



FREE STANDING 22,274 SF WAREHOUSE

2 Loading Docks | 3,500 SF Offices



PROPERTY INFORMATION

General Overview

Property Features

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The Florida Commercial Team is proud to present this quality freestanding ±22,274 square foot warehouse building in Miami's highly desirable Airport West market. This property offers an excellent opportunity for an owner/user seeking a functional facility that can accommodate warehouse, distribution, showroom, and office operations in one location.

A key strength of the property is its versatile layout. It includes approximately 3,500 square feet of first-floor office/showroom space, along with additional second-floor area, allowing a business to maintain professional office, showroom, administrative, and employee support functions while preserving substantial warehouse space. This integrated design can improve workflow, reduce inefficiencies, and create a more professional environment for staff, customers, and vendors.

The warehouse itself is highly functional, featuring 18-foot clear height and minimal columns, which provide strong storage capacity and flexibility for a range of industrial uses such as distribution, storage, light manufacturing, assembly, and service operations. The open floorplan allows for efficient circulation, better racking, smoother forklift movement, and more effective use of the space.

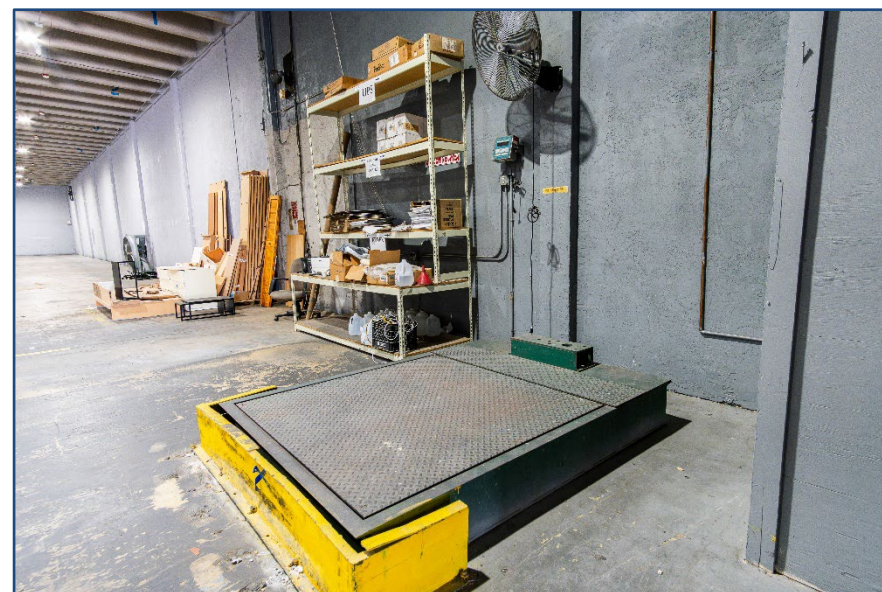
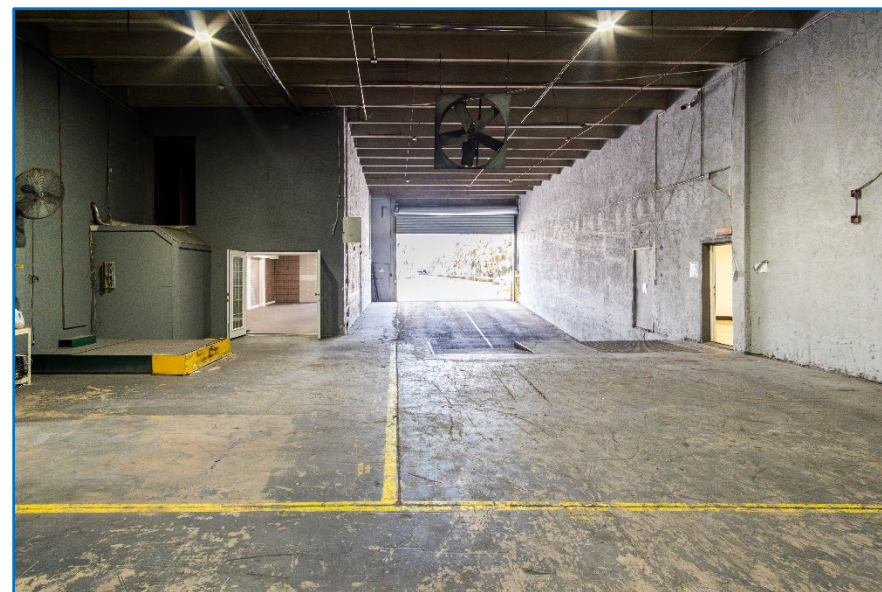
Loading capability is another major advantage. The building offers three loading positions, including a grade-level door, a double-wide recessed truck well, and two dock-high positions served by a 20' x 14' door with dock levelers and electric opener. This combination supports vans, straight trucks, and tractor-trailers, helping improve shipping and receiving efficiency and overall throughput.

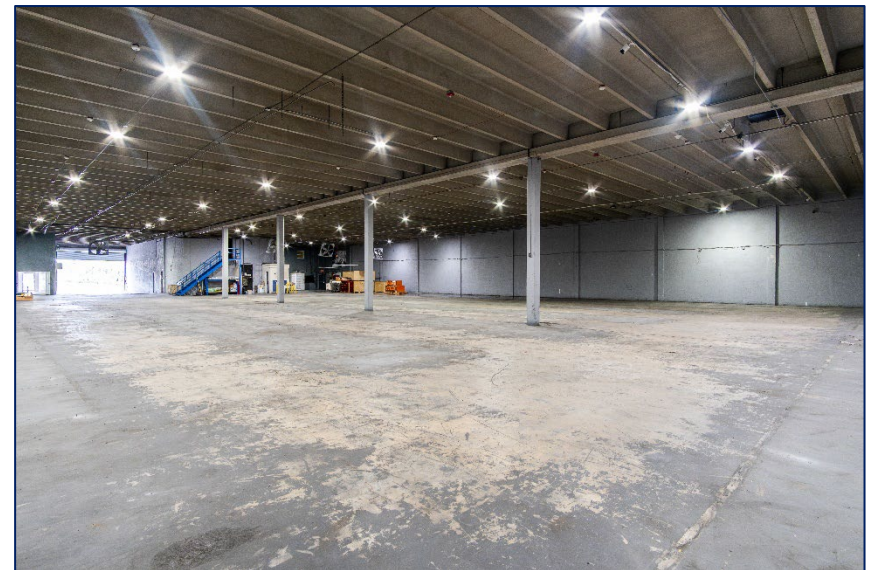
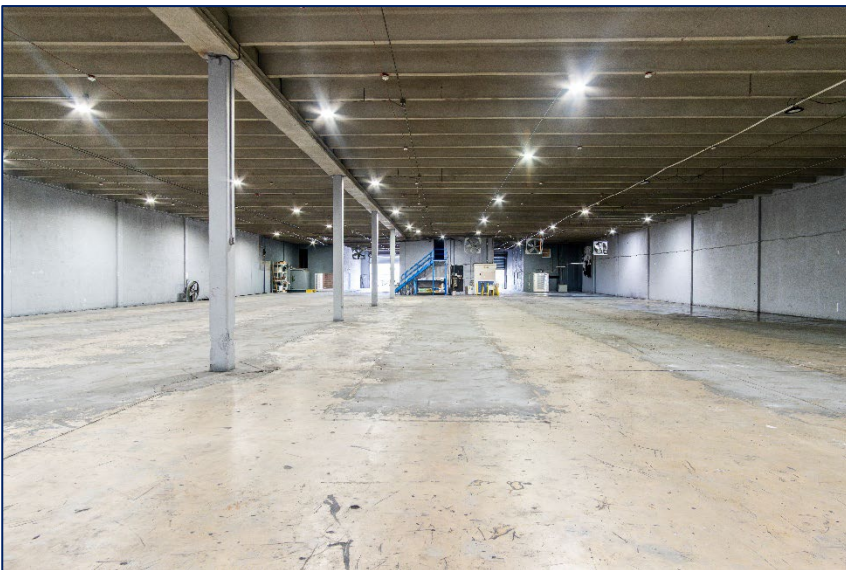
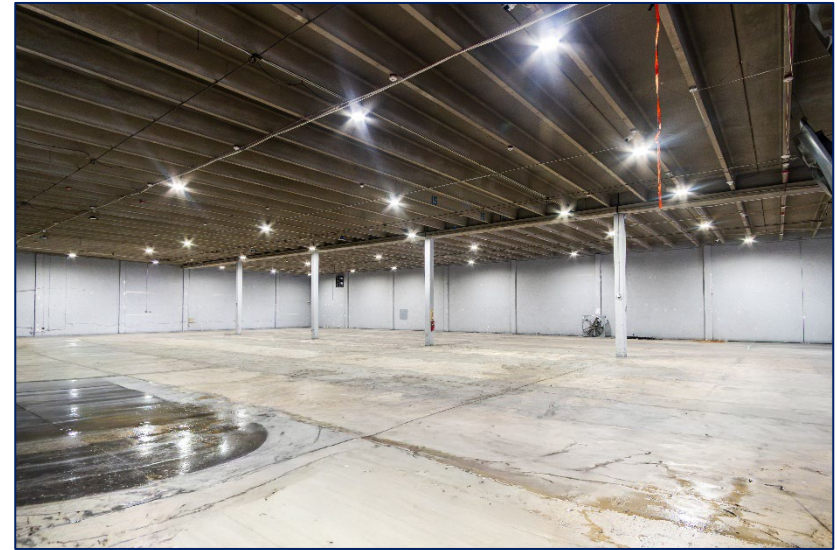
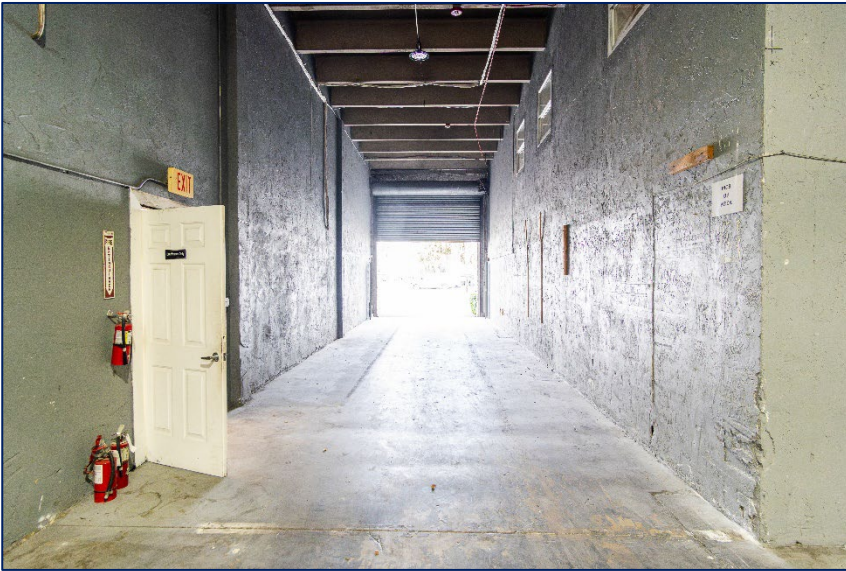
The property is also enhanced by heavy IU-2 zoning, giving industrial users valuable flexibility for a variety of current and future business uses. Additional features include five restrooms, eighteen on-site parking spaces, a Twin T roof system, and completion of the 40-year recertification. The completed recertification is especially important in South Florida, providing added confidence in the building's compliance and reducing concerns about near-term capital needs.

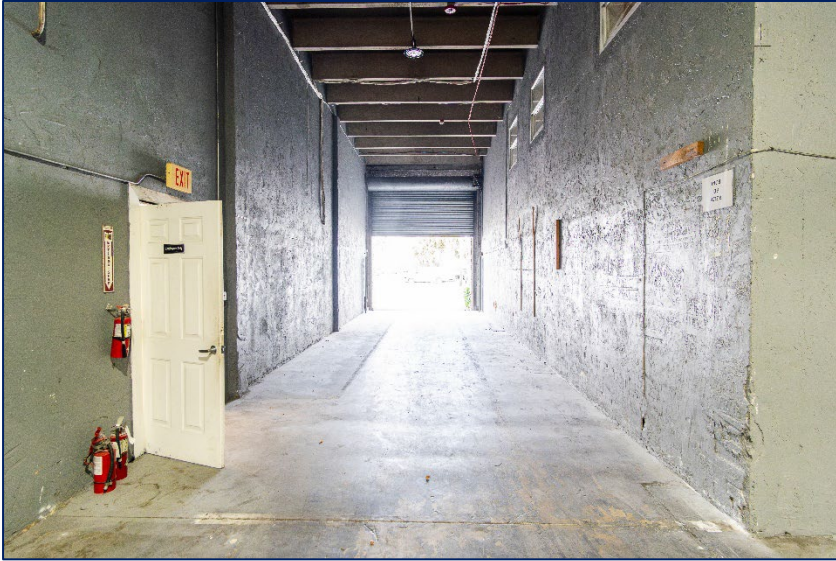
Location further strengthens the offering. Positioned on NW 52nd Street between the Palmetto Expressway and Milam Dairy Road, the property offers excellent access to SR 826 and strong connectivity throughout Miami-Dade County. Its close proximity to Miami International Airport makes it especially attractive for businesses involved in logistics, air cargo, import/export, perishables, aviation support, and regional distribution.

Overall, this property combines size, functionality, loading capacity, flexible zoning, and a strategic Airport West location, making it an exceptional opportunity for an owner/user seeking immediate usability and long-term value.

- Freestanding 22,274 SF industrial building
- 3,500 SF first-floor office/showroom
- Additional second-floor office/storage area
- 18' clear height and minimal columns
- Three loading positions
- Grade-level and dock-high loading
- 45' recessed truck well with levelers
- Heavy IU-2 zoning
- Five restrooms and 18 parking spaces
- 40-year recertification completed
- Strong Airport West location near SR 826 and MIAMI INTERNATIONAL AIRPORT









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Location Map

RE/MAX

COMMERCIAL

LOCATION MAP

7480 NW 52nd St - Miami, Florida 33166

SUBJECT PROPERTY

7480 NW 52nd St
Miami, FL 33166

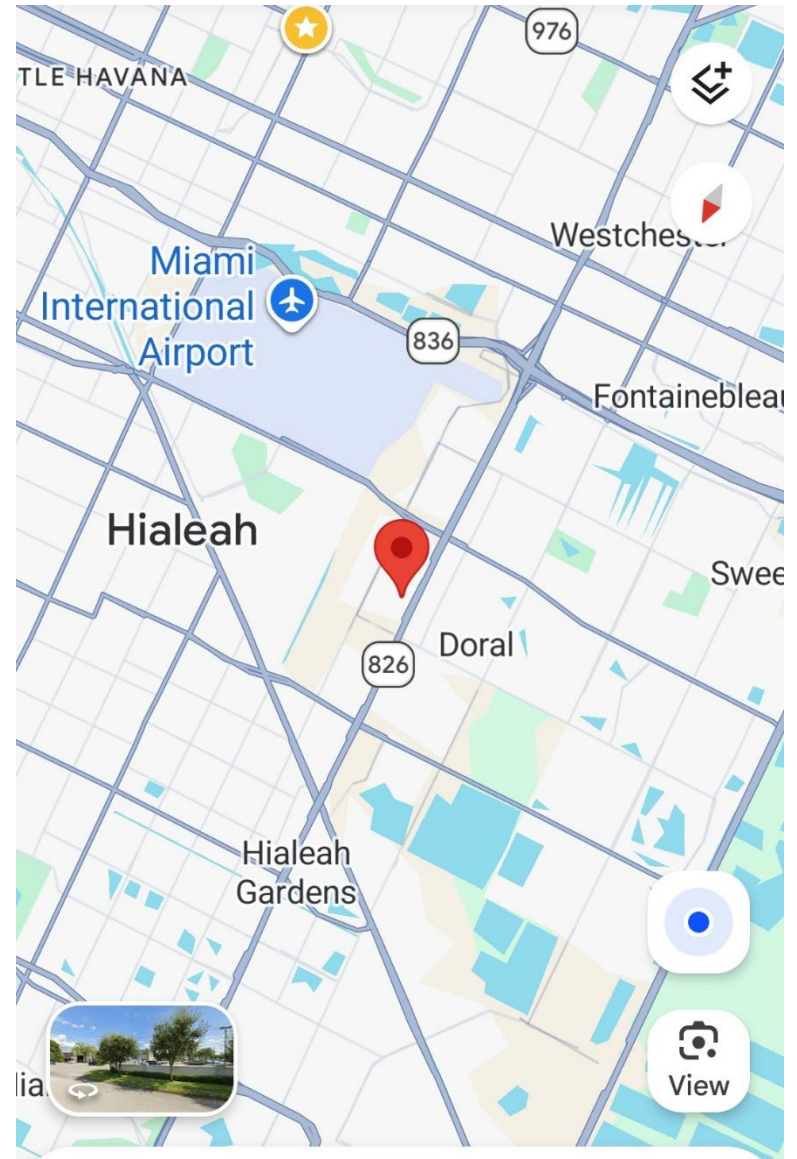
Access Highlights

- Airport West industrial corridor
- On NW 52nd St between Palmetto Expy and Milam Dairy Rd
- Near Miami International Airport

Dolphin Expy (SR 836)

MIAMI INTERNATIONAL AIRPORT

Approximate locator map for marketing purposes only - not a survey.





Miami International Airport

Palmetto Expressway



Paul Silverstein is the Senior Director of the Commercial Division for RE/MAX Advance Realty and the President of the Florida Commercial Team, LLC.

He has been successfully selling commercial real estate in Florida for over 40 years with over \$500 Million Dollars in sales. He has been the recipient of numerous awards from RE/MAX International including the prestigious Platinum Award, 100% Club Award, the Executive Award, and the coveted Hall of Fame Award based upon sales.

He is certified as an accredited member of the U.S. GREEN Building Council (USBC), and is an accredited Certified Distressed Property (CDPE) Expert.

Among other awards, he has been named the #1 Commercial Associate in Dade, Broward and Palm Beach Counties, the Top Commercial Associate in the State of Florida, and in the top ½ of 1% of Realtors nationwide.



Issabella Silverstein is a Director of the Commercial Division of RE/MAX Advance Realty and the Vice President of the Florida Commercial Team, LLC.

She has been successfully selling commercial and residential real estate for over twenty years.

Issabella holds numerous designations including the prestigious Certified International Property Specialists, (CIPS), U.S. GREEN Building Council (USBC), and the Accredited Buyers Agent (ABR).

Issabella is fluent in Spanish, Italian and French. In 2017 & 2018 she received the prestigious 100% Club Award from RE/MAX International.



Paul Silverstein
Sr. Director, Commercial Division
RE/MAX Advance Realty
President, Florida Commercial Team
305-794-9773
paul@fctus.com



Issabella Silverstein
Director, Commercial Division
RE/MAX Advance Realty
Vice President, Florida Commercial Team
305-775-1148
SilversteinRealEstate@outlook.com



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