

21K LOT WITH 1,800 SF WAREHOUSE

AVAILABLE FOR LEASE



NW 80th Street

NW 80th Street

NW 33rd Ave

NW 79th Street

3321 NW 79th St, Miami, FL 33147



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

IOS LOT WITH WAREHOUSE

Lee & Associates presents 21k lot with 1,800 sf warehouse for lease in Miami, Florida. The freestanding, single-story building is situated on a 21,888 SF lot and offers a functional combination of building area and substantial outdoor space suitable for a variety of commercial and automotive-related users. The property features asphalt paving, chain-link fencing, signage opportunities, and direct frontage along NW 79th Street. Miami-Dade County records identify the property's primary land use as automotive or marine and show commercial zoning classifications on the site.

Strategically positioned along the NW 79th Street commercial corridor, the property provides convenient access throughout central Miami-Dade County. The site is approximately 0.2 miles from the Northside Metrorail station, 0.6 miles from the Miami Amtrak Station, and 7.7 miles from Miami International Airport. NW 79th Street carries approximately 20,743 vehicles per day near NW 35th Avenue E, providing exposure along a well-traveled east-west corridor.



For more information, please contact one of the following individuals:

MARKET ADVISORS

MICHAEL AVENDANO

Senior Vice President
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PROPERTY HIGHLIGHTS



IOS Lot with Warehouse Space:

- **±0.50-acre / 21,888 SF** lot
- **1,808 SF Warehouse**
- Freestanding, single-story building
- Commercial/automotive land use
- Asphalt-paved outdoor area
- Chain-link fenced site
- **2 points of access: one along 79th St and one NW 33rd Ave**



The property sits along a major commercial corridor with convenient connectivity to surrounding Miami-Dade County. Nearby transit options include the Northside Metrorail station, while Miami International Airport is approximately 7.7 miles from the property.



Exceptional Freeway Access:

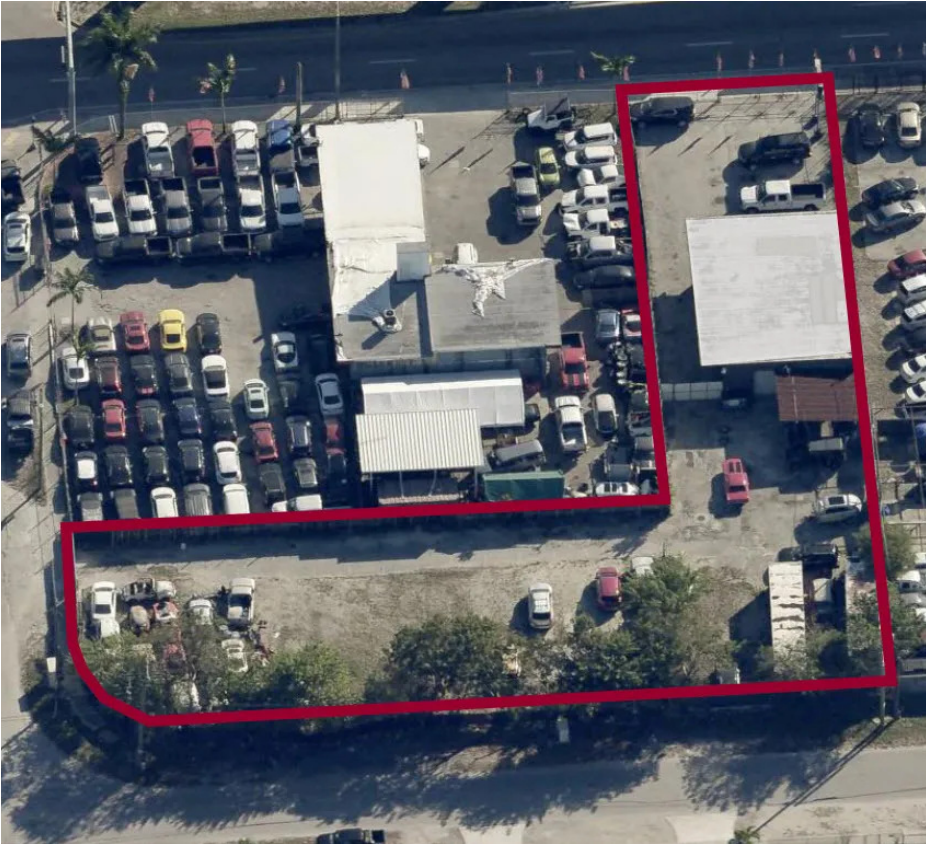
Palmetto Expressway – 5–8 minutes
I-95 – 8–12 minutes
NW 27th Avenue / SR-9 – 2–4 minutes
SR-112 – 10–15 minutes

Miami Int'l Airport 15 min
Wynwood/Midtown Miami 20 min
Downtown Miami / Brickell 25 min
PortMiami 25–30 min

LEASE SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 3321	Available	1,808 SF	Modified Gross	\$6.50 SF/yr



PROPERTY DETAILS

LOCATION INFORMATION

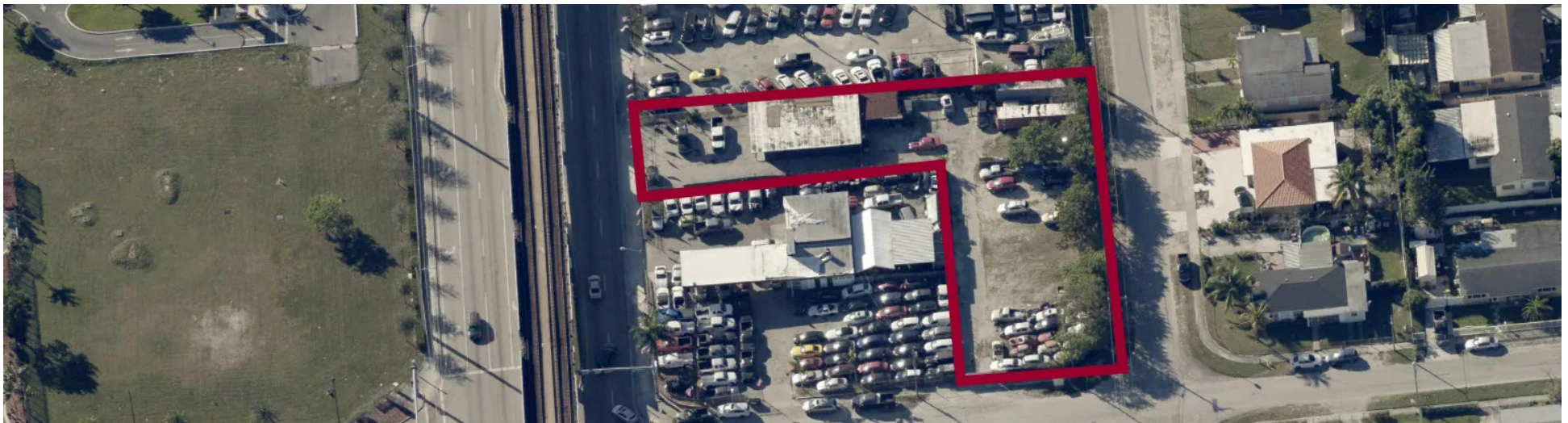
BUILDING NAME	21k Lot with 1,800 SF Warehouse
STREET ADDRESS	3321 Northwest 79th Street
CITY, STATE, ZIP	Miami, FL 33147
COUNTY	Miami Ddde
MARKET	South Florida
SUB-MARKET	NW 79th St Rapid Transit Activity Corridor

BUILDING INFORMATION

BUILDING SIZE	1,808 SF
NUMBER OF FLOORS	1
YEAR BUILT	1956

PROPERTY INFORMATION

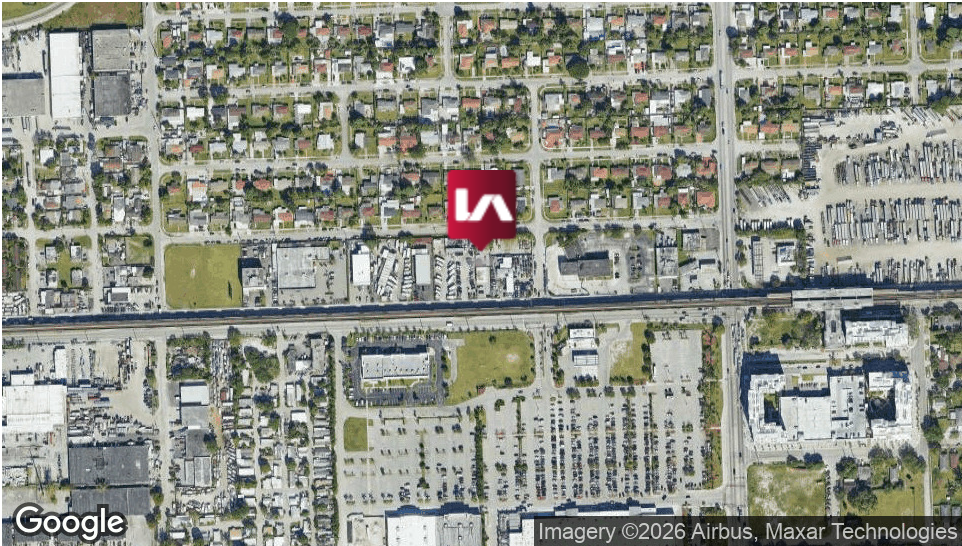
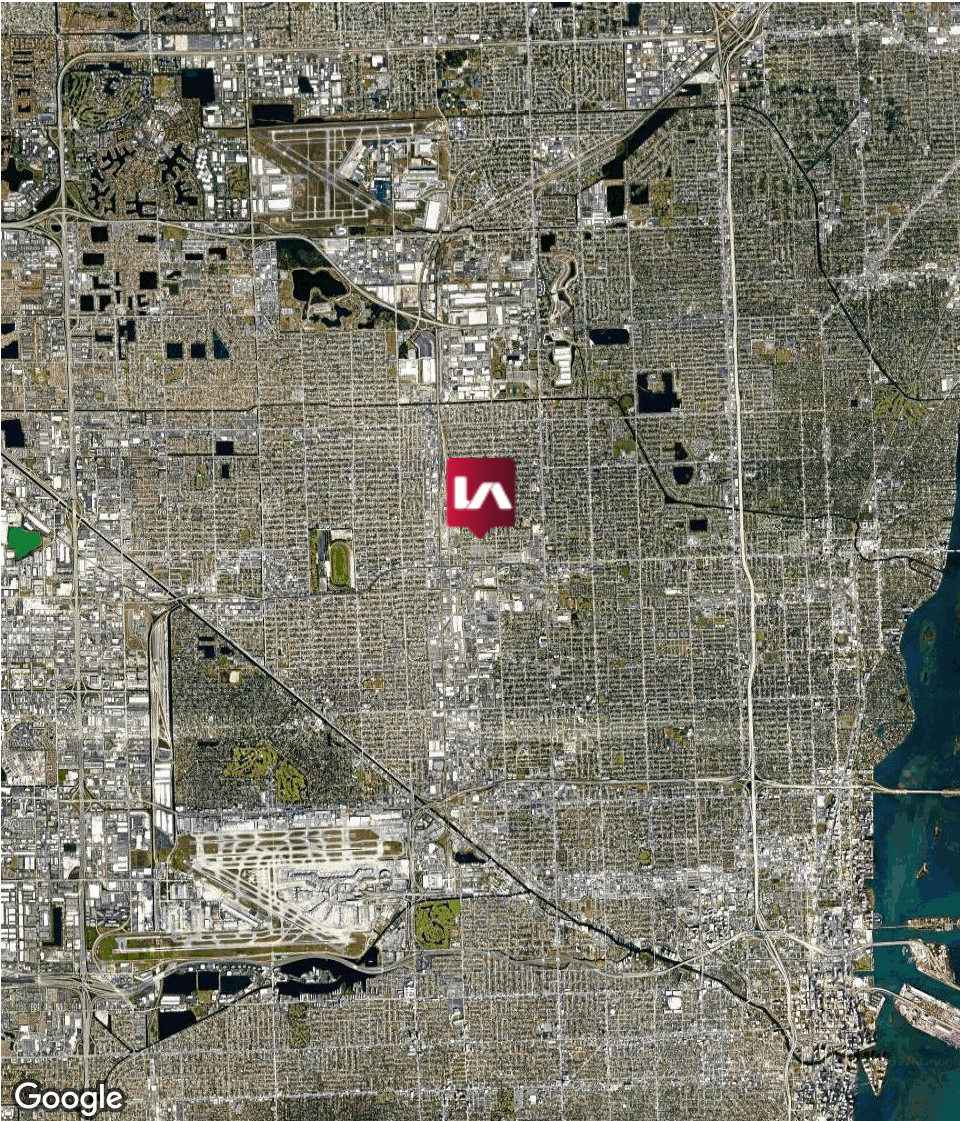
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	BU-2, RTAC Rapid Transit Activity Corridor
LOT SIZE	0.5 Acres
APN #	30-3109-026-0514
TRAFFIC COUNT	30,000 VPD
TRAFFIC COUNT STREET	NW 79th Street
TRAFFIC COUNT FRONTAGE	51



21K IOS LOT & 1,800 SF WAREHOUSE



REGIONAL MAP



LOCATION OVERVIEW

Ideally situated on NW 79th Street, this property benefits from high traffic and excellent accessibility. Close to major highways and surrounded by retail and commercial activity, it is a prime site for future development within Miami's growing transit-focused infrastructure plan.

CITY INFORMATION

CITY:	Miami
MARKET:	South Florida
TRAFFIC COUNT:	30,000 VPD
SUBMARKET:	NW 79th St Rapid Transit Activity Corridor

AREA OVERVIEW



DEMOGRAPHIC PROFILE

KEY FACTS

354,106

Total
Population



\$75,357

Average
Household
Income

42.3

Median
Age

2.8

Average
Household
Size

DAYTIME POPULATION

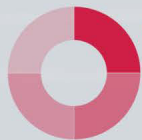
Total Daytime Population
336,979

Residents
194,792

Workers
142,187

EMPLOYMENT

20%
Services



47%
White Collar

33%
Blue Collar

4.6% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY



17,116
Total Businesses



124,281
Total Employees

\$28,433,811,698
Total Sales

Transportation/Warehouse

896
Businesses

12,754
Employees

\$2,168,685,848
Sales

Manufacturing

785
Businesses

7,895
Employees

\$1,307,390,109
Sales

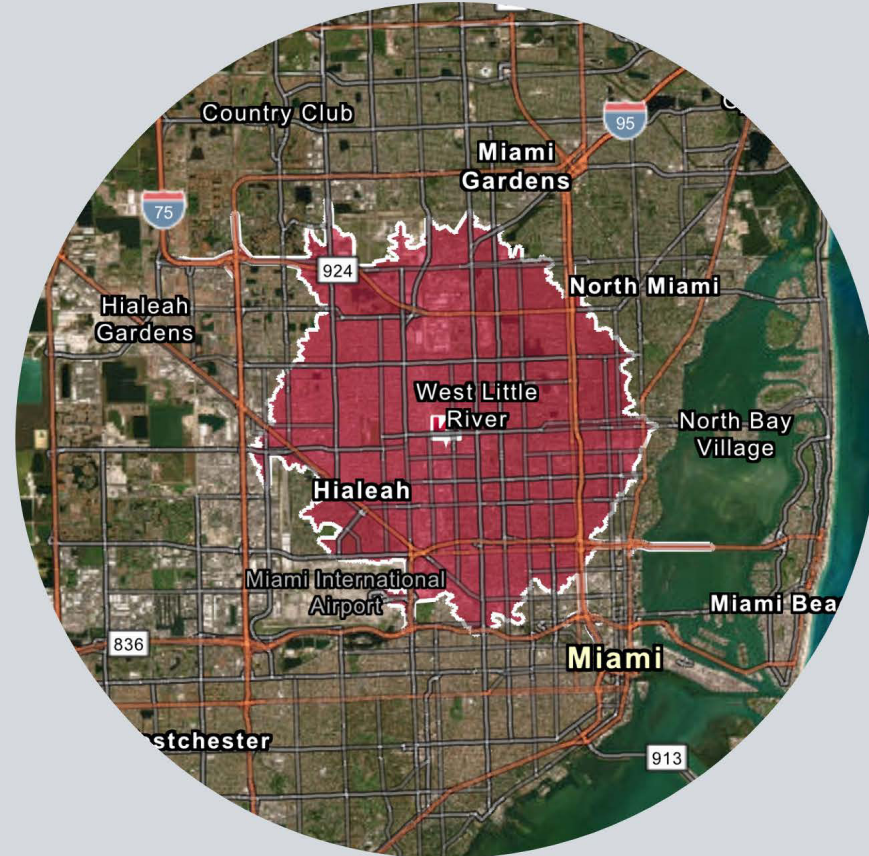
Wholesale Trade

959
Businesses

8,891
Employees

\$11,876,487,454
Sales

Drive time of 15 minutes



DEMOGRAPHIC PROFILE

KEY FACTS

763,236

Total
Population

\$95,756



Average
Household
Income

41.2

Median
Age

2.5

Average
Household
Size

DAYTIME POPULATION

Total Daytime Population
848,046

Residents
386,728

Workers
461,318

EMPLOYMENT

18%
Services



55%
White Collar

26%
Blue Collar

4.4% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY



51,452
Total Businesses



414,621
Total Employees

\$78,868,528,101
Total Sales

Transportation/Warehouse

2,078
Businesses

28,813
Employees

\$4,439,148,568
Sales

Manufacturing

1,954
Businesses

16,938
Employees

\$3,014,714,276
Sales

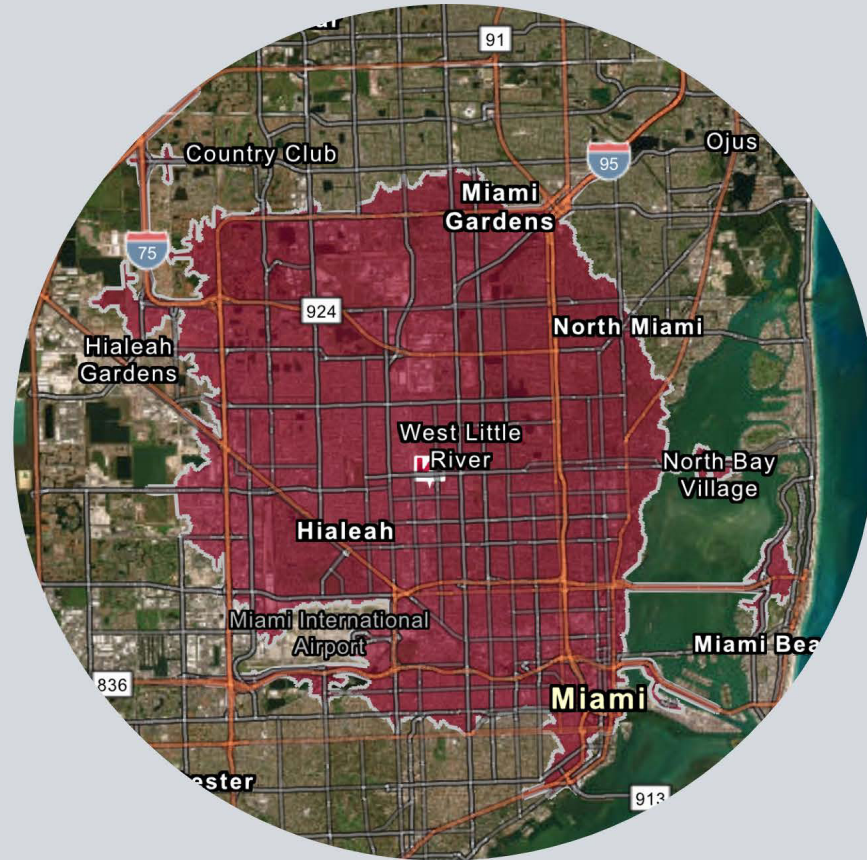
Wholesale Trade

2,518
Businesses

20,610
Employees

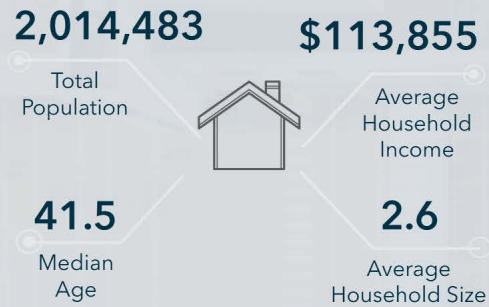
\$26,937,934,103
Sales

Drive time of 20 minutes



DEMOGRAPHIC PROFILE

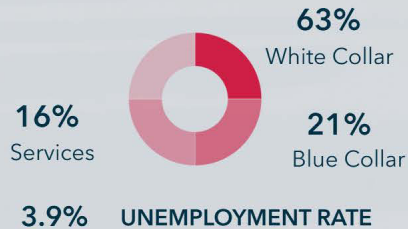
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



Manufacturing



Wholesale Trade



Drive time of 30 minutes

