



# 7231-7253 NW 54th St

Miami, FL 33166 (Miami/Dade County) - Miami Airport East Submarket



Warehouse



## Property Summary

RBA (% Leased)	40,000 SF (90.0%)	Built	2003
Tenancy	Multiple	Available	4,000 SF
Max Contiguous	4,000 SF	Asking Rent	\$17.49 SF/yr/NNN
Clear Height	22'	Drive Ins	24 total
Docks	1 exterior	Levelers	None

## Amenities

Air Conditioning, Front Loading

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
7239	Industrial	Direct	4,000	4,000	\$17.49 NNN	Vacant	3 Years	1	-



## 5055 NW 74th Ave

Miami, FL 33166 (Miami/Dade County) - Miami Airport East Submarket



Warehouse



### Property Summary

RBA (% Leased)	33,602 SF (87.2%)	Built	2007
Tenancy	Multiple	Available	4,300 SF
Max Contiguous	4,300 SF	Asking Rent	\$19.75 SF/yr/MG
Clear Height	20'	Drive Ins	None
Docks	40 exterior	Levelers	None
Parking Spaces	45 (1.06/1,000 SF)		

### Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
#3	Industrial	Direct	4,300	4,300	\$19.75 MG	Vacant	Negotiable	2	-

#### Property Description

The Airport Industrial Center provides fully air-conditioned office space with unit sizes of approximately 4,300 square feet, equipped with Dock High and Ramp loading doors. It is well-suited for light industrial manufacturing, logistics, wholesale distribution, warehousing, and storage facilities. The strategic location offers convenient access to the Miami International Airport's Cargo facility for international transportation and to South Florida's Freeway System for local product delivery. By operating from this center, significant time and cost savings can be realized.

#### Property Features:





## 5055 NW 74th Ave

Miami, FL 33166 (Miami/Dade County) - Miami Airport East Submarket



Warehouse

### Available Spaces (Continued)

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
+/- 4, 300 Sq. Ft. Total									
+/- 850 Sq. Ft Offi									
+/- 3,450 Sq. Ft. Warehouse									
Two (2) Dock High Loading Door									
20' Clear Ceiling Height									
Fully Fire Sprinkled Building									
Twin-T Concrete Walls & Roof									
City Water & Sewer									
Built 2007   IU-2 Zoning									
Close Proximity to: Miami International Airport (Mia Cargo) & Palmetto Expressway.									
OPEX: 4.25									
Lease rate does not include utilities, property expenses or building services									



**Property Summary**

RBA (% Leased)	4,400 SF (0.0%)	Built	1988
Tenancy	Multiple	Available	4,400 SF
Max Contiguous	4,400 SF	Asking Rent	\$21.80 SF/yr/+UTIL
Clear Height	22'	Drive Ins	None
Docks	2 exterior	Levelers	None
Parking Spaces	5 (1.14/1,000 SF)		

**Amenities**

Front Loading, Reception

**Available Spaces**

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	4,400	4,400	\$21.80 +UTIL	Vacant	Negotiable	-	-



## 9391 NW 13th St - Airport Lakes Ind

Doral, FL 33172 (Miami/Dade County) - Miami Airport West Submarket



Warehouse

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### Property Notes

10 bays of 3.960 SF each.

Class B 136.500 sq ft Foreign Trade Zone. The property is strategically located five minutes away from Miami International Airport, fifteen minutes away from Downtown Miami, twenty minutes away from Port of Miami, two blocks away from the palmetto Expressway 826, One minute away from Dolphin express 836, and less than 15 minutes away from I-75, I-95, and the Florida Turnpike.

Off of the NW 25th Street exit from palmetto 826, Left on 74th avenue.





# 4751-4797 NW 72nd Ave

Miami, FL 33166 (Miami/Dade County) - Miami Airport East Submarket



Warehouse



## Property Summary

RBA (% Leased)	81,258 SF (94.5%)	Built	1980
Tenancy	Multiple	Available	4,500 SF
Max Contiguous	4,500 SF	Asking Rent	\$20.00 SF/yr/IG
Clear Height	18'	Drive Ins	2 total
Docks	2 exterior	Levelers	None
Parking Spaces	124 (3.00/1,000 SF)		

## Amenities

Air Conditioning, Fenced Lot

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
4777	Industrial	Direct	4,500	4,500	\$20.00 IG	Vacant	1 Year	1	1



## 4751-4797 NW 72nd Ave

Miami, FL 33166 (Miami/Dade County) - Miami Airport East Submarket



Warehouse

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### Property Notes

Ludlum Industrial at 4751-4797 NW 72nd Avenue is ideally located in the highly desirable Miami Springs Industrial area. This 81,258-square-foot industrial building offers prime warehouse space where each unit is thoughtfully designed to meet industrial needs, featuring essential amenities such as one drive-in ramp and one loading dock. Each unit provides ample vertical space for efficient storage and operations with 18-foot clear heights. Expect the inclusion of 950 square feet of dedicated office space and abundant parking facilities to accommodate business needs.

Situated in Miami, Ludlum Industrial offers convenient access to significant area thoroughfares, ports, railroad intermodal, and key transportation hubs such as the Palmetto Expressway and Miami International Airport. Major highways nearby include Interstate 75, Interstate 95, and the Ronald Reagan Turnpike, supporting seamless north-south connectivity. The property is just seven minutes from railway access and a 24-minute drive to the Port of Miami.

Ludlum Industrial benefits from being within a 10-mile radius of a population exceeding 1.5 million, providing a significant consumer base for businesses in the area. With desirable amenities and unmatched connectivity, Ludlum Industrial presents a premier industrial destination.



# 7531-7551 NW 52nd St - Aviation Business Center

Miami, FL 33166 (Miami/Dade County) - Miami Airport East Submarket



Warehouse



## Property Summary

RBA (% Leased)	28,411 SF (83.5%)	Built	1990
Tenancy	Multiple	Available	4,700 SF
Max Contiguous	4,700 SF	Asking Rent	\$19.00 SF/yr/NNN
Clear Height	24'	Drive Ins	None
Docks	2 exterior	Levelers	None
Parking Spaces	39 (1.44/1,000 SF)		

## Amenities

Air Conditioning, Security System, Signage

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
7535	Industrial	Direct	4,700	4,700	\$19.00 NNN	Vacant	Negotiable	-	-





## 7531-7551 NW 52nd St - Aviation Business Center

Miami, FL 33166 (Miami/Dade County) - Miami Airport East Submarket



Warehouse

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### Property Notes

Built in 1990, this 28,411 square foot, Class B Industrial property located at 7531-7551 NW 52nd St is well situated in Miami, FL. The property features 39 parking spaces across it's 3.83 acres of land and has 8 loading docks. With easy access to major highways and direct exposure to NW 52nd St, this property is positioned excellently for industrial uses.



**Property Summary**

RBA (% Leased)	165,602 SF (97.1%)	Built	2001
Tenancy	Multiple	Available	4,800 SF
Max Contiguous	4,800 SF	Asking Rent	Withheld
Clear Height	20'	Drive Ins	10 total
Docks	50 exterior	Levelers	None
Parking Spaces	11 (0.07/1,000 SF)		

**Amenities**

24 Hour Access

**Available Spaces**

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	4,800	4,800	Withheld	Vacant	3 - 5 Years	2	1

**Property Notes**

\* Each unit contains 1,026 SF of mezzanine office space.

\* Each unit has 3 truck doors and one dock high

\*Twin T roof, 20 foot ceiling clearance, secured park.



# 1552-1574 NW 82nd Ave - Miami International Commerce Center

Doral, FL 33126 (Miami/Dade County) - Miami Airport West Submarket



Warehouse



## Property Summary

RBA (% Leased)	127,640 SF (100%)	Built	1983
Tenancy	Multiple	Available	4,910 SF
Max Contiguous	4,910 SF	Asking Rent	Withheld
Clear Height	20'	Drive Ins	6 total
Docks	6 exterior	Levelers	None

## Amenities

24 Hour Access, Air Conditioning, Front Loading, Property Manager on Site, Reception

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
1574	Industrial	Sublet	4,910	4,910	Withheld	30 Days	Thru Jun 2026	-	-

Miami International Commerce Center (MICC)

- Corner Unit
- Reception
- 1Office Bullpen
- 1Private Office





# 1552-1574 NW 82nd Ave - Miami International Commerce Center

Doral, FL 33126 (Miami/Dade County) - Miami Airport West Submarket



Warehouse

## Available Spaces (Continued)

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
<ul style="list-style-type: none"><li>• 1 Restroom</li><li>• 2 Truck Positions</li><li>• Ceiling Height - 20' clear</li></ul>									

## Property Notes

Miami International Commerce Center (MICC) is a 3.5 million square foot business park that is home to 350+ companies in the City of Doral – ranked as "The Best City in Florida for Business Start-ups" by BusinessWeek. Featuring dock-high and street-level options, MICC offers a unique leasing portfolio of industrial, office and flex spaces ranging between 2,000 and 150,000 square feet. MICC provides a strategic location for your business. The complex is situated just 2 miles from Miami International Airport, 4 miles from Florida East Coast Railyard, 12 miles from PortMiami and it provides unparalleled access to the new 25th Street Viaduct Sky Bridge. Nearby highways include the Palmetto (SR-826) and Dolphin (SR-836) Expressways. MICC is an ideal location for your clients and employees, located within walking distance of numerous hotels, restaurants and shops. MICC provides an on-site leasing and management team, flexible leasing options, and after-hours and weekend security to meet your business needs.





### Property Summary

RBA (% Leased)	31,000 SF (83.9%)	Built	1983
Tenancy	Multiple	Available	5,000 SF
Max Contiguous	5,000 SF	Asking Rent	\$25.00 SF/yr/TBD
Clear Height	20'	Drive Ins	1 total
Docks	1 exterior	Levelers	None
Parking Spaces	5 (1.00/1,000 SF)		

### Amenities

24 Hour Access, Signage, Skylights

### Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
1720	Industrial	Direct	5,000	5,000	\$25.00 TBD	Vacant	Negotiable	1	-



## 1740 NW 94th Ave - Airport Lake Industrial Park

Miami, FL 33172 (Miami/Dade County) - Miami Airport West Submarket



Warehouse

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### Property Notes

Property is located in the Doral lakes area just North of the Dolphin Expressway, South NW 25th Street, between NW 97th and NW 87th Avenue. Close to Miami International Airport.

Close To Airport and Major Roads



# 8200-8358 NW 30th Ter - Doral Bus Park Condo

Doral, FL 33122 (Miami/Dade County) - Miami Airport West Submarket



Warehouse



## Property Summary

RBA (% Leased)	255,791 SF (98.3%)	Built	1996
Tenancy	Multiple	Available	58 - 5,316 SF
Max Contiguous	4,390 SF	Asking Rent	\$25.00 SF/yr/IG
Clear Height	22'	Drive Ins	1 total/ 12' w x 14' h
Docks	60 exterior	Levelers	None
Parking Spaces	10 (0.04/1,000 SF)		

## Amenities

Air Conditioning, Courtyard, Fenced Lot, Signage, Storage Space

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
8304	Industrial	Direct	4,390	4,390	\$25.00 IG	Vacant	3 Years	2	1

8304 NW 30 TER Doral FL 33122

Folio: 35-3027-059-0140

Sub-Division: DORAL BUSINESS PARK CONDO

Unit Total Sq. Ft. - 4,390 Sq.Ft







# 8200-8358 NW 30th Ter - Doral Bus Park Condo

Doral, FL 33122 (Miami/Dade County) - Miami Airport West Submarket



Warehouse

## Available Spaces (Continued)

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
10 Assigned Parking Spaces									
Year Built 1996									
Warehouse Area (Non-AC): 3,389 sq.ft.									
Office Area (Under AC): 1,001 sq.ft.									
Office #1: 11'-8" x 9'-8"									
Office #2: 18'-9" x 9'-10"									
Storage Room: 11'-8" x 8'-11"									
A Vestibule measuring 14'-7" x 9'-5" for added utility.									
Spacious hallway measuring 6'-8" x 14'-9".									
Ceiling Height: 20' with a clear height of 19', perfect for storage or operations.									
3 phase electricity									
Renovated Kitchen/Eating Area									
2 Bathrooms: Separate men's and women's bathrooms for staff and visitors.									
The upstairs is a loft-style office space divided into 5 offices.									
3 bay doors (2 Dock Height Doors + 1 Ramp rear loaded with gate access) (10' H x 9' W)									
The building has a great flood advantage, it is raised from the street level preventing any type of flooding in the units during storms. Condominium approval required.									
PA Primary Zone 7300 INDUSTRIAL - HEAVY MFG									

## Property Notes

This building has condo bays.

Common dock area is approximately 48" high with 6" concrete floor slab. Fluorescent lights in warehouse and office area. Overhead doors are all. New Hurricane force winds approved. Two (2) bathrooms per bay complying with handicap requirements. Eleven (11) parking spaces per bay, with handicap and baby stroller parking per code

Great Location, in the heart of Doral, next to airport and near major highways, palmetto expressway, 836 and Turnpike





# 1700-1790 NW 96th Ave - Airways Industrial Center

Doral, FL 33172 (Miami/Dade County) - Miami Airport West Submarket



Warehouse



## Property Summary

RBA (% Leased)	60,000 SF (100%)	Built	1981
Tenancy	Multiple	Available	650 - 6,002 SF
Max Contiguous	5,352 SF	Asking Rent	\$23.00 SF/yr/IG
Clear Height	22'	Drive Ins	1 total
Docks	20 exterior	Levelers	6 exterior
Parking Spaces	50 (0.98/1,000 SF)		

## Amenities

Cooler, Freezer (Space), Security System, Signage

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
1720	Industrial	Direct	5,352	5,352	\$23.00 IG	30 Days	3 - 5 Years	-	-

5,352 SF warehouse that feature a large platform dock with two truck positions. The office space is 800 square feet. It's availability within thirty days, The ceiling height is 20 Ft clear. Lease term is 3 to 5 years.



## 1700-1790 NW 96th Ave - Airways Industrial Center

Doral, FL 33172 (Miami/Dade County) - Miami Airport West Submarket



Warehouse

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### Property Notes

Property units 6,470+/- sf. Two dock height doors per bay, 20' ceilings, IU-C industrial zoning, heavy power, fully sprinklered, abundant parking, cooler and freezer continuous covered 480 sf platform loading dock.

Designed by world renowned Arquitectonica. Located in the heart of Doral, one block west of Metro Dade Police Headquarters, and minutes from Miami Int'l Airport.



# 8187 NW 71st St - Building B

Miami, FL 33166 (Miami/Dade County) - Miami Airport North Submarket



Warehouse



## Property Summary

RBA (% Leased)	23,788 SF (100%)	Built	1982
Tenancy	Multiple	Available	6,300 SF
Max Contiguous	6,300 SF	Asking Rent	\$23.00 SF/yr/IG
Clear Height	24'	Drive Ins	1 total/ 12' w x 10' h
Docks	4 exterior	Levelers	None
Parking Spaces	25 (3.97/1,000 SF)		

## Amenities

Bus Line, Fenced Lot, Front Loading, Property Manager on Site, Yard

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	6,300	6,300	\$23.00 IG	Vacant	Thru Dec 2027	1	-

For Sublease, 6,300sqft with 2-3 private offices with a reception/showroom area, two bathrooms. One dock high door, 24ft ceiling height, 12ft overhead door, ample parking, 3 phase power, room for 53 ft container. Sublease expires December 2027, won't last!





# 1501 NW 23rd St

Miami, FL 33142 (Miami/Dade County) - South Central Miami Submarket



Refrigeration/Cold Sto...



## Property Summary

RBA (% Leased)	12,186 SF (100%)	Built	1982
Tenancy	Multiple	Available	6,313 SF
Max Contiguous	6,313 SF	Asking Rent	\$36.00 SF/yr/IG
Clear Height	21'	Drive Ins	2 total
Docks	2 exterior	Levelers	None
Parking Spaces	5 (0.41/1,000 SF)		

## Amenities

Cooler, Storage Space, Yard

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
1501D	Industrial	Direct	6,313	6,313	\$36.00 IG	90 Days	Negotiable	2	-

6,313 SF total space. 898 SF of existing refrigerated cold storage in-place. 20' Clear ceiling height. 2 dock height loading docks, loading area, office, and bathroom.

## Property Notes

This is a fully insulated warehouse in the heart of the fruit and produce district of Miami, in the exploding Allapattah neighborhood.

With 20' ceilings and on site parking this warehouse is great for a new user. Be a part of the quickly changing neighborhood.







# 2279 NW 102nd PI

Doral, FL 33172 (Miami/Dade County) - Miami Airport West Submarket



Industrial



## Property Summary

RBA (% Leased)	6,800 SF (100%)	Built/Renovated	1995/2017
Available	6,800 SF	Max Contiguous	6,800 SF
Asking Rent	Withheld	Clear Height	24'
Drive Ins	1 total	Docks	1 exterior
Levelers	None		

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	6,800	6,800	Withheld	03/2025	Negotiable	1	1

AVAILABLE MARCH 2025



### Property Summary

RBA (% Leased)	18,334 SF (45.5%)	Built	1988
Tenancy	Multiple	Available	3,000 - 10,000 SF
Max Contiguous	7,000 SF	Asking Rent	\$25.00 SF/yr/MG
Clear Height	24'	Drive Ins	None
Docks	3 exterior	Levelers	None
Parking Spaces	8 (0.44/1,000 SF)		

### Amenities

Front Loading, Signage

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	-	Industrial	Direct	7,000	7,000	7,000	\$25.00 MG	Vacant	3 - 5 Years





# 8292-8320 NW 14th St - Miami International Commerce Center

Doral, FL 33126 (Miami/Dade County) - Miami Airport West Submarket



Warehouse



## Property Summary

RBA (% Leased)	92,020 SF (94.1%)	Built	1987
Tenancy	Multiple	Available	5,400 - 10,812 SF
Max Contiguous	5,412 SF	Asking Rent	\$18.00 SF/yr/IG
Clear Height	20'	Drive Ins	None
Docks	12 exterior	Levelers	None
Parking Spaces	276 (3.00/1,000 SF)		

## Amenities

24 Hour Access, Bus Line, Property Manager on Site, Signage

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
8312	Industrial	Direct	5,412	5,412	Withheld	Vacant	Negotiable	2	-

Address: 8312 NW 14th Street.  
±4,551 SF dock height warehouse  
±861 SF office space  
18'7" Clear height





# 8292-8320 NW 14th St - Miami International Commerce Center

Doral, FL 33126 (Miami/Dade County) - Miami Airport West Submarket



Warehouse

## Available Spaces (Continued)

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
2 dock-high positions Parking ratio: 1.0/1,000 SF LED Lighting in warehouse & office Two office spaces + kitchenette									
For a virtual tour: <a href="https://my.matterport.com/show/?m=3EZrHgDRdcd">https://my.matterport.com/show/?m=3EZrHgDRdcd</a>									
-	Industrial	Sublet	5,400	5,400	\$18.00 IG	Vacant	Thru May 2026	2	-

JUST REDUCED !!!!!. LOWEST PRICE IN TEH MARKET !!!!! Great opportunity to lease this 5,400 SF warehouse. This unit has 2 private offices and a bull pen, 3 small coolers (THE COOLERS CAN BE REMOVED IF NOT NEEDED), 1 double door that can accommodate 2 loading trucks. Great location, close to major highways 826 and 836 and minutes away from the Miami International Airport. The coolers can be removed if not necessary. Perfect for produce, flower distribution, food products., logistics, freight forwarders,

For videos visit: <https://www.instagram.com/reel/C9uxc-LufVL/?igsh=YWtvN3c2cWk3Z2E1>

## Property Notes

Miami International Commerce Center (MICC) is a 3.5 million square foot business park that is home to 350+ companies in the City of Doral – ranked as "The Best City in Florida for Business Start-ups" by BusinessWeek. Featuring dock-high and street-level options, MICC offers a unique leasing portfolio of industrial, office and flex spaces ranging between 2,000 and 150,000 square feet. MICC provides a strategic location for your business. The complex is situated just 2 miles from Miami International Airport, 4 miles from Florida East Coast Railyard, 12 miles from PortMiami and it provides unparalleled access to the new 25th Street Viaduct Sky Bridge. Nearby highways include the Palmetto (SR-826) and Dolphin (SR-836) Expressways. MICC is an ideal location for your clients and employees, located within walking distance of numerous hotels, restaurants and shops. MICC provides an on-site leasing and management team, flexible leasing options, and after-hours and weekend security to meet your business needs.





# 1501-1573 NW 82nd Ave - Miami International Commerce Center

Doral, FL 33126 (Miami/Dade County) - Miami Airport West Submarket



Warehouse



## Property Summary

RBA (% Leased)	141,427 SF (96.1%)	Built	1981
Tenancy	Multiple	Available	5,400 - 10,862 SF
Max Contiguous	5,462 SF	Asking Rent	Withheld
Clear Height	20'	Drive Ins	1 total
Docks	1 interior	Levelers	None
Parking Spaces	10 (0.07/1,000 SF)		

## Amenities

24 Hour Access, Conferencing Facility, Property Manager on Site, Signage

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
1553	Industrial	Direct	5,462	5,462	Withheld	Vacant	Negotiable	1	1

Address: 1553 NW 82nd Avenue  
±4,370 SF dock high warehouse  
±1,092 SF office space  
20'10 clear height





# 1501-1573 NW 82nd Ave - Miami International Commerce Center

Doral, FL 33126 (Miami/Dade County) - Miami Airport West Submarket



Warehouse

## Available Spaces (Continued)

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
1 dock-high position and 1 ramp Parking ratio: 1.0/1,000 SF LED lighting in warehouse + office									
1507	Industrial	Sublet	5,400	5,400	Withheld	30 Days	Negotiable	-	1

Current tenant is looking to sublease their space a little over 2 years (27 months), however Landlord would also be open to signing a brand new lease should any tenant want a longer term. The property has on-site leasing and management services that allow seamless operations, while after-hours and weekend security provide tenants comfort and protection. Being just minutes to Downtown Miami, Doral taps into a strong employee demographic and labor pool of warehouse employees in a 10-mile radius.

### Property Description:

Ceiling Height: 20'

Warehouse: 4800-4900 SqFt of warehouse

Office: 500-600 SqFt

Drive-In: One - Bay Doors: One 19.5' wide roll-up door (with loading dock ramp)

Location: 1507 NW 82nd Ave, Doral, FL

Call to Action: Please call Jake Gale (305) 333-5347 (email: [jgale@zyxcapital.com](mailto:jgale@zyxcapital.com)) or our office line (305) 799-7681 for more information, or to set up a tour.

## Property Notes

Miami International Commerce Center (MICC) is a 3.5 million square foot business park that is home to 350+ companies in the City of Doral – ranked as "The Best City in Florida for Business Start-ups" by BusinessWeek. Featuring dock-high and street-level options, MICC offers a unique leasing portfolio of industrial, office and flex spaces ranging between 2,000 and 150,000 square feet. MICC provides a strategic location for your business. The complex is situated just 2 miles from Miami International Airport, 4 miles from Florida East Coast Railyard, 12 miles from PortMiami and it provides unparalleled access to the new 25th Street Viaduct Sky Bridge. Nearby highways include the Palmetto (SR-826) and Dolphin (SR-836) Expressways. MICC is an ideal location for your clients and employees, located within walking distance of numerous hotels, restaurants and shops. MICC provides an on-site leasing and management team, flexible leasing options, and after-hours and weekend security to meet your business needs.



# 2700-2734 NW 72nd Ave - International Airport Ctr

Miami, FL 33122 (Miami/Dade County) - Miami Airport East Submarket



Warehouse



## Property Summary

RBA (% Leased)	117,664 SF (89.5%)	Built/Renovated	1980/1987
Tenancy	Multiple	Available	3,600 - 12,400 SF
Max Contiguous	5,000 SF	Asking Rent	\$23.00 - 26.00 SF/yr/MG
Clear Height	18'	Drive Ins	4 total/ 10' w x 14' h
Docks	14 interior	Levelers	None

## Amenities

Air Conditioning

## Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
2710	Industrial	Direct	5,000	5,000	\$23.00 MG	Vacant	Negotiable	-	-

### Property Description:

International Airport Center offers the best of two worlds, dock high warehouses and wholesale store front units. IAC offers excellent proximity to MIA Cargo perfect for import/export or freight forwarding companies. With unit sizes from 1,900 to over 20,000 square feet, fully air-conditioned office space and 150' truck courts, IAC provides functional commercial space within the Miami-Dade Airport West Commercial Market.

### Property Features:





# 2700-2734 NW 72nd Ave - International Airport Ctr

Miami, FL 33122 (Miami/Dade County) - Miami Airport East Submarket



Warehouse

## Available Spaces (Continued)

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
+/- 5,000 Sq. Ft. Total									
+/- 500 Sq. Ft Office									





**Property Summary**

RBA (% Leased)	131,259 SF (87.5%)	Built/Renovated	1972/1987
Tenancy	Multiple	Available	5,186 - 16,479 SF
Max Contiguous	5,656 SF	Asking Rent	\$18.50 SF/yr/IG
Clear Height	18'	Drive Ins	4 total/ 12' w x 12' h
Docks	20 exterior; 4 interior	Levelers	None
Parking Spaces	63 (2.00/1,000 SF)		

**Amenities**

Bus Line

**Available Spaces**

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
7264 NW 34th Street	Industrial	Direct	5,656	5,656	\$18.50 IG	Vacant	Negotiable	1	-

SPACE OVERVIEW  
5,656 total s.f. available



## 7212-7282 NW 33rd St - Airport Trade Center

Miami, FL 33122 (Miami/Dade County) - Miami Airport East Submarket



Warehouse

### Available Spaces (Continued)

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/yr	Occupancy	Term	Docks	Drive Ins
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1,140 s.f office  
18' clear ceiling height  
Asking rate: call for pricing  
Available Immediately

Watch video here: <https://vimeo.com/980844103>

7279 NW 33rd Street	Industrial	Direct	5,637	5,637	Withheld	Vacant	Negotiable	1	-
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SPACE OVERVIEW  
5,637 total s.f. available  
18' clear ceiling height  
Available immediately  
Frontage on Milam Dairy Road

Watch video here: <https://vimeo.com/980844103>

7214 NW 34th Street	Industrial	Direct	5,186	5,186	Withheld	Vacant	3 Years	1	-
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SPACE OVERVIEW  
±5,186 total s.f. available  
±5,163 s.f. office - fully built out for office space  
18' clear ceiling height  
Available Immediately  
Call for pricing

Watch video here: <https://vimeo.com/980844103>

### Property Notes

Airport Trade Center is an established two-building commercial park along Milam Dairy Road in Miami, providing over 230,000 square feet of prime industrial space. This strategically located property features a variety of spaces available for immediate occupancy or future move-ins, catering to businesses with diverse needs and timelines.

The facilities boast dock-high doors, with some units equipped with convenient dock-high ramps to streamline loading and unloading operations. 18-foot clear heights and practical man-door entrances into the warehouse spaces further streamline operational logistics.

Institutionally owned and managed, the Airport Trade Center provides an ideal setting for businesses seeking flexibility and excellence. Positioned prominently along Milam Dairy Road/NW 72nd Avenue, a significant 6-lane thoroughfare, the property benefits from its proximity to Miami International Airport (MIA), just across the road. Its strategic location also offers swift access to State Road 826/Palmetto Expressway and State Road 836/Dolphin Expressway, with a 22-minute drive to Port Miami.

Located in the bustling Miami Airport East industrial area, the center is surrounded by major tenants like CEVA Logistics, Floral Logistics of Miami, and Amazon. Within a 10-mile radius, it serves a workforce of 107,544 warehouse employees.