

AVAILABLE  
**for lease**

Fairchild  Partners<sup>®</sup>  
Licensed Real Estate Brokers



  
AIRPORT TRADE CENTER

3108, 3208 + 3308 NW 72<sup>nd</sup> Avenue  
Miami, FL 33122



**LeaseThisWarehouse.com**  
by **east**

 **±371,976 sq. ft.**  
**Industrial Park**  
**with Warehouses +**  
**Retail Flex Space**

[www.FairchildPartners.com](http://www.FairchildPartners.com)

for lease



THREE (3) BUILDINGS OFFERING BOTH IMMEDIATE + FUTURE AVAILABILITY



Warehouses  
+ Retail Flex  
Space Available  
For Lease

Various Floorplans  
Available with Flexible  
Configurations



Just minutes  
from the Miami  
International  
Airport (MIA)  
and MIA Cargo  
Viaduct



Frontage on  
Milam Dairy Rd  
(NW 72nd Street)  
with access to  
NW 36th St access  
and the Dolphin  
+ Palmetto  
Expressways

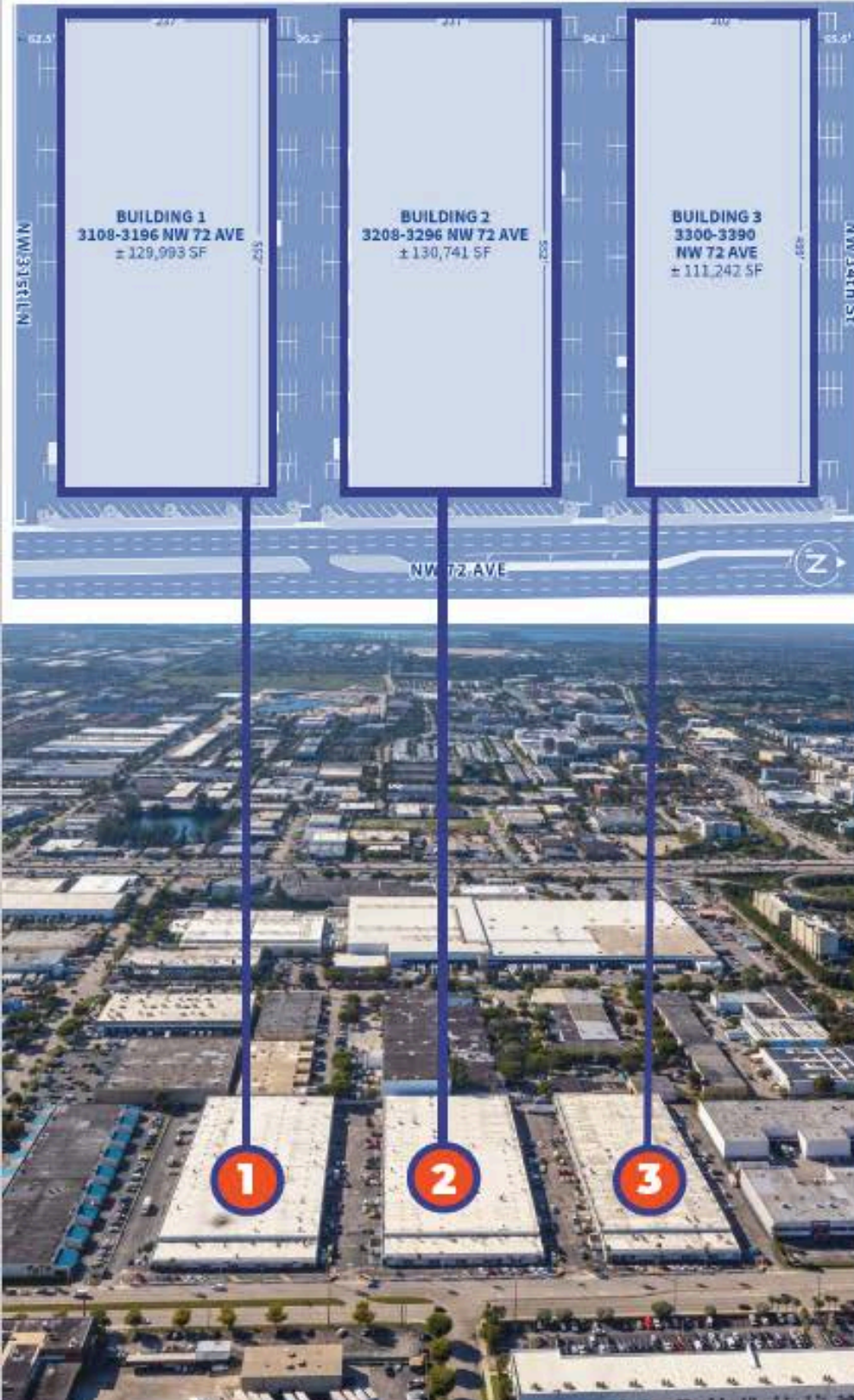


Robust Tenant  
Roster with  
Access to a  
Large Industrial  
Labor Base



Institutional  
Ownership

## SITE PLAN



## CURRENT VACANCIES

### RETAIL/SHOWROOM

UNIT	SIZE (SF)	BLDG
3240	1,104 SF	2
3248	1,109 SF	2
3264	1,125 SF	2
3280	1,104 SF	2
3108	1,078 SF	3
3116	871 SF	3
3140	800 SF	3
3172/80	2,300 SF	3

### WAREHOUSE

UNIT	SIZE (SF)	BLDG
7214	5,163 SF	1
7279	6,000 SF	1
7289	6,000 SF	1
7294	5,574 SF	1
7222	6,629 SF	2
7227	4,403 SF	2
7205, 7215/25	15,972 SF	3
7230/40/50	19,806 SF	3
7265	6,605 SF	3



**±371,976 Total Square Feet;**  
**Three (3) Building Industrial Park**

## Building Overview

BUILDING	Bldg 1	Bldg 2	Bldg 3
Address	3108 NW 72 <sup>nd</sup> Avenue	3208 NW 72 <sup>nd</sup> Avenue	3308 NW 72 <sup>nd</sup> Avenue
Clear Height	18'	18'	18'
Loading Type	Cross Dock	Cross Dock	Cross Dock
Loading Doors	18 Dock High	20 Dock High	20 Dock High
Truck Court Depth	62.5' dedicated on S-Side 94.1' shared on N-Side	95.2' shared on N-Side 94.1' shared on S-Side	95.2' shared on S-Side 65.6' dedicated on N-Side
Building Dimension	552' x 237'	552' x 237'	552' x 202'
Auto Parking	104	102	111
Fire Protection	Wet Pipe	Wet Pipe	Wet Pipe
Power	600 amp 3 phase 240 V	600 amp 3 phase 240 V	600 amp 3 phase 240 V
Lighting	LED	LED	LED

## Industrial Small/Mid Bay Warehouse

**±5,000 to 36,000 SF Available**

Three (3) building industrial park offering warehouses with 3-Phase power and various floorplans/configuration available.

- Warehouses from ±5,000 to 36,000 SF with Office Space Available
- Various Configurations with a Mix of Industrial Layouts and Showroom Spaces
- Convenient Dock-High Ramps

## Retail/Showroom Space

**±800 to 2,300 SF Available**

One-story retail/showroom space averaging 2,000 SF with and various configurations

- Offices from 800 to 2,300+ SF
- Various Configurations with Recent Renovations
- Multiple Office/Showroom Layouts Available
- Prominent Storefront Signage with High Visibility

## Sample Warehouse Floor Plans

Warehouse + Office  
**±6,617 total sq. ft.**



Warehouse + Office  
**±6,564 total sq. ft.**



## Sample Retail Floor Plans

Retail  
**±1,078 total sq. ft.**



Retail/Showroom  
**1,000+ total sq. ft.**



## 3D Walkthrough



Preview a Typical  
**Warehouse Unit**

POWERED BY  
**Matterport**



Preview a Typical  
**Retail Unit**

POWERED BY  
**Matterport**



TYPICAL INTERIORS





TYPICAL EXTERIORS



➤ Easily Accessible to Both I-95 and the Florida Turnpike;  
Proximate to FLL, Port Everglades, MIA, and PortMiami

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±1 Mile from the Palmetto Expressway (826)



±3 Miles from the Dolphin Expressway (836)



±6 Miles from the Florida Turnpike



±7 Miles from Interstate 95



±5 Min from MIA; ±25 Min from Opa Locka Executive Airport; and ±45 Min from FLL



±20 Minutes from PortMiami and ±40 Minutes from Port Everglades



±15 Min from Florida Int'l University, ±17 Min University of Miami, and ±20 Min from Miami Dade College

## Miami's Airport East Submarket

Miami's Airport East submarket is one of the most strategically located and economically vital industrial hubs in Miami-Dade County, anchored by its proximity to Miami International Airport (MIA)—the busiest international freight airport in the U.S. This centrally located area is defined by major arterial access, including SR 836 (Dolphin Expressway), SR 112, NW 36th Street, and LeJeune Rd, which provide seamless connections to Downtown Miami, Doral, Hialeah, and the broader South Florida region.

The submarket is primarily industrial and concentrated around the west side of MIA and Palmetto Expressway, with properties clustered near the Norfolk Southern intermodal terminal, offering access to freight rail. Dolphin Expressway cuts directly through the center of the area, reinforcing its role as a logistics corridor. Tenants are drawn to Airport East due to immediate proximity to MIA's cargo facilities, the Florida East Coast Railway (FEC), and critical distribution infrastructure across road, air, and rail.

Industries with a strong foothold in the submarket include transportation and logistics, food and beverage distribution, floral import/export, and specialized light manufacturing. Major occupiers include Amazon, CEVA Logistics, Floral Logistics of Miami, Ryder, FedEx, UPS, and DHL, further validating the area's position as a core industrial zone.



With a dense local labor pool and strong institutional ownership driving redevelopment of aging warehouse stock, the Airport East submarket offers unmatched operational advantages, high visibility, and critical access to trade infrastructure. This Property's location within Airport East ensures exceptional connectivity and positions it at the heart of Miami's industrial engine.



## Unrivaled, High-Barrier Location Proximate to One of the World's Top Cargo & Passenger Airports

Located just ±0.5 miles from the MIA cargo viaduct entrance, the Property sits adjacent to Miami International Airport (MIA), a globally ranked hub for both international passengers and freight. MIA is the #1 U.S. Airport for International Freight, #2 for International Passengers, and #3 Nationally/#7 Globally for Total Cargo Volume, handling \$73+ billion in trade value annually. As the largest U.S. gateway to Latin America and the Caribbean, MIA is served by 80 airlines offering flights to 150+ global destinations, including 16 new nonstop routes to Europe and the Caribbean. A key hub for American Airlines and Miami's top economic engine, MIA generates over \$32 billion in annual economic impact, reinforcing the Property's position within one of the most critical logistics and transportation ecosystems in the country.

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by east



### 3-Mile Demographics



±122,635  
POPULATION



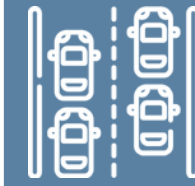
±\$71,200  
AVG HH INCOME



±17,075  
TOTAL BUSINESSES



±145,050  
TOTAL EMPLOYEES



±33,000 VPD  
VEHICLES PER DAY ALONG  
NW 72ND AVE/  
MILAM DAIRY

## Leasing contacts



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