



3455 NW 54TH Street Miami, FL

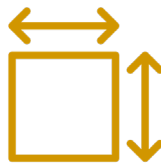


±143,504 SF
INDUSTRIAL FACILITY

AVAILABLE
FOR LEASE



±143,504 SF
TOTAL AVAILABLE
SQUARE FEET



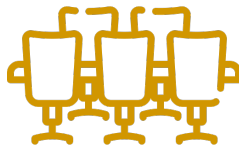
±4.89 AC
LAND SIZE
IN ACRES
(±213K SF)



IU-1 ZONING
INDUSTRIAL, LIGHT
MANUFACTURING
DISTRICT



±130,516 SF
FIRST FLOOR
WAREHOUSE
AREA



±5,264 SF
OFFICE AREA
W/ ±456 SF OF
WAREHOUSE
OFFICE



±8,286 SF
EXTRA OFFICE/
MEZZANINE AREA
(not included in RSF)



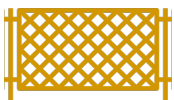
20
LOADING POSITIONS
WITH ONE (1)
CONCRETE RAMP



9
EDGE OF
DOCK
LEVELERS



20'
CLEAR
HEIGHT



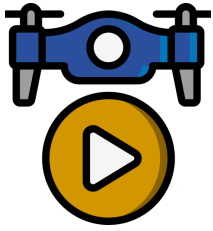
SECURED
BRAND NEW, FULLY
SECURED UNSHARED
TRUCK COURT



NEW ROOF
RECENTLY
COMPLETED W/
FULL WARRANTY



HEAVY POWER
1,200 AMPS
ACROSS 6
ELECTRICAL MAINS

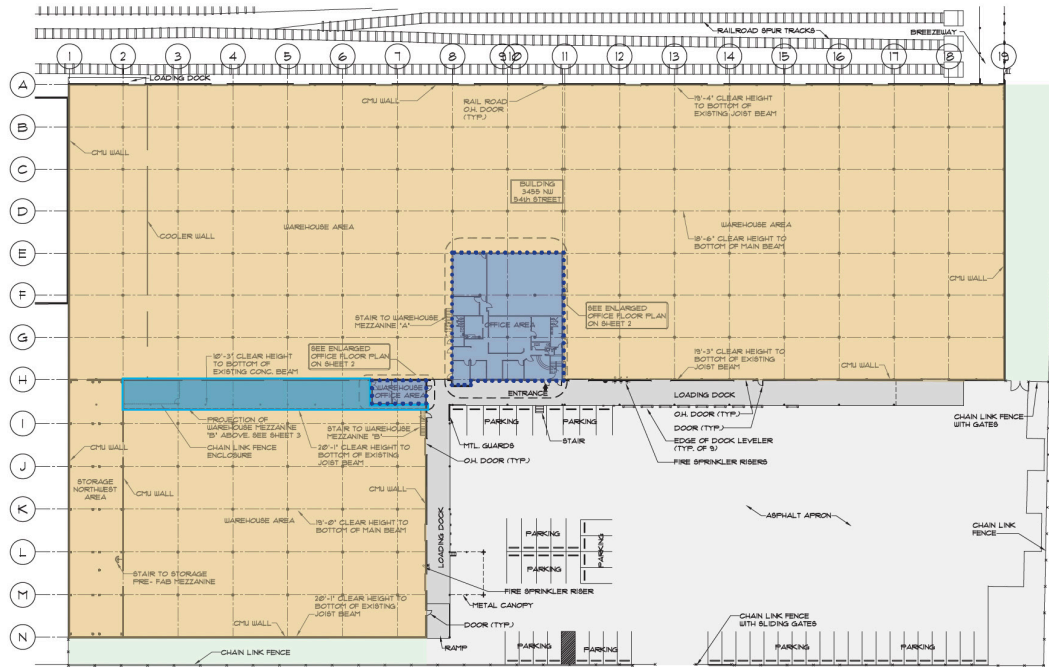


PROPERTY VIDEO

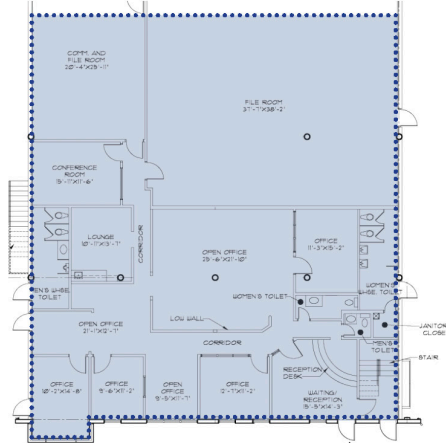
AVAILABLE FOR IMMEDIATE OCCUPANCY

Fairchild Partners presents 3455 NW 54th Street, a ±143,610 SF industrial facility in Miami-Dade's Hialeah submarket. The Property includes ±5,263 SF of office space, ±8,286 SF extra mezzanine/office, 20' clear height, 20 loading positions, and a secured truck court. Ideally located near Miami International Airport, Port Miami, and major highways, this facility is perfect for businesses needing efficient access and secure logistics operations in South Florida.

FIRST FLOOR



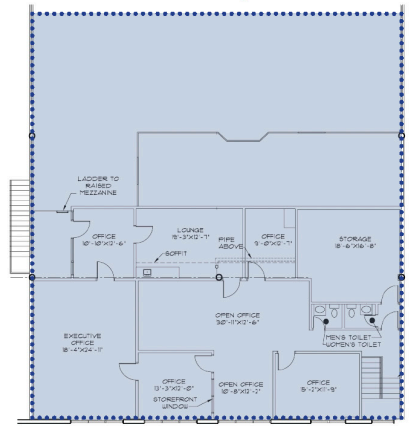
1st Floor Office Plan



2nd Floor Warehouse Mezzanine



2nd Floor Office/Mezzanine*



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Licensed Real Estate Brokers

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