

AVAILABLE
for lease

Fairchild Partners[®]
Licensed Real Estate Brokers



PALMETTO & 70TH
Commerce +
Wesley Center

Palmetto Expressway (SR-826) Exposure & Frontage

Various Floorplans Available



LeaseThisWarehouse.com

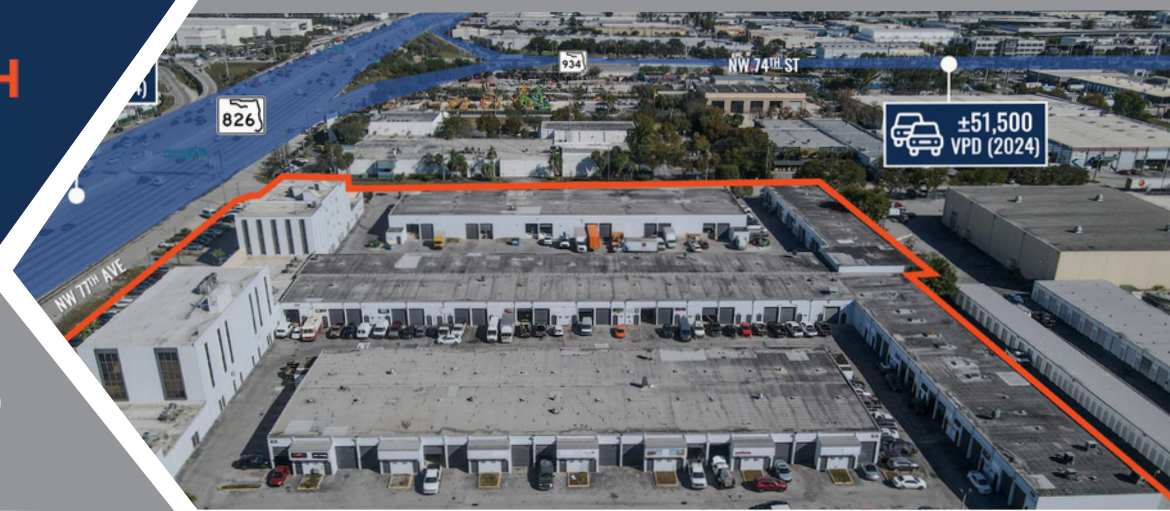
by east>



Mixed-Use:
Small Bay Warehouse,
Office and Showrooms

IMMEDIATE AVAILABILITY

for lease



Mixed-Use Property Fronting the Palmetto Expressway Between NW 68th St and NW 70th Street in Miami's Airport N Submarket

IMMEDIATE AVAILABILITY



INDUSTRIAL SMALL BAY WAREHOUSE

±124,056 total sq.ft.

Small bay warehouse units with easy truck access, 3-Phase Power and various configurations available.

- Warehouses from ±400-5,000 sq. ft. with small office spaces available
- Cross Dock Layout with 1 Street-Level Door and 1 Dock High Position
- 16-18' Ceiling Height
- Building Signage Included
- Some Dock High Bays & Flow-Through Configurations



SHOWROOM & GROUND FLOOR OFFICE

±25,505 total sq.ft.

Showroom units are located at street level with individual entrances and can be configured as office space.

- Showrooms/Ground Floor
- Offices from ±600-1,000 sq. ft.
- All Units Face the Palmetto Expressway (SR 826)
- 13' Ceiling Height
- Building Signage Included



OFFICE TOWER

±31,960 total sq.ft.

Professional, medical or executive office suites are also small by design, averaging less than ±600 sq. ft. per unit.

- Offices from 150-2,500+ sq. ft.
- Electricity and Cleaning Included
- Multiple Office Layouts Available



±2,500 Sq. Ft. Warehouses Available For Lease

Additional Smaller Units Available



Palmetto Expressway Exposure & Frontage



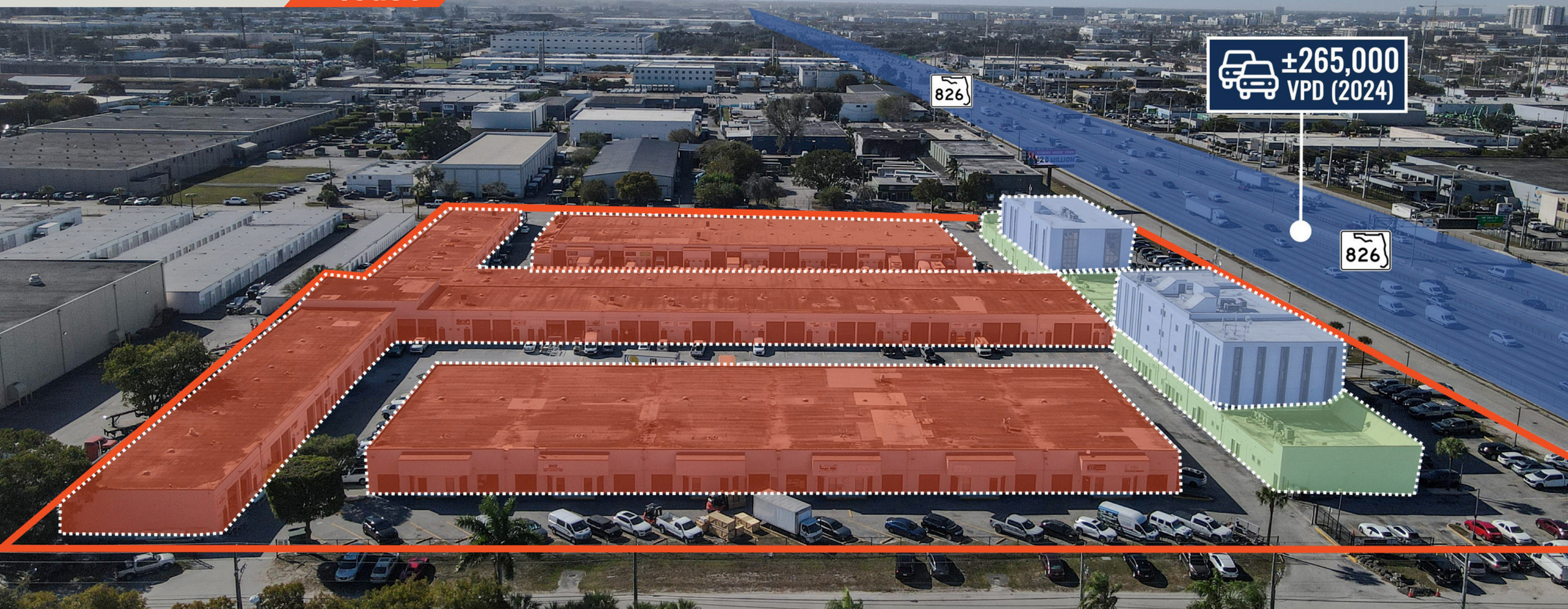
Access from NW 74th ST, NW 58th ST, and Milam Dairy Rd



Institutional Ownership

SITE PLAN

for lease



Project Overview

WAREHOUSE

- From 400 SF - 5,000 SF
- 3-Phase Power and Dock high options available
- 2 per 1,000 SF Parking

OFFICE

- From 150 SF - 2,500 SF
- Secured building with key fob access after hours
- Centrally located with great access from FL-826

SHOWROOM

- From 800 SF - 2,000 SF
- Palmetto Frontage with visibility to over 265K commuters a day
- Opportunity to lease Showroom and Warehouse at the same location



**BUILDING
EXTERIORS**





**TYPICAL
INTERIORS**



PREMIER LOCATION

PALMETTO & 70TH
Commerce + WesleyCenter

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CITY PLACE DORAL
MIXED-USE COMMUNITY WITH 300+ UNITS IN TWO 8-STORY TOWERS; ±245,000 SF OF RETAIL AND DINING INCLUDING A FRESH MARKET GROCERY, KINGS BOWLING ALLEY AND LOUNGE, COBB CINEBISTRO

DOWNTOWN DORAL
±250-ACRE MIXED-USE DEVELOPMENT WITH 70 SHOPS AND RESTAURANTS; ±550k SF OF CLASS-A OFFICE SPACE; ±5,000 RESIDENTIAL UNITS; AN ELEMENTARY AND 6-12 SCHOOL; AND DORAL'S CITY HALL

DORAL

TRUMP NATIONAL DORAL

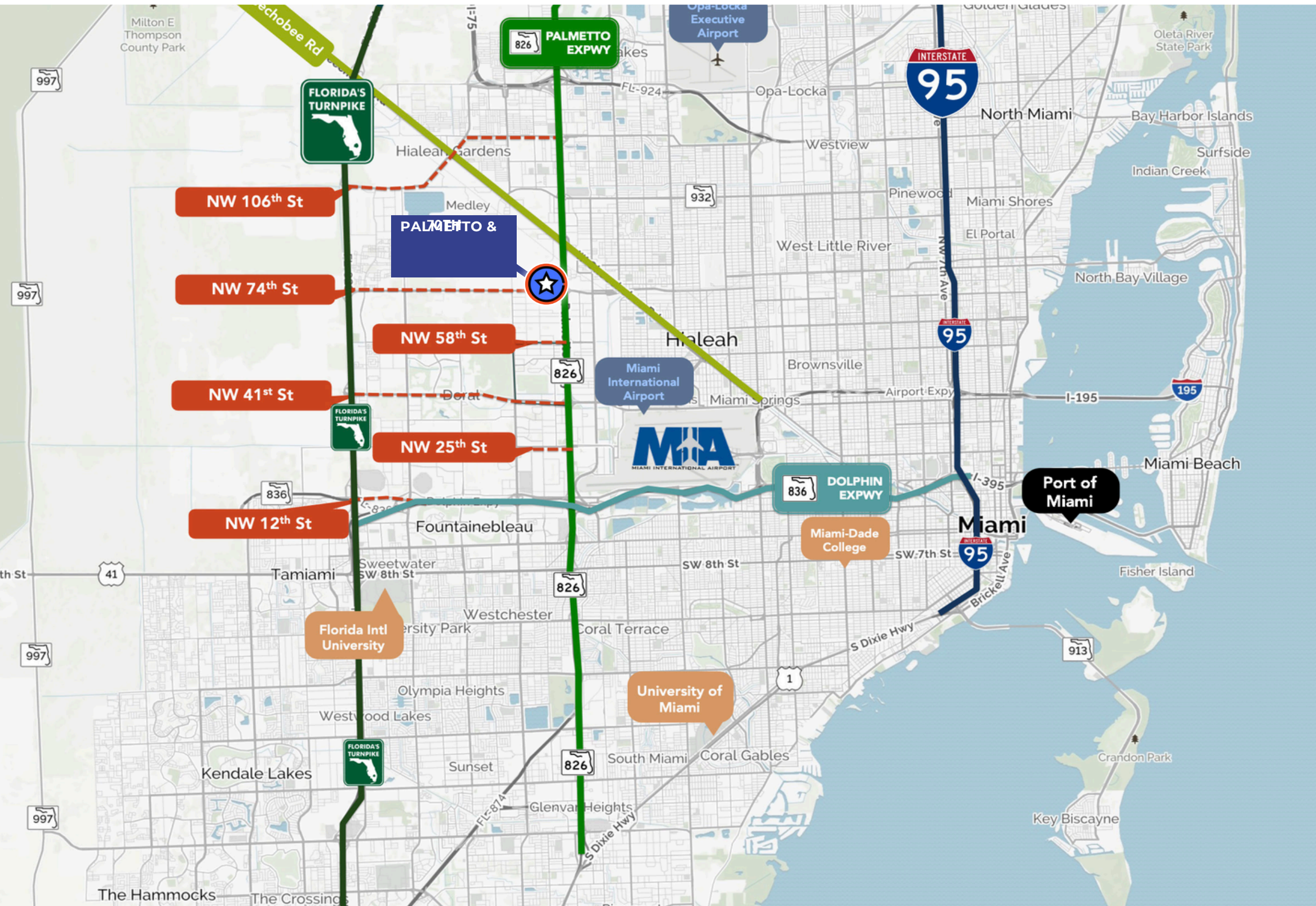
DOLPHIN MALL

±265,000 VPD (2024)



BEST ACCESS WITHIN THE AIRPORT NORTH SUBMARKET

The Palmetto & Dolphin Expressways, Florida Turnpike, I-75, the Hialeah Expressway (SR-934), and Miami Int'l Airport are all just minutes away.



±0.5 MILES FROM THE PALMETTO EXPRESSWAY



±5 MILES FROM THE DOLPHIN EXPRESSWAY



±5 MILES FROM THE FLORIDA'S TURNPIKE



±15 MINUTES FROM INTERSTATE 95



±5 MILES FROM MIAMI INTERNATIONAL AIRPORT AND ±8 MILES FROM OPA LOCKA EXECUTIVE AIRPORT

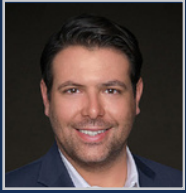


±25 MINUTES FROM PORT MIAMI AND ±35 MINUTES FROM PORT EVERGLADES



±15 MINUTES FROM FLORIDA INT'L UNIVERSITY AND ±20 MINUTES FROM BOTH UNIVERSITY OF MIAMI AND MIAMI DADE COLLEGE

leasing contacts



➤ **RICHARD SANZ**
Advisor
C: 305.510.9783
rsanz@fairchildpartners.com



➤ **MARIA JUNCADELLA, SIOR CCIM**
Founder | Principal
C: 786.229.8358
mjuncadella@fairchildpartners.com

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