

MILAM INDUSTRIAL CENTER

4425-4835 NW 72ND AVE
MIAMI, FL 33166



FOR LEASE



COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | leesouthflorida.com



PRESENTED BY:

Michael Avendano

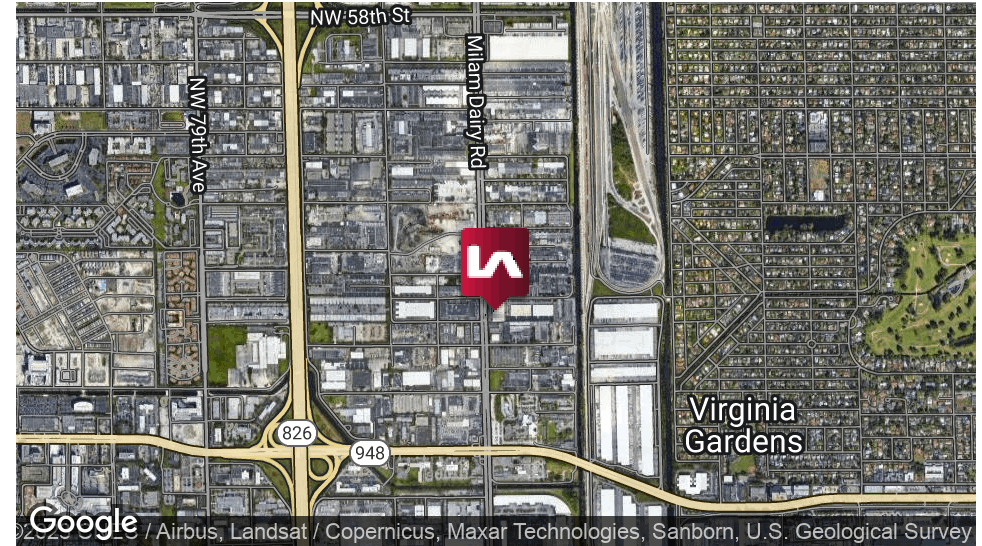
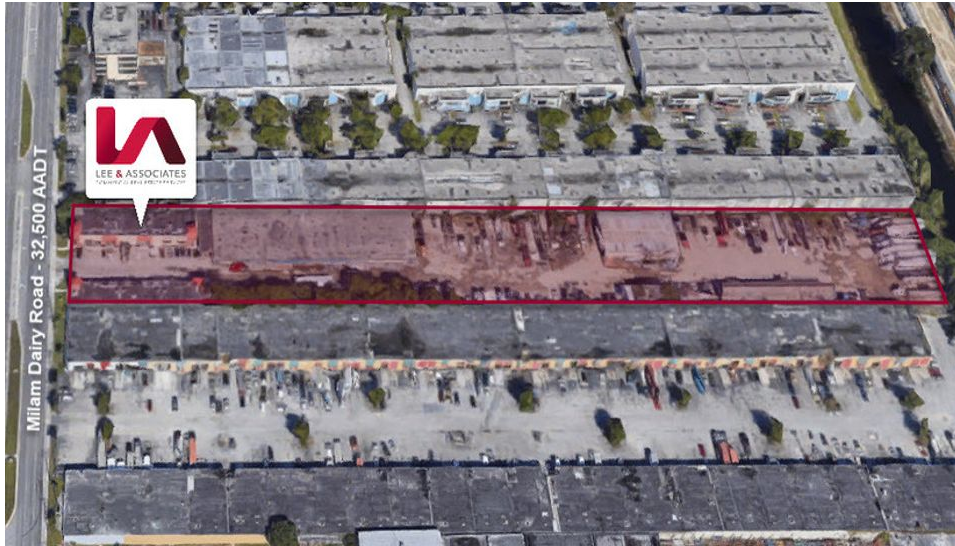
Vice President

M:305.484.4666 | O:305.235.1500 x1024

mavendano@lee-associates.com

PROPERTY SUMMARY

4425-4835 NW 72nd Ave, Miami, FL 33166



OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (MG)
Available SF:	1,200 SF
Year Built:	1973
Zoning:	IU-2
Market:	South Florida
Submarket:	Airport West

PROPERTY OVERVIEW

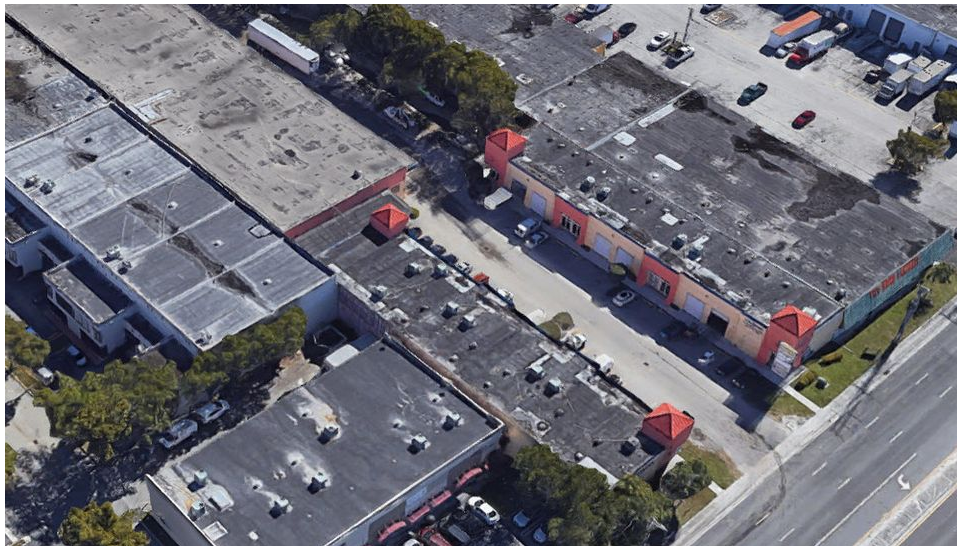
Lee & Associates South Florida presents Warehouse Space with Office now available for lease in the desirable Miami Airport West Submarket. Located in the Milam Industrial Center just off Milam Dairy Road, the building enjoys excellent visibility to a traffic count of over 32,500 vehicles a day. The property also offers great accessibility located between Palmetto Expressway - 826 and East Okeechobee Road.

PROPERTY HIGHLIGHTS

- +/- 1,200 SF Industrial Warehouse Space with Office Available
- Exposure to over 32,500 Vehicles Per Day on Milam Dairy Road
- Signage Options Available
- Located in the Medley Neighborhood Proximate to Miami International Airport
- Easy Access to SR 826 Palmetto Expy and SR 836 Dolphin Expy

PROPERTY PHOTOS

4425-4835 NW 72nd Ave, Miami, FL 33166



LEASE AVAILABILITY

4425-4835 NW 72nd Ave, Miami, FL 33166



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4857	Available	1,200 SF	Modified Gross	\$21.00 SF/yr	Warehouse Unit with Small Office Space

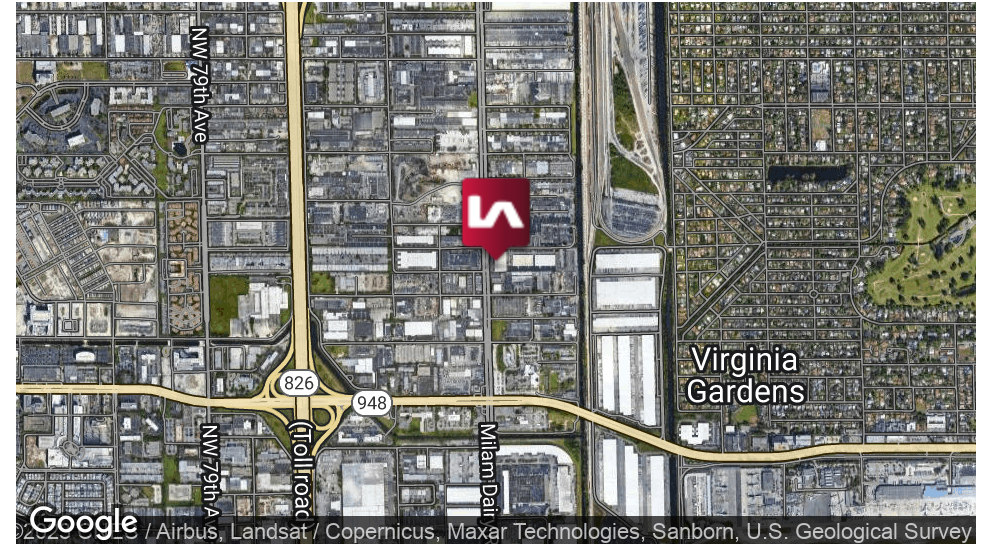
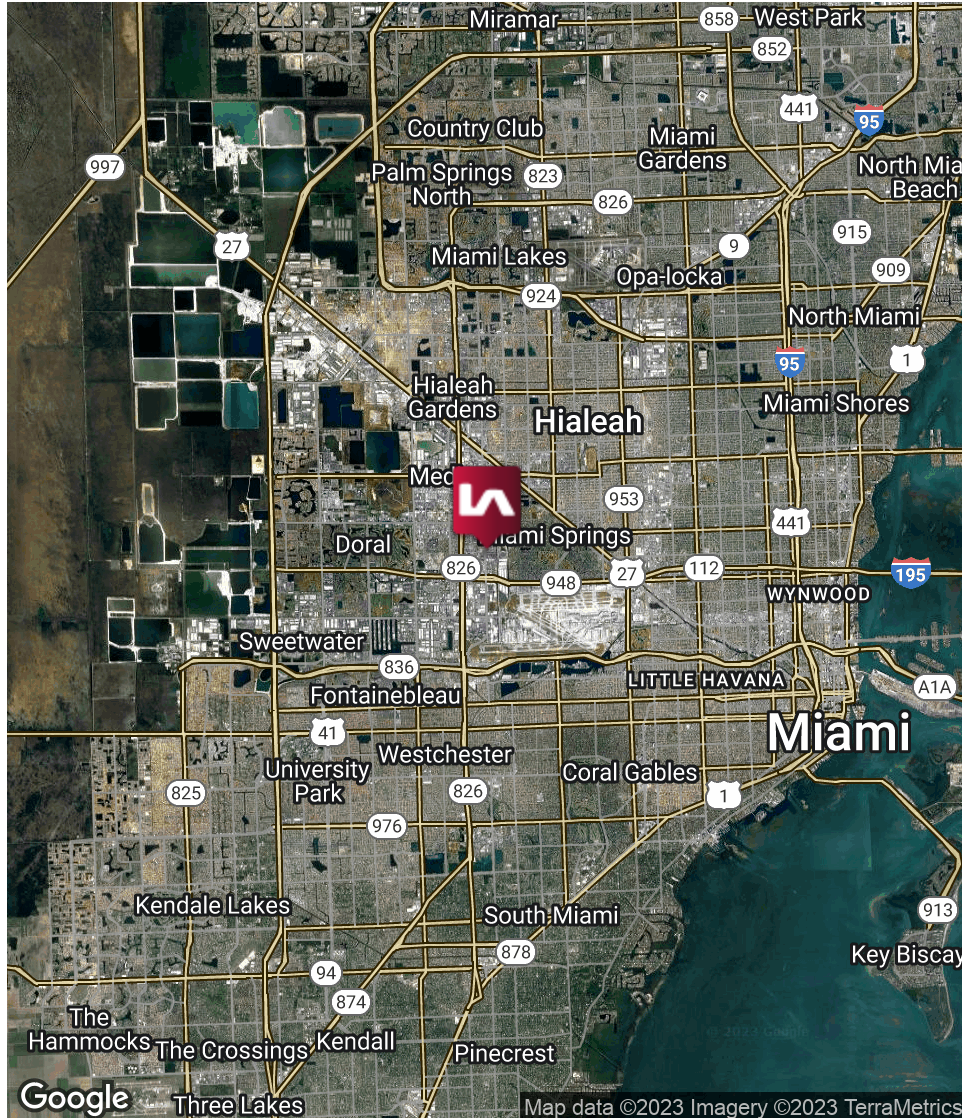
ADDITIONAL PHOTOS

4425-4835 NW 72nd Ave, Miami, FL 33166



LOCATION OVERVIEW

4425-4835 NW 72nd Ave, Miami, FL 33166



LOCATION OVERVIEW

The Milam Industrial Center is located on Milam Dairy Road - NW 72nd Ave and NW 47th Street, 3 miles away from Miami International Airport. Centrally located east of Milam Road, a primary six-lane, divided arterial connecting to the Palmetto Expressway (826).

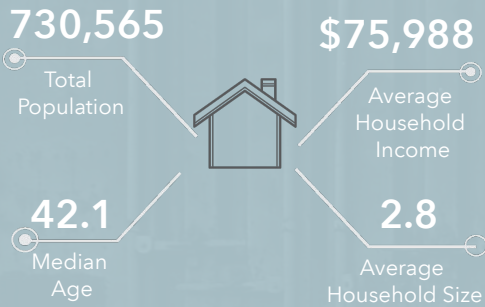
CITY INFORMATION

City:	Miami
Market:	South Florida
Submarket:	Airport West
Nearest Highway:	Palmetto Expressway
Nearest Airport:	Miami International Airport

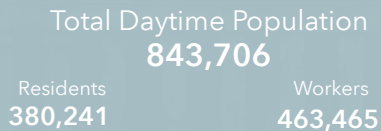
DEMOGRAPHIC PROFILE

4425-4835 NW 72nd Ave, Miami, FL 33166

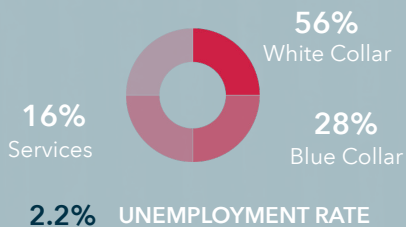
KEY FACTS



DAYTIME POPULATION



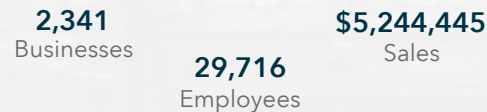
EMPLOYMENT



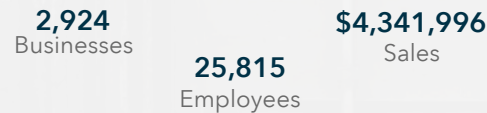
BUSINESS & INDUSTRY



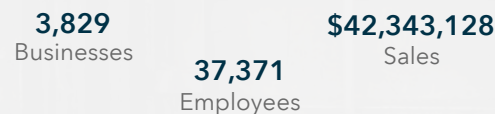
Transportation/Warehouse



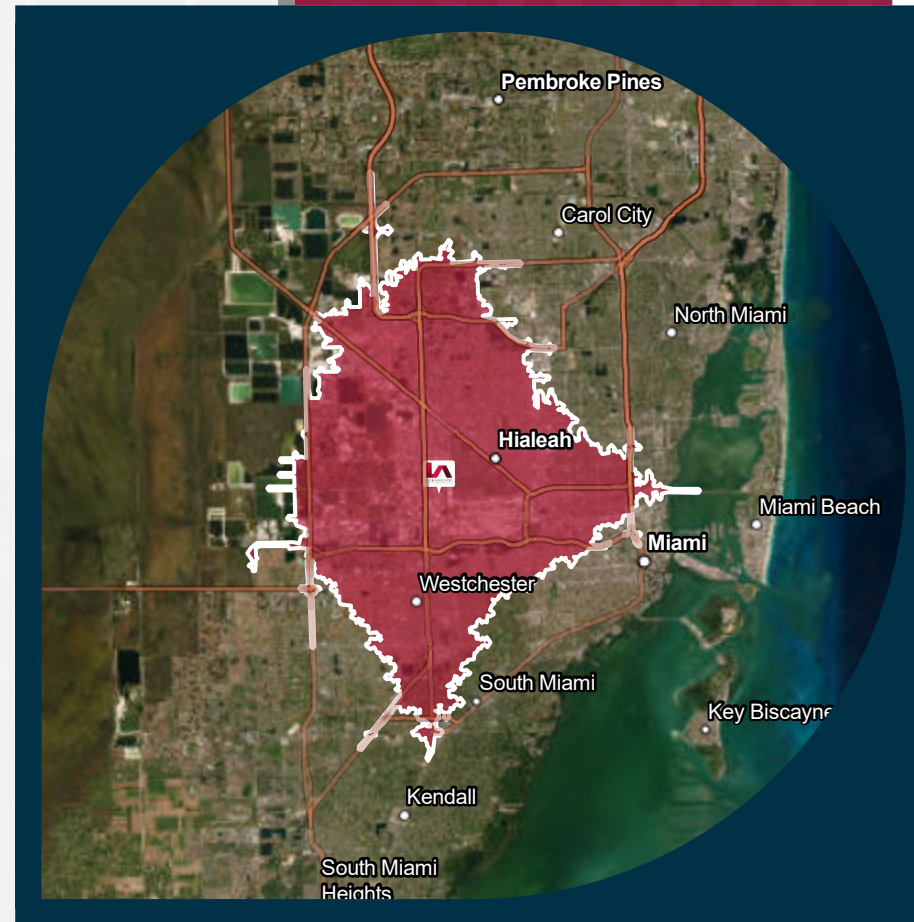
Manufacturing



Wholesale Trade



Drive time of 15 minutes



DEMOGRAPHIC PROFILE

4425-4835 NW 72nd Ave, Miami, FL 33166

KEY FACTS

1,455,996

Total Population

\$84,429

Average Household Income

40.6

Median Age

2.7

Average Household Size



DAYTIME POPULATION

Total Daytime Population
1,654,754

Residents
751,407

Workers
903,347

EMPLOYMENT

16%
Services



59%
White Collar

25%
Blue Collar

2.4% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY



118,606

Total Businesses



\$167,321,547

Total Sales



850,394

Total Employees

Transportation/Warehouse

3,275

Businesses

\$7,287,594

Sales

40,334

Employees

Manufacturing

3,919

Businesses

\$5,393,751

Sales

33,190

Employees

Wholesale Trade

5,266

Businesses

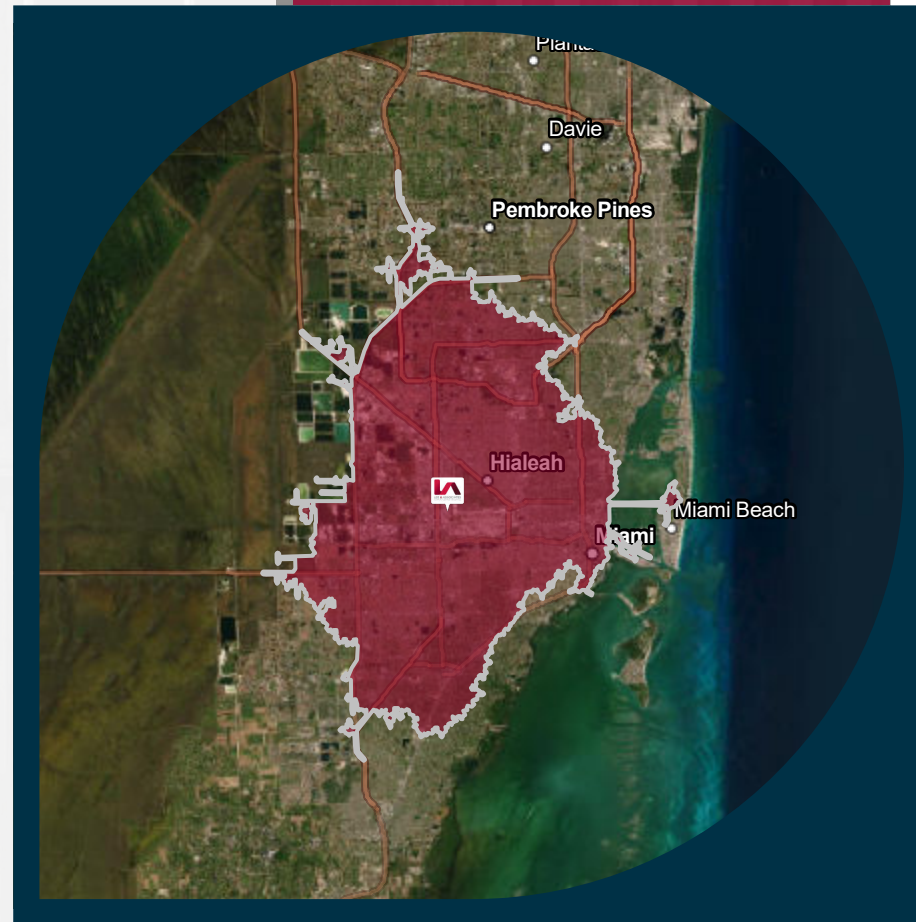
\$58,864,610

Sales

50,275

Employees

Drive time of 20 minutes



DEMOGRAPHIC PROFILE

4425-4835 NW 72nd Ave, Miami, FL 33166

KEY FACTS

2,835,034

Total Population

\$95,787

Average Household Income

39.7

Median Age

2.8

Average Household Size



DAYTIME POPULATION

Total Daytime Population
2,884,952

Residents
1,416,887

Workers
1,468,065

EMPLOYMENT



64%
White Collar

15%
Services

21%
Blue Collar

2.6% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY



196,233

Total Businesses



1,350,601

Total Employees

\$257,546,732

Total Sales

Transportation/Warehouse

4,781

Businesses

55,743

Employees

\$10,499,037

Sales

Manufacturing

5,379
Businesses

41,981
Employees

\$6,671,229
Sales

Wholesale Trade

7,240
Businesses

65,722
Employees

\$78,152,902
Sales

Drive time of 30 minutes

