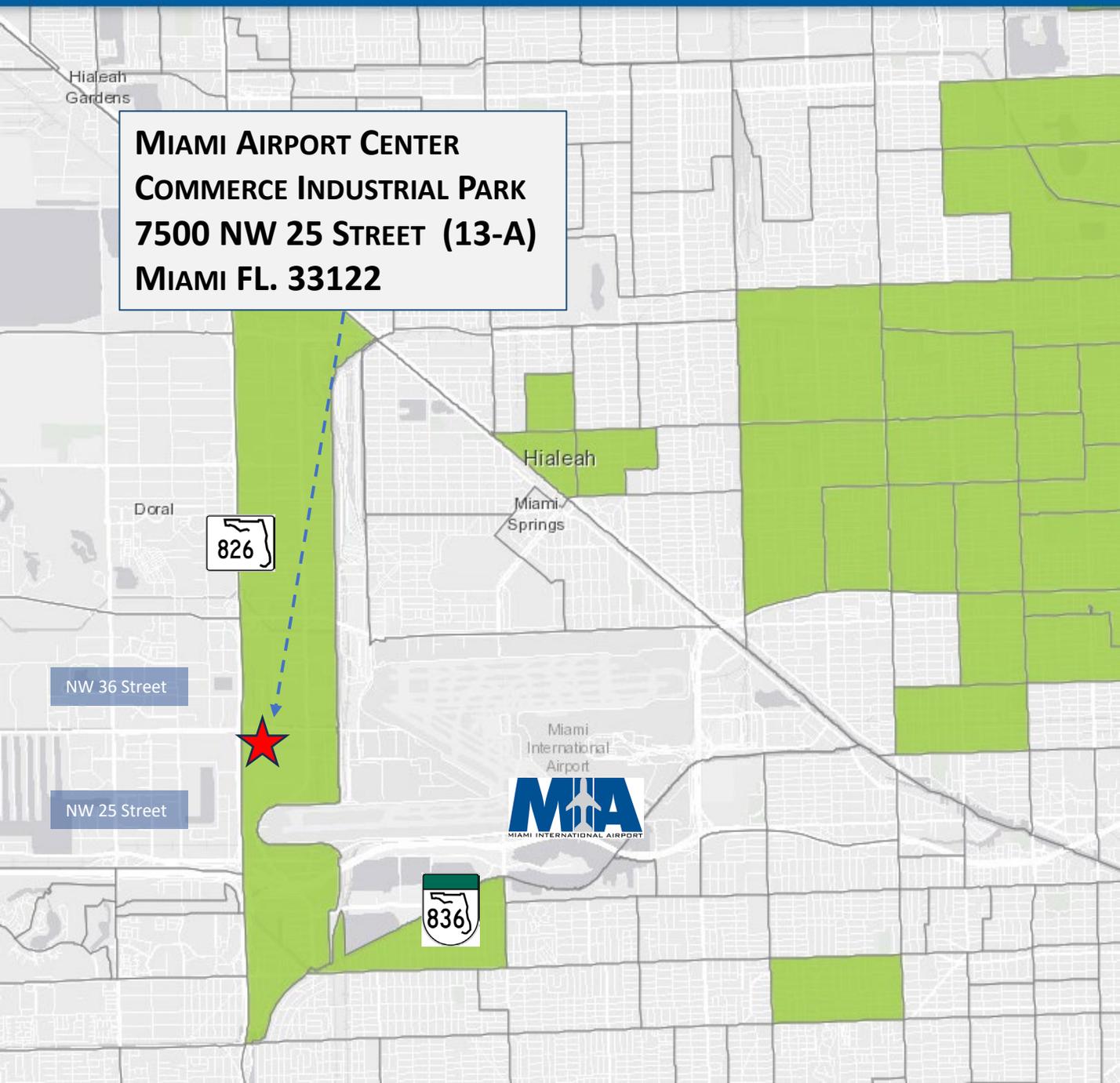


LOCATED JUST OUTSIDE OF MIAMI INTERNATIONAL AIRPORT'S MIA CARGO HUB

- AT THE PALMETTO EXPRESSWAY AND THE NW 25 STREET CARGO VIADUCT
- DIRECT ACCESS TO ALL MAJOR ARTERIES AND EXPRESSWAYS.

PROPERTY LOCATED IN AN OPPORTUNITY ZONE.

BUREAU OF WORKFORCE STATISTICS & ECONOMIC RESEARCH



**MIAMI AIRPORT CENTER
COMMERCE INDUSTRIAL PARK
7500 NW 25 STREET (13-A)
MIAMI FL. 33122**



NW 36 Street

NW 25 Street





Duranco International Realty
 Douglas H Duran.
douglas@durancogroup.com
www.durancogroup.com
 (305)-303-9000

Infinity Commercial Real Estate
 John Dohm. SIOR, CCIM
John@infinitycommercial.net
www.Realcommercialproperties.com
 (954) 557-3646



(Short-term Lease)

± 35,270 SF RECENTLY-INSTALLED REFRIGERATION / COLD STORAGE

PROPERTY HIGHLIGHTS

LOCATION: 7500 NW 25 STREET, MIAMI FL. 33122 (UNIT 13-A)

ACCESS: EASY ACCESS TO MIA CARGO VIADUCT OFF NW 25 STREET

0.6 MILES TO THE MIA CARGO HUB.

IMMEDIATE ACCESS TO PALMETTO EXPRESSWAY (SR 826)

DOLPHIN EXPRESSWAY (SR 836), FLORIDA TURNPIKE,

PORTMIAMI AND PORT EVERGLADES.



**SIX (6) INSTALLED AND INSULATED
 EXTENSION TUNNELS**



826

MIA CARGO VIADUCT

NW 25 STREET

± 35,270 SF
COOLER/REFRIGERATED
SPACE



MIA Cargo Viaduct

NW 25 Street

826

MIAMI AIRPORT CENTER
COMMERCE INDUSTRIAL PARK
7500 MW 25 STREET 13-A
MIAMI FL. 33122





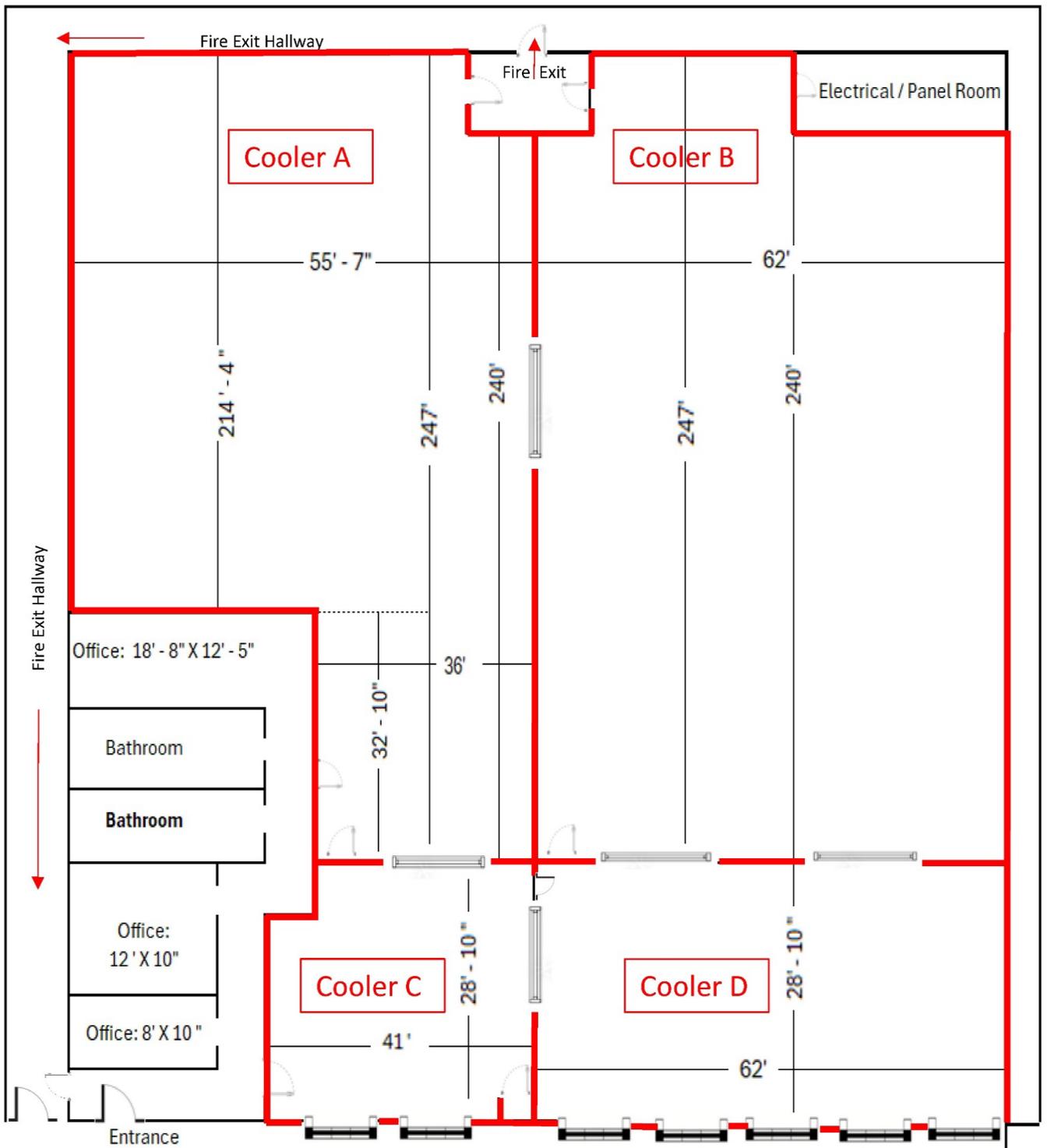
Duranco International Realty
 Douglas H Duran.
douglas@durancogroup.com
www.durancogroup.com
 (305)-303-9000

Infinity Commercial Real Estate
 John Dohm. SIOR, CCIM
John@infinitycommercial.net
www.Realcommercialproperties.com
 (954) 557-3646



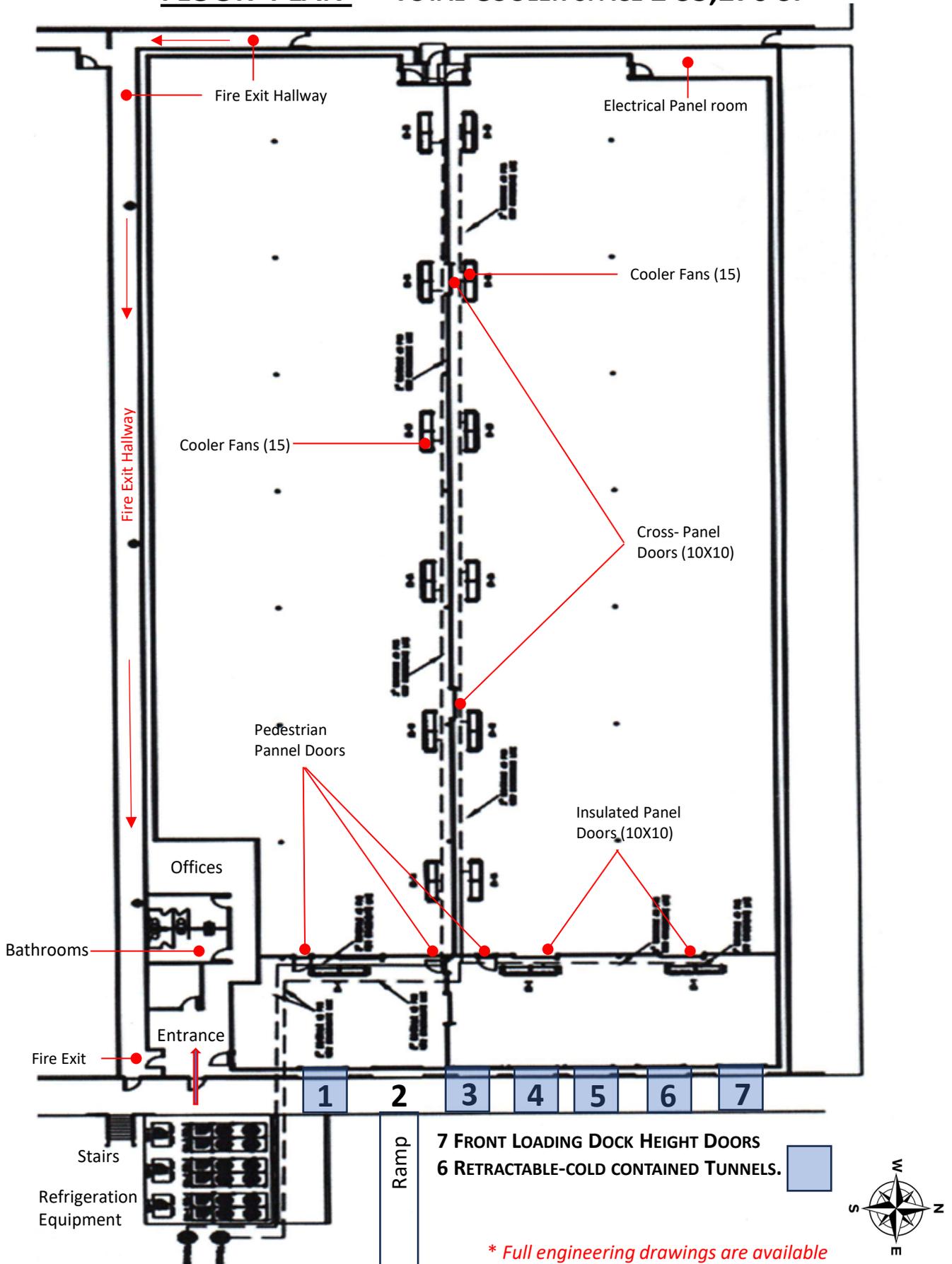
PROPERTY OVERVIEW

ADDRESS:	MIAMI AIRPORT CENTER - COMMERCE INDUSTRIAL PARK CONDOMINIUM 7500 NW 25 STREET (13-A) MIAMI FL. 33122
	LOCATED IN AN OPPORTUNITY ZONE. IMMEDIATE ACCESS TO PALMETTO EXPRESSWAY (SR 826) , DOLPHIN EXPRESSWAY (SR 836), & FLORIDA TURNPIKE.
BUILT/RENOVATED:	1969 / 2022 (NEWLY BUILT REFRIGERATED SPACE)
TYPE:	REFRIGERATED/COOLER
AVAILABLE SPACE:	±35,270 SF
	OFFICE: ± 1,058 SF (INCLUDING 2 RESTROOMS, ENTRANCE AND HALL)
	WAREHOUSE : ±34,119 SF (TOTAL USABLE AREA/ N.U.A.)
	BATHROOMS (2).
HEIGHT / CLEAR:	17' (IN COOLER SPACE)
POWER:	3-PHASE 480V/240V + 1 MONO 120V
REFRIGERATION	NEW FREON PACKAGED UNITS.
LOADING:	DOCK AND RAMP
LOADING: (FRONT)	SEVEN (7) DOCK HEIGHT DOORS SIX (6) INSTALLED AND INSULATED EXTENSION TUNNELS. MANUAL OVERHEAD ROLL-UP DOORS. ONE (1) CONCRETE RAMP 10' X 30'
PARKING/TRUCK:	± 0.4 ACRES. AMPLE TRUCK PARKING.
TERM	AVAILABLE FEBRUARY 15 THROUGH MAY 15, 2026
LEASE RATE	\$28 PER SQ FT GROSS (BASED ON 32,000 SF OF NET USABLE AREA) \$75,000 PER MONTH (PLUS ELECTRIC)



7500 NW 25 Street #13-A Miami FL 33122		Cooler Estimated Dimensions	
For Illustration Purposes ONLY		Four (4) Cooler Refrigerated Areas	
Area(s)		SF	
Cooler Interior space			31,052
Cooler A		13,098	
Cooler B		15,090	
Cooler C		1,122	
Cooler D		1,742	
Office space			1,058
Common Areas & Dock			3,159
Total Warehouse space			35,270

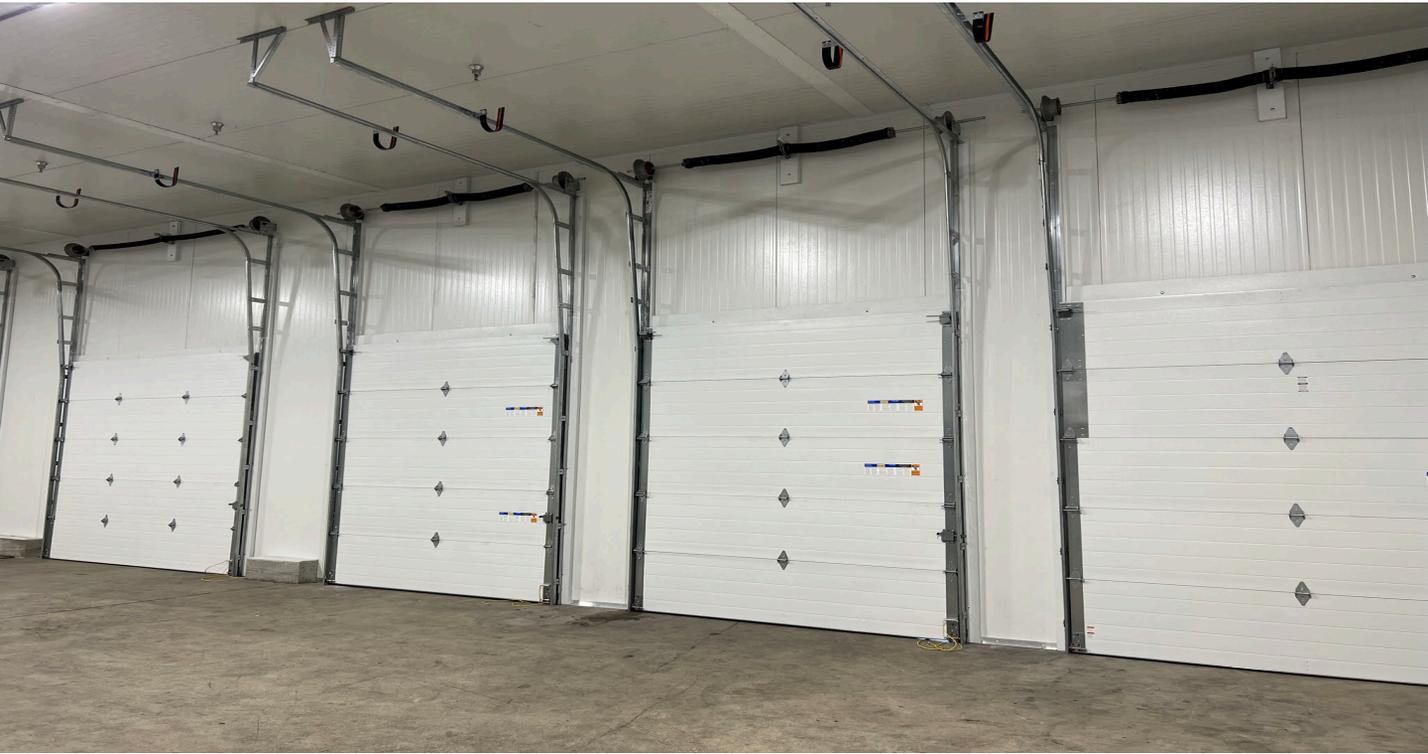
FLOOR PLAN * TOTAL COOLER SPACE ± 35,270 SF

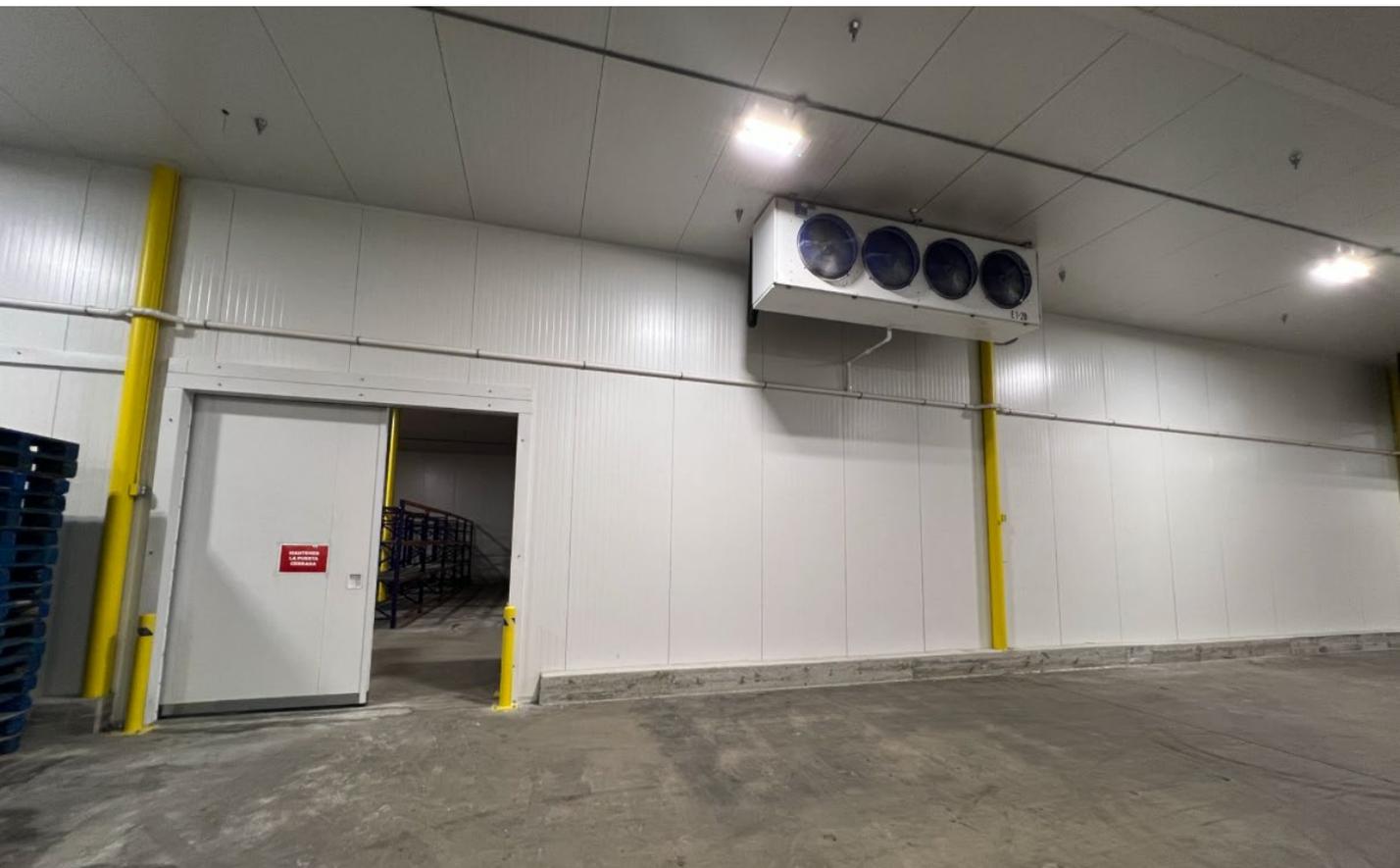
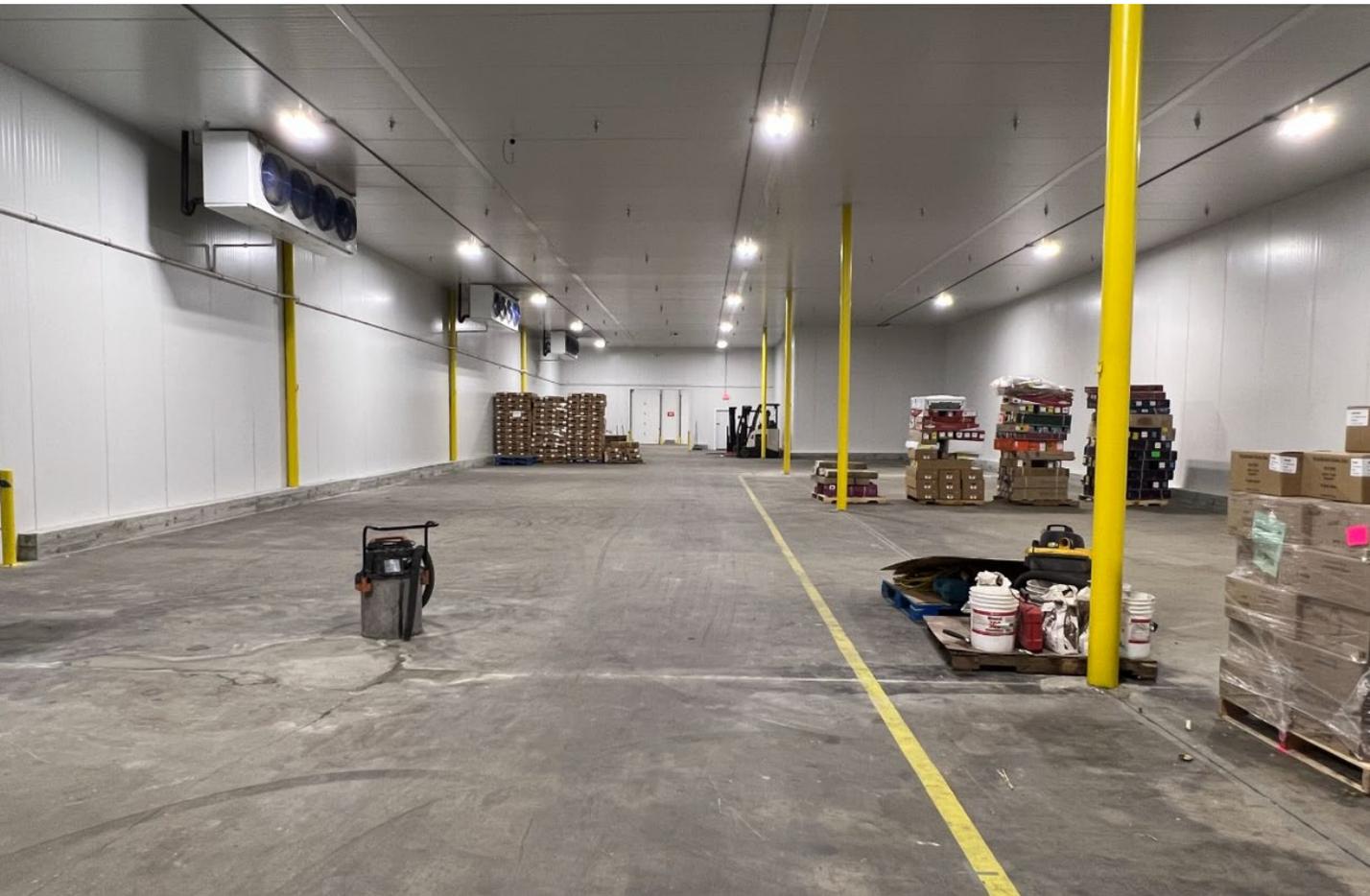




Duranco International Realty
Douglas H Duran.
douglas@durancogroup.com
www.durancogroup.com
(305)-303-9000

Infinity Commercial Real Estate
John Dohm. SIOR, CCIM
John@infinitycommercial.net
www.Realcommercialproperties.com
(954) 557-3646







Duranco International Realty
Douglas H Duran.
douglas@durancogroup.com
www.durancogroup.com
(305)-303-9000

Infinity Commercial Real Estate
John Dohm. SIOR, CCIM
John@infinitycommercial.net
www.Realcommercialproperties.com
(954) 557-3646



DISCLOSURE

Information herein provided has been obtained from sources believed reliable. Duranco International Realty Advisors, Infinity Commercial Realty and/or representing agent(s) do not doubt its accuracy and we have not verified and make no guarantee, warranty, or presentation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this information to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation on the property to determine to your satisfaction the suitability of the property for your needs.