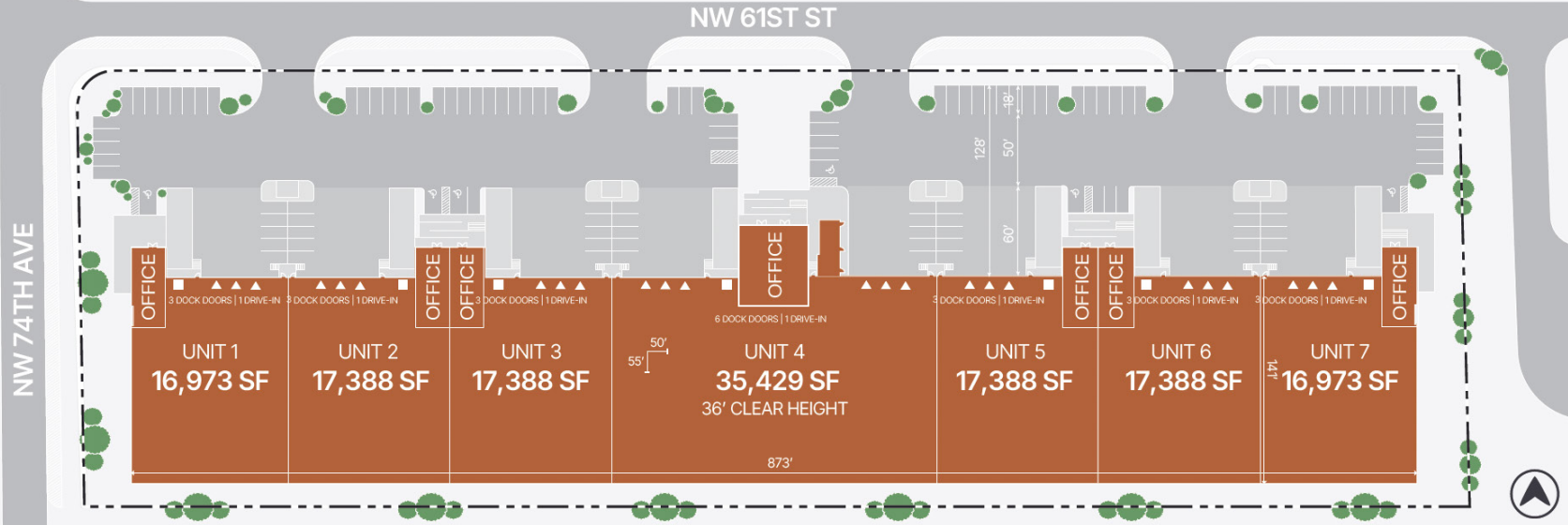


MANGROVE LOGISTICS CENTER

**±17,000 SF – ±35,000 SF
Suites Available**

±138,927 SF Class-A Development
Delivering Q3 2026

7320 Northwest 61st Street, Miami, FL



SPECIFICATIONS

7320 Northwest 61st Street, Miami

BUILDING	
Building SF	±138,927 SF
Clear Height	36'
Column Spacing	50' x 55'
Loading Formatt	Front-Load
Truck Court Depth	128'
Car Spaces	121
Power	3,400 Amps

SUITE 4	
Available SF	±35,429 SF
Office SF	±2,536 SF
Mezzanine SF	±2,560 SF
Dock Doors	6
Drive-Ins	1
Car Spaces	21
Power	277/480 volt, 400 amp

SUITE 1	
Available SF	±16,973 SF
Office SF	±1,300 SF
Mezzanine SF	±1,318 SF
Dock Doors	3
Drive-Ins	1
Car Spaces	19
Power	277/480 volt, 200 amp

SUITE 5	
Available SF	±17,388 SF
Office SF	±1,283 SF
Mezzanine SF	±1,300 SF
Dock Doors	3
Drive-Ins	1
Car Spaces	19
Power	277/480 volt, 200 amp

SUITE 2	
Available SF	±17,388 SF
Office SF	±1,283 SF
Mezzanine SF	±1,300 SF
Dock Doors	3
Drive-Ins	1
Car Spaces	13
Power	277/480 volt, 200 amp

SUITE 6	
Available SF	±17,388 SF
Office SF	±1,283 SF
Mezzanine SF	±1,300 SF
Dock Doors	3
Drive-Ins	1
Car Spaces	11
Power	277/480 volt, 200 amp

SUITE 3	
Available SF	±17,388 SF
Office SF	±1,283 SF
Mezzanine SF	±1,300 SF
Dock Doors	3
Drive-Ins	1
Car Spaces	16
Power	277/480 volt, 200 amp

SUITE 7	
Available SF	±16,973 SF
Office SF	±1,300 SF
Mezzanine SF	±1,318 SF
Dock Doors	3
Drive-Ins	1
Car Spaces	22
Power	277/480 volt, 200 amp

LOCAL ACCESS

SR 826

0.7 miles

US 27

2.6 miles

**MIAMI INTERNATIONAL
AIRPORT CARGO HUB**

2.8 miles

FLORIDA'S TURNPIKE

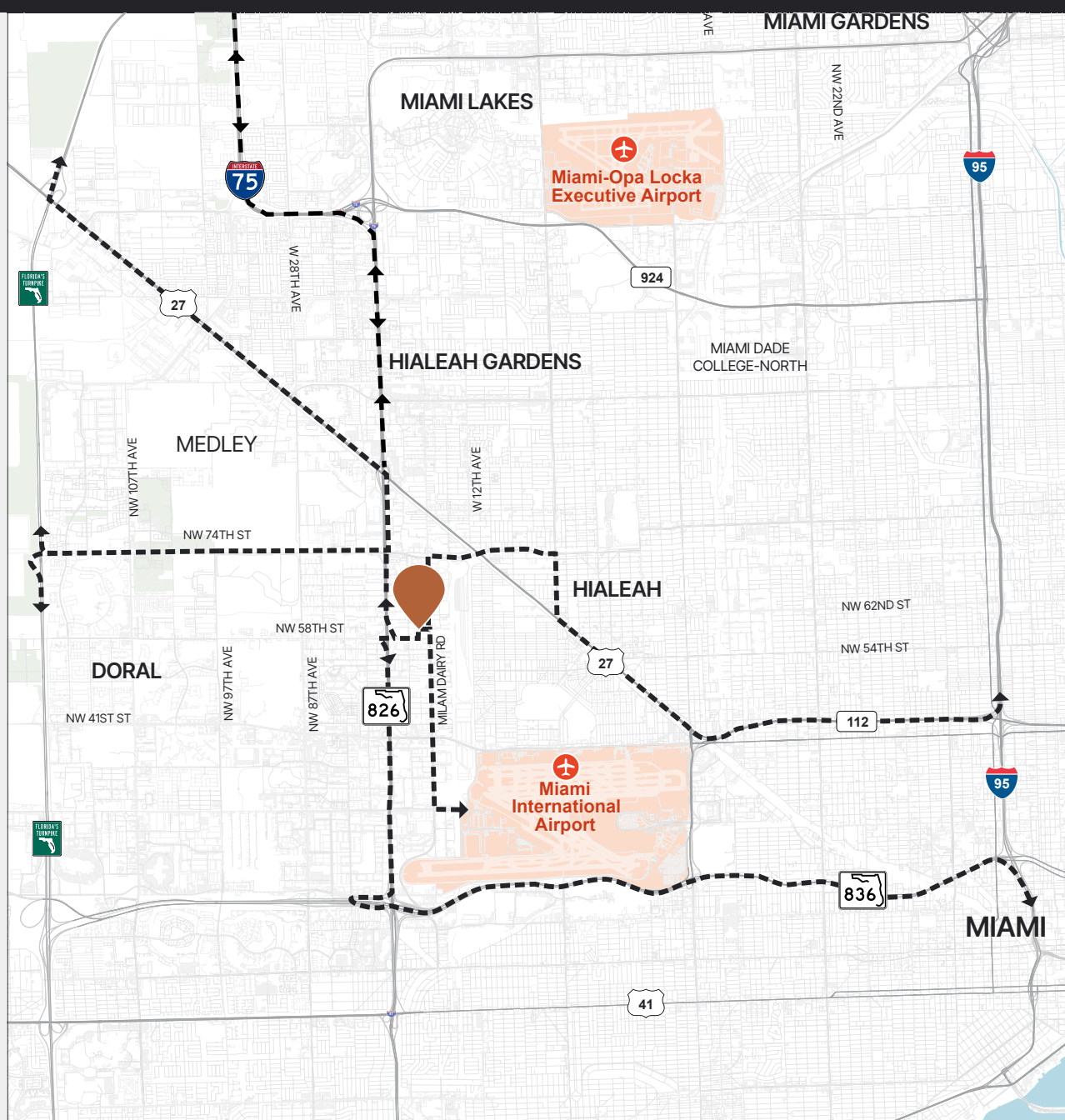
5.3 miles

I-95

8.5 miles

MIAMI CBD

14.0 miles



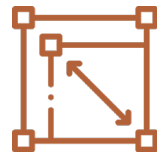
"WHY SMALL BAY"

Mangrove Logistics Center delivers modern, Class-A industrial development at a small-bay scale, a unique combination in the Airport North/Doral market.



Built for Modern Logistics

In addition to dock high loading, **every suite includes an oversized loading ramp and 12' x 14' door**, ready to handle air pallets, oversize items, equipment and other large format freight that cannot pass through standard dock doors. Complete operational flexibility, no matter what your business handles.



Store More in Less Space

Don't just lease square footage, lease vertical volume.

Most small-bay product offers 18' to 24' clear height, limiting tenants to 3 or 4 vertical pallet positions. MLC's 36' clear allows for 6-high racking. Tenants can expand capacity without increasing size or reduce footprint while storing the same inventory, significantly reducing their effective cost per pallet.



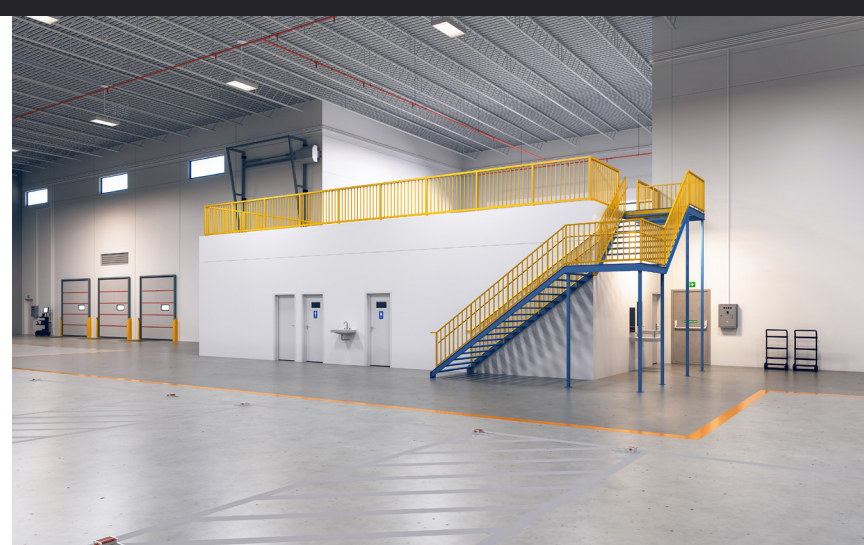
Connectivity & Access

With proximity to Milam Dairy Road and the Palmetto Expressway, MLC central to Miami-Dade's commercial corridors. **Direct routes to MIA Cargo, the Dolphin Expressway, and the Turnpike** mean your operation can efficiently reach the entire County.



Image & Infrastructure

Enhanced power infrastructure supports light manufacturing and specialized operations, while Class A design creates a professional presence for client-facing businesses.



PORT MIAMI



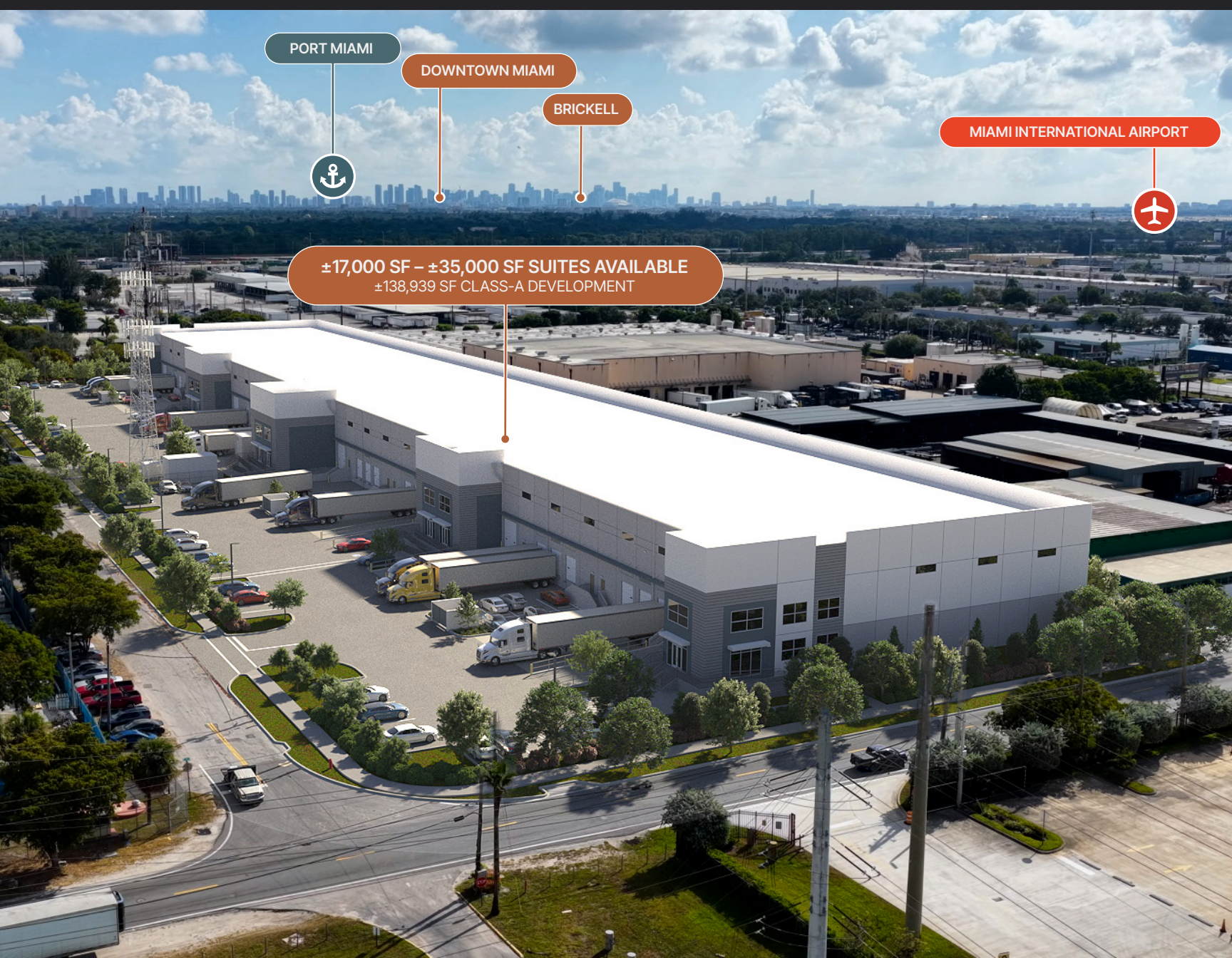
DOWNTOWN MIAMI

BRICKELL

MIAMI INTERNATIONAL AIRPORT



±17,000 SF – ±35,000 SF SUITES AVAILABLE
±138,939 SF CLASS-A DEVELOPMENT



LOCAL AMENITIES



934

826

27

E 49TH ST

E 8TH AVE

HIALEAH RAIL YARD
(FEC YARD)

HIALEAH

27

27

969

NW 58TH ST

DOWNTOWN
DORAL

DORAL

TRUMP NATIONAL
DORAL

CITYPLACE DORAL

JACKSON WEST
MEDICAL CENTER

NW 25TH STREET
CARGO VIADUCT

826

MIAMI INTERMODAL
CENTER



Miami
International Airport

836

DOLPHIN EXPRESSWAY (SR 836)
CLOSEST ACCESS POINT

836

FOUNTAINBLEAU

336

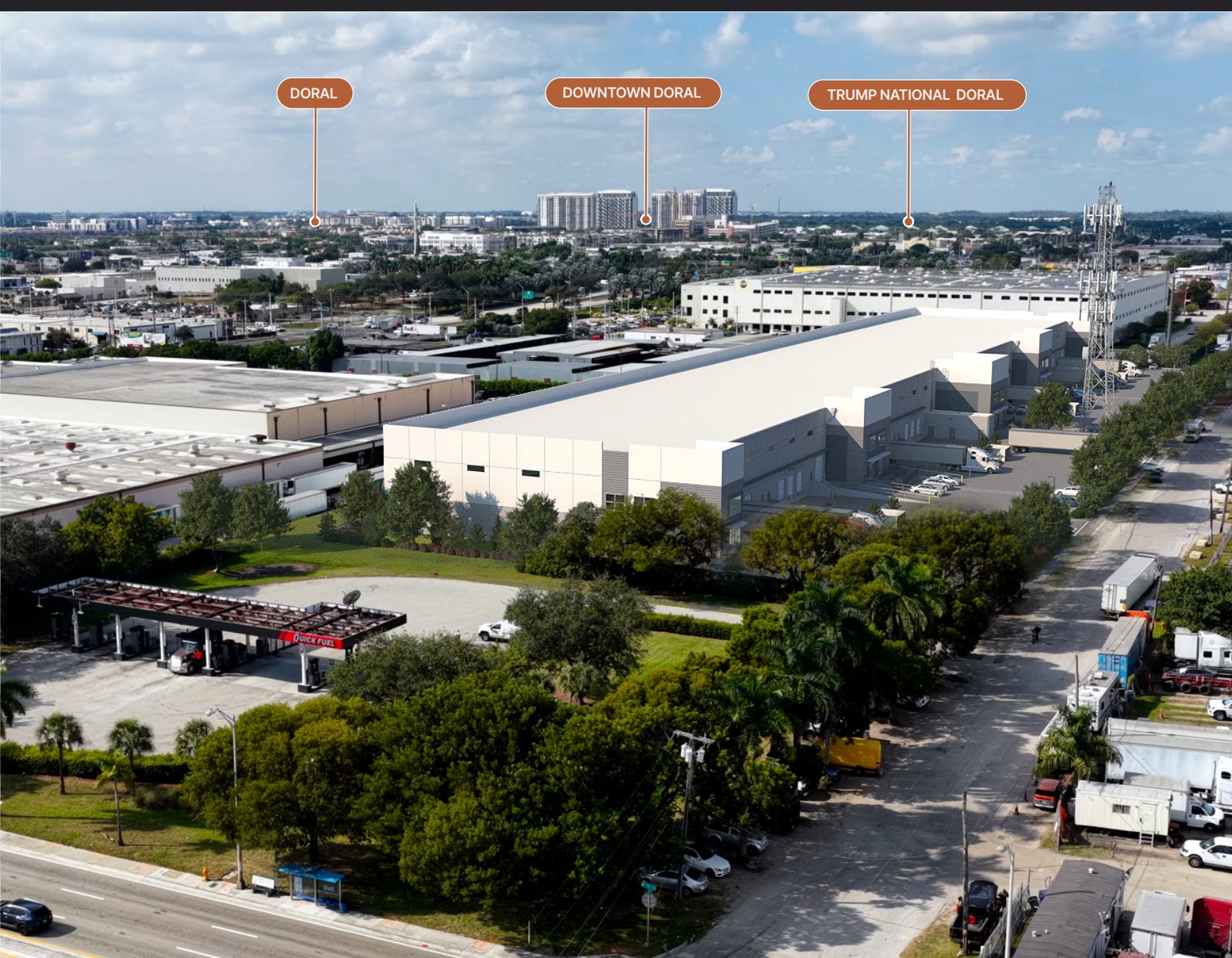
CORPORATE NEIGHBORS

Mangrove Logistics Center benefits from its location within a proven industrial ecosystem, surrounded by major corporate and logistics users that drive consistent tenant demand.

This concentration of established operators highlights the area's suitability for small bay, last mile, and distribution oriented uses.

- 1 CEVA Logistics
- 2 Lineage Logistics
- 3 DHL Express
- 4 ABC Supply Co.
- 5 Costex Tractor Parts (CTP)
- 6 Southeastern Freight Lines
- 7 UPS Supply Chain Solutions
- 8 PepsiCo Distribution Center
- 9 International Plywood & Lumber
- 10 Ryder System
- 11 FedEx Ground
- 12 Dr Pepper Snapple Group (Keurig Dr Pepper Distribution)
- 13 CEVA Logistics





DORAL

DOWNTOWN DORAL

TRUMP NATIONAL DORAL

REGIONAL ACCESS

PORT MIAMI

13 miles

FORT LAUDERDALE / HOLLYWOOD INTERNATIONAL AIRPORT

37.5 miles

PORT EVERGLADES

38.5 miles

DEMOGRAPHICS

Within 5 Miles

±449,250

Population

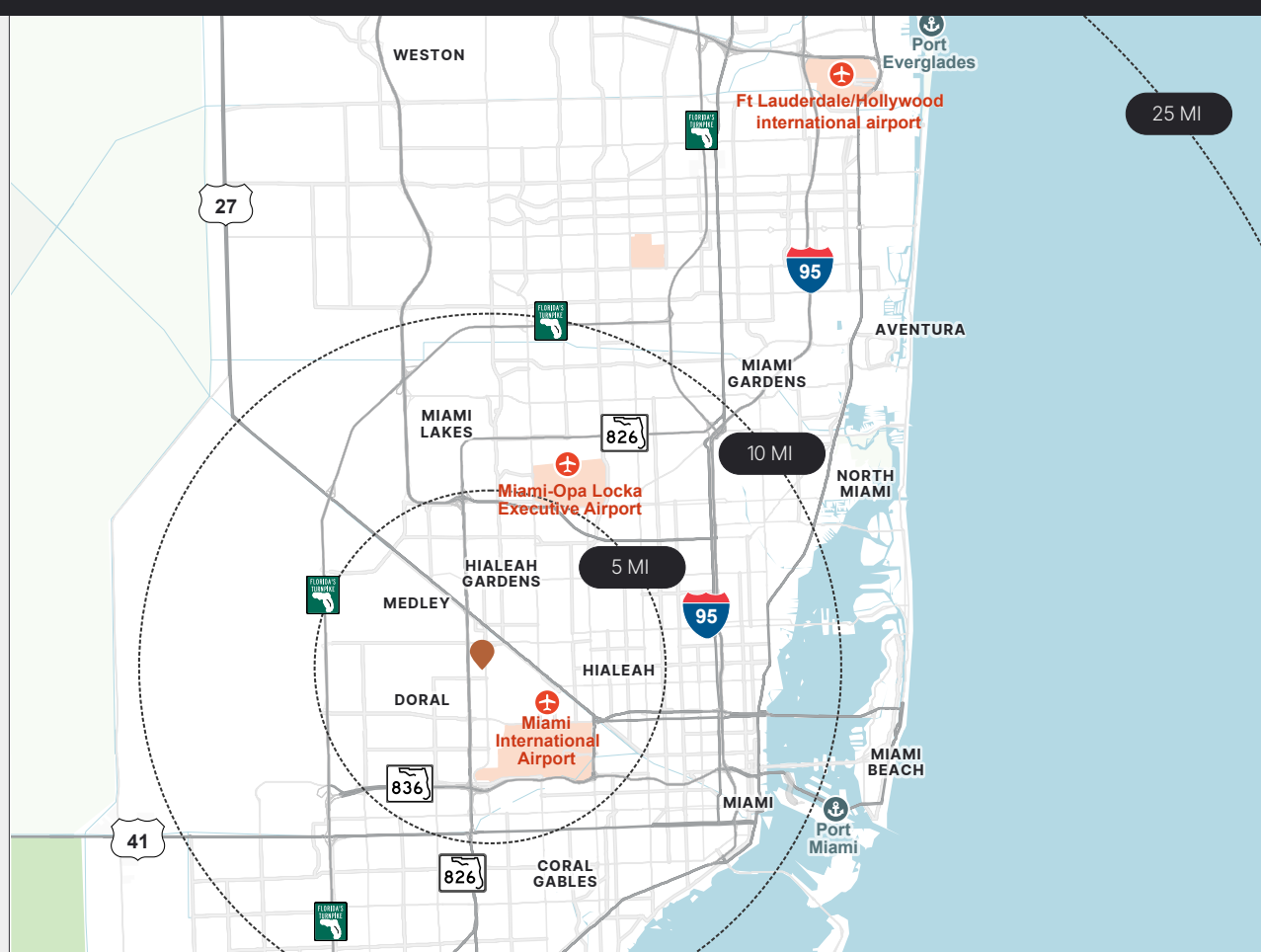
±327,200

Labor Force

±\$68,500

Average Household Income

SOURCE: CoStar (2024)



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