

**FOR SALE**

SCALABLE INDUSTRIAL UNITS  
±9,906 - ±69,342 SF

# Nexus

## Industrial Center



**VSRE**

3123 NW 73rd Street | Miami, FL 33182



# Experience the Possibilities

Step Inside  
**Nexus**

[Video Link](#)

## Project Overview

Introducing Nexus Industrial — a brand new industrial condo development offering  $\pm 9,906$  up to  $\pm 69,342$  SF of Class A warehouse space for sale.

Designated for scalability and modern operational needs, this project caters to a wide range of industrial users — from growing businesses to established operators seeking long-term ownership.

**VSRE**

# FLOOR PLAN



## PROPERTY SPECIFICATIONS



Total Lot SF	±148,562 SF
Building Total SF	±69,342 SF
Divisible Bay Size	±9,906 SF

Spec Office(s)	±1,077 SF
Clear Ceiling Height	32'
Column Spacing	56' x 57'

Dock High Doors	21 Doors
Speed Bay	50'
Truck Court	Private 140'



# Project Location

Unmatched access to major transportation arteries including SR-826, I-95, and SR-836. The property is just minutes from Miami International Airport, the Port of Miami, and key logistics hubs — making it an ideal location for distribution, warehousing, and last-mile operations.

Port of Miami	9 mi
MIA	8 mi
I-95	5 mi
SR-836 (Dolphin)	4 mi
SR-826 (Palmetto)	3 mi



## FOR MORE INFORMATION

Raydel Enriquez, SIOR  
Senior Vice President  
786.554.7887  
renriquez@vsre.net

Raul Estrada  
Vice President  
786.586.5844  
restrada@vsre.net

Andrea Montejo, CCIM  
Senior Director  
786.562.9926  
amontejo@vsre.net

Carlos Velasquez, SIOR  
Managing Principal  
786.547.4483  
cvelasquez@vsre.net



3123 NW 73rd Street  
Miami, FL 33182

[www.vsre.net](http://www.vsre.net) | 305.204.7150

