



7231-7253 NW 54th St

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



Warehouse



Property Summary

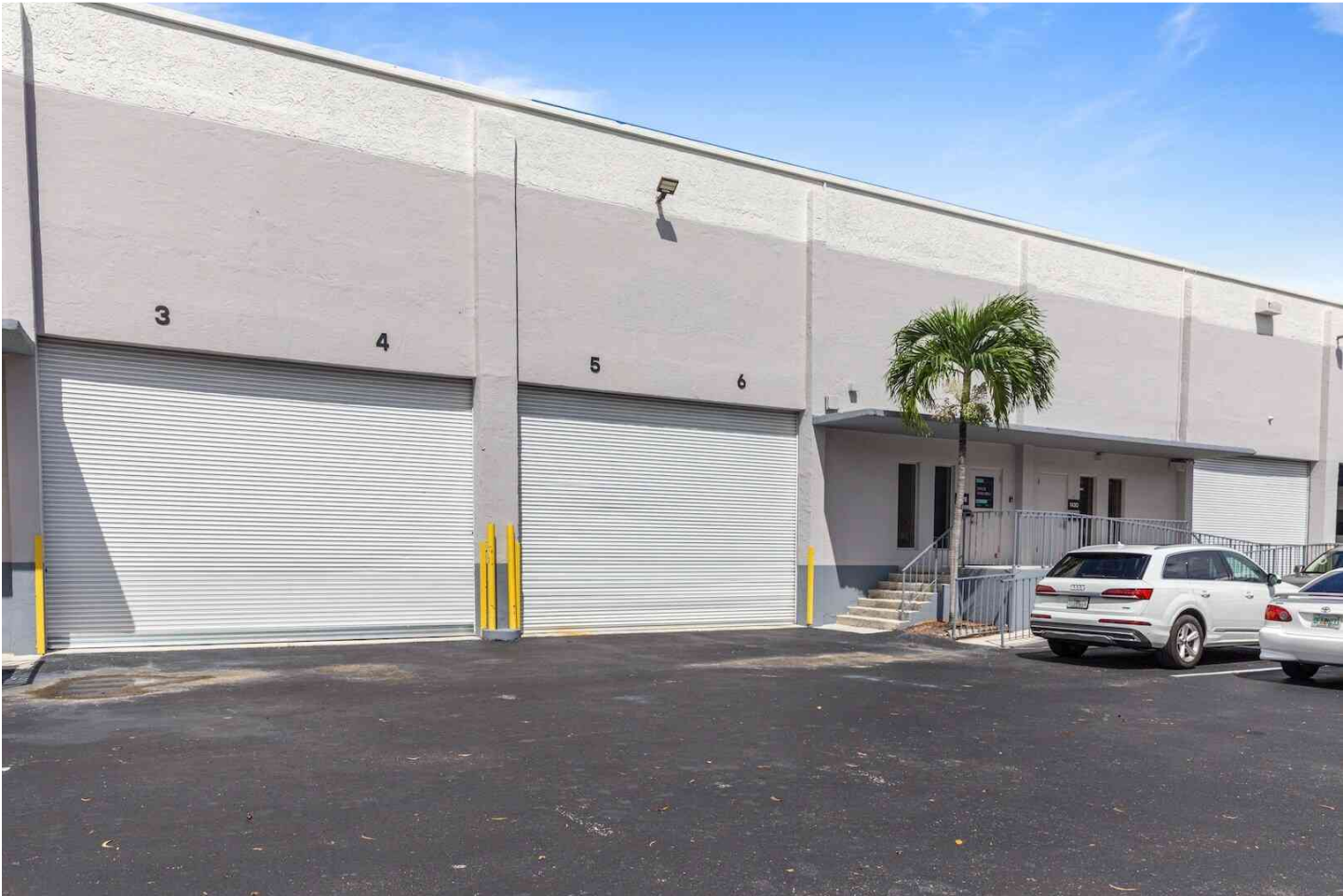
RBA (% Leased)	40,000 SF (90.0%)	Built	2003
Tenancy	Multiple	Available	4,000 SF
Max Contiguous	4,000 SF	Asking Rent	\$17.49 SF/Year/NNN
Clear Height	22'	Drive Ins	24 total
Docks	1 exterior	Levelers	None
True Owner	The Morlin Group		

Amenities

Air Conditioning, Front Loading

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
7239	Industrial	Direct	4,000	4,000	\$17.49 NNN	Vacant	3 Years	1	-
The Morlin Group: Seth Fellman (305) 884-1000									



Property Summary

RBA (% Leased)	127,640 SF (96.3%)	Built/Renovated	1981/2006
Tenancy	Multiple	Available	4,783 SF
Max Contiguous	4,783 SF	Asking Rent	Withheld
Clear Height	22'	Drive Ins	None
Docks	2 exterior	Levelers	None
Parking Spaces	5 (1.00/1,000 SF)		
True Owner	Link Logistics Real Estate		

Amenities

24 Hour Access, Property Manager on Site, Signage, Storage Space

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
1428	Industrial	Direct	4,783	4,783	Withheld	Vacant	Negotiable	2	-

JLL: Edwin Morales (305) 814-7368

Address: 1428 NW 82nd Avenue
±4,056 SF dock-height warehouse



1400-1466 NW 82nd Ave - Miami International Commerce Center

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



Warehouse

Available Spaces (Continued)

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
<div>±727 SF office space</div> <div>20'8" clear height</div> <div>2 dock-high loading positions</div> <div>Parking ratio: 1.0/1,000 SF</div> <div>LED lighting in warehouse</div>									

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.



2850-2930 NW 72nd Ave - International Airport Ctr
Miami, Florida 33122 (Miami/Dade County) - Miami Airport East Submarket



Warehouse



Property Summary

RBA (% Leased)	105,417 SF (72.2%)	Built	1987
Tenancy	Multiple	Available	3,800 - 29,350 SF
Max Contiguous	9,650 SF	Asking Rent	\$18.95 - 20.95 SF/Year
Clear Height	30'	Drive Ins	1 total/ 10' w x 12' h
Docks	3 exterior	Levelers	None
Parking Spaces	4 (0.07/1,000 SF)		
True Owner	Time Equities, Inc.		

Amenities

24 Hour Access, Air Conditioning, Cooler, Freezer (Space)

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
2868	Industrial	Direct	3,800	3,800	\$20.95 MG	Vacant	Negotiable	-	-

Americas Commercial Real Estate, LLC: Alexander Bernaldo (786) 277-4416

PROPERTY FEATURES

? +/- 3,800 Sq. Ft. Total





2850-2930 NW 72nd Ave - International Airport Ctr

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



Warehouse

Available Spaces (Continued)

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
? +/- 500 Sq. Ft Office / Showroom									
? +/- 3,300 Sq. Ft. Warehouse									
? One (1) Dock High Loading Door									
? 20' Clear Ceiling Height									
? Twin-T Roof Construction									
? City Water & Sewer									
? Outside the Wellfield Protected Area									
? Close proximity to Miami International Airport									

Property Notes

Ample Parking
Close Proximity to Miami International Airport
Outside Wellfield

2874 NW 72nd Avenue, Miami, Florida 33122



5055 NW 74th Ave

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



Warehouse



Property Summary

RBA (% Leased)	33,602 SF (73.8%)	Built	2007
Tenancy	Multiple	Available	4,300 - 8,800 SF
Max Contiguous	4,500 SF	Asking Rent	\$20.70 SF/Year/NNN
Clear Height	20'	Drive Ins	None
Docks	40 exterior	Levelers	None
Parking Spaces	45 (1.06/1,000 SF)		
True Owner	TA Realty		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
5055 #9	Industrial	Direct	4,500	4,500	\$20.70 NNN	Vacant	Negotiable	-	-
Americas Commercial Real Estate, LLC: Alexander Bernaldo (786) 277-4416									
5055 #3	Industrial	Direct	4,300	4,300	\$20.70 NNN	Vacant	Negotiable	2	-
Americas Commercial Real Estate, LLC: Alexander Bernaldo (786) 277-4416									



Property Summary

RBA (% Leased)	17,500 SF (100%)	Built	1988
Tenancy	Multiple	Available	3,532 SF
Max Contiguous	3,532 SF	Asking Rent	\$22.75 SF/Year/IG
Clear Height	22'	Drive Ins	None
Docks	2 interior	Levelers	None
Parking Spaces	24 (1.37/1,000 SF)		
True Owner	Carlos Yidi		

Amenities

Bus Line

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
6998	Industrial	Direct	3,532	3,532	\$22.75 IG	30 Days	Negotiable	-	-
Smith Associates, Inc.: Erick Padilla (786) 222-2706									



6000-6090 NW 84th Ave

Miami, Florida 33166 (Miami/Dade County) - Miami Airport West Submarket



Warehouse



Property Summary

RBA (% Leased)	25,236 SF (53.6%)	Built	1980
Tenancy	Multiple	Available	3,900 - 11,700 SF
Max Contiguous	11,700 SF	Asking Rent	\$19.50 SF/Year/MG
Clear Height	20'	Drive Ins	5 total/ 10' w x 12' h
Docks	1 exterior	Levelers	None
Parking Spaces	12 (0.48/1,000 SF)		
True Owner	Jana Sigars-Malina, Jana Sigars-Malina		

Amenities

Air Conditioning, Signage

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
6040	Industrial	Direct	3,900	11,700	\$19.50 MG	Vacant	1 - 10 Years	1	1

Maddux and Company: Joseph Weston (305) 510-2298, Scott Weston (786) 942-6143



6000-6090 NW 84th Ave

Miami, Florida 33166 (Miami/Dade County) - Miami Airport West Submarket



Warehouse

Available Spaces (Continued)

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
6020	Industrial	Direct	3,900	11,700	\$19.50 MG	Vacant	1 - 10 Years	1	1
Maddux and Company: Joseph Weston (305) 510-2298, Scott Weston (786) 942-6143									
6000	Industrial	Direct	3,900	11,700	\$19.50 MG	Vacant	1 - 10 Years	1	1
Maddux and Company: Joseph Weston (305) 510-2298, Scott Weston (786) 942-6143									



Property Summary

RBA (% Leased)	76,853 SF (100%)	Built	1988
Tenancy	Multiple	Available	4,800 SF
Max Contiguous	4,800 SF	Asking Rent	\$19.12 SF/Year/NNN
Clear Height	20'	Drive Ins	14 total
Docks	13 exterior	Levelers	None
Parking Spaces	74 (0.92/1,000 SF)		
True Owner	Brookfield Corporation		

Amenities

Air Conditioning, Bus Line, Signage

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
10150	Industrial	Direct	4,800	4,800	\$19.12 NNN	30 Days	Negotiable	-	-

Americas Commercial Real Estate, LLC: Alexander Bernaldo (786) 277-4416

Property Features

+/- 4,800 Sq. Ft. Total Size



10120-10280 NW South River Dr - North River Commerce Center

Miami, Florida 33178 (Miami/Dade County) - Medley Submarket



Warehouse

Available Spaces (Continued)

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
+/- 350 Sq. Ft. Office									
+/- 4,450 Sq. Ft. Warehouse									
One (1) Dock High Loading Door									
One (1) Ramp Loading Door									
20' Clear Ceiling Height									
Fully Fire Sprinkled Building									
Twin-T Roof Construction									
Outside the Wellfield Protected Area									
Frontage Signage Opportunity									
OPEX: \$3.38									
Lease rate does not include utilities, property expenses or building service									

Property Notes

The property comprises of 79,679 square foot detached warehouse of masonry construction. The warehouse features 13 loading docks and 14 drive in bays along with a 30' clear height. Situated to the northwest of Miami and only 1.3 miles from Palmetto Expressway, North River Commerce Center provides easy access to Miami International Airport.



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/Year/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/Year	Occupancy	Term	Docks	Drive Ins
1720	Industrial	Direct	5,000	5,000	\$25.00 TBD	Vacant	Negotiable	1	-

State Street Realty: Brian Cabiellles, SIOR (305) 606-7109



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



Property Map Overview

