

FOR LEASE

AIRPORT WEST - 4.2 ACRE YARD

5000 NW 72nd Ave, Miami, FL

ARI DISPENZA

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ZENITH
Industrial Outdoor Storage

**CENTRAL
COMMERCIAL**
REAL ESTATE

EXECUTIVE SUMMARY

<p>4.2 Acres Site Area</p>	<p>1,268 SF Office Building</p>	<p>300 Feet of Frontage NW 72nd Avenue</p>	<p>IU-2 Zoning Heavy Industrial</p>
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01 THE OFFER

RATE	Upon Request
SITE AREA	± 4.2 Acres
OFFICE	± 1,268 SF building
ZONING	IU-2 (Heavy Industrial)

02 INFRASTRUCTURE

DRAINAGE	Systems in Place
SITE	Fully Fenced and Lit
POWER	400-amp, 3-phase, 240V high-leg delta (upgrade potential)

03 THE SITE

FRONTAGE	± 300' on NW 72nd Avenue
AADT	~36,500
ACCESS	Served by Center Turn Lane
DESIGNATION	SBA HUBZone

04 CONNECTIVITY

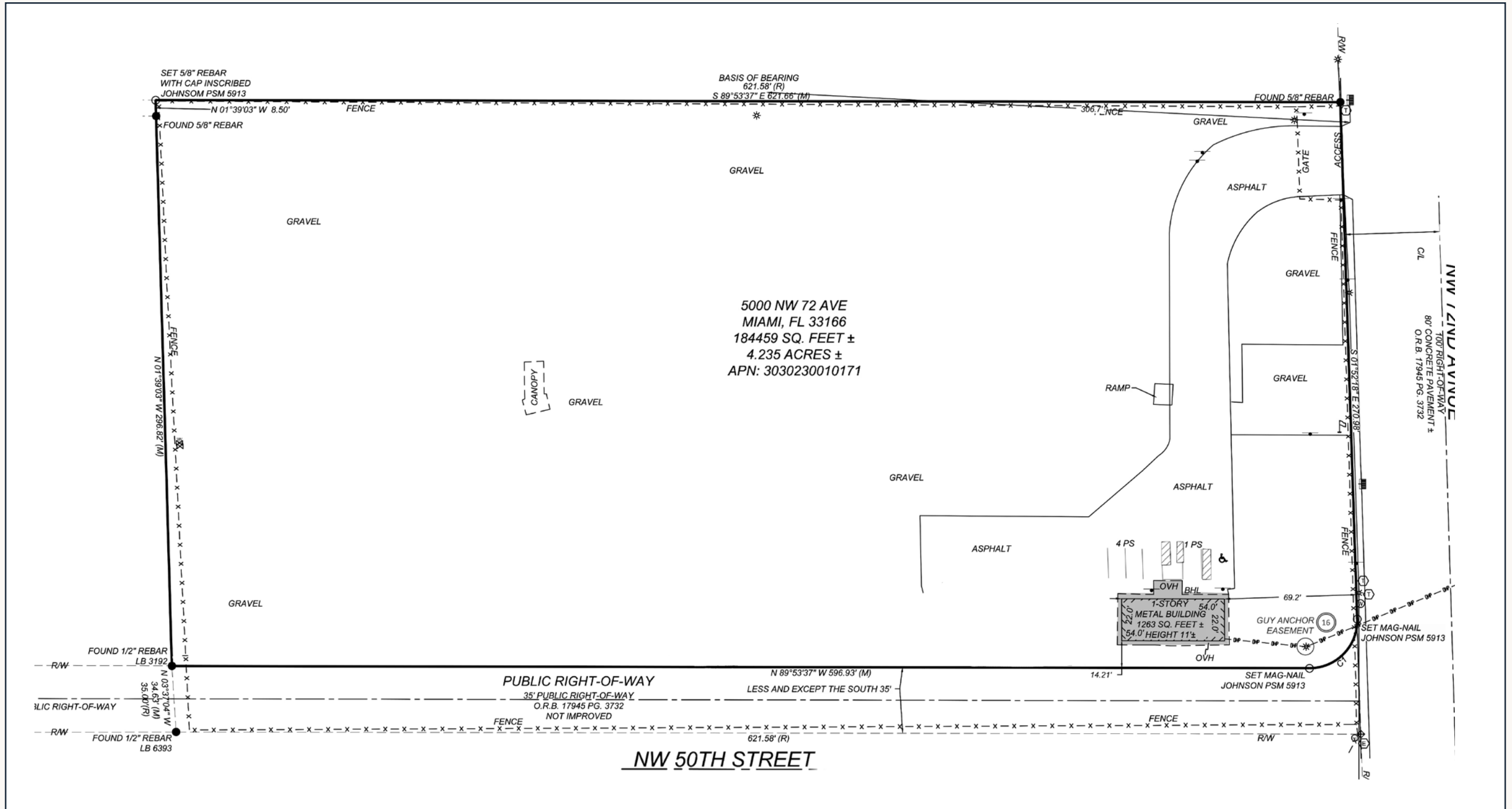
SR-826 (PALMETTO)	1mi
SR-836 (DOLPHIN)	3mi
FLORIDA'S TURNPIKE	6mi
MIAMI INT'L AIRPORT (MIA)	2.5mi
FEC HIALEAH YARD	2.3mi



Located in one of South Florida's most connected freight corridors, this ±4.2-acre IU-2 zoned site includes ±300 feet of frontage along NW 72nd Avenue, with an AADT of ~36,500. NW 72nd Ave (SR-969) is a key connector, providing access to Florida's Strategic Intermodal System (SIS) linking the region's air, rail, and highway freight assets; including access to Miami International Airport (just 2.5 miles away), the Airport Cargo Clearance Center, the Florida East Coast (FEC) Railway, and the South Florida Logistics Center.

Zoned for heavy industrial use, the current Certificate of Use permits trailer leasing, repair, and outdoor storage. Improvements include a ±1,268 SF office building, full perimeter fencing, site lighting, and drainage. The site also lies within a designated SBA HUBZone and benefits from direct access to SR-826 (Palmetto Expressway), making it an ideal platform for high-throughput logistics, transportation, or equipment-based operations.

SURVEY

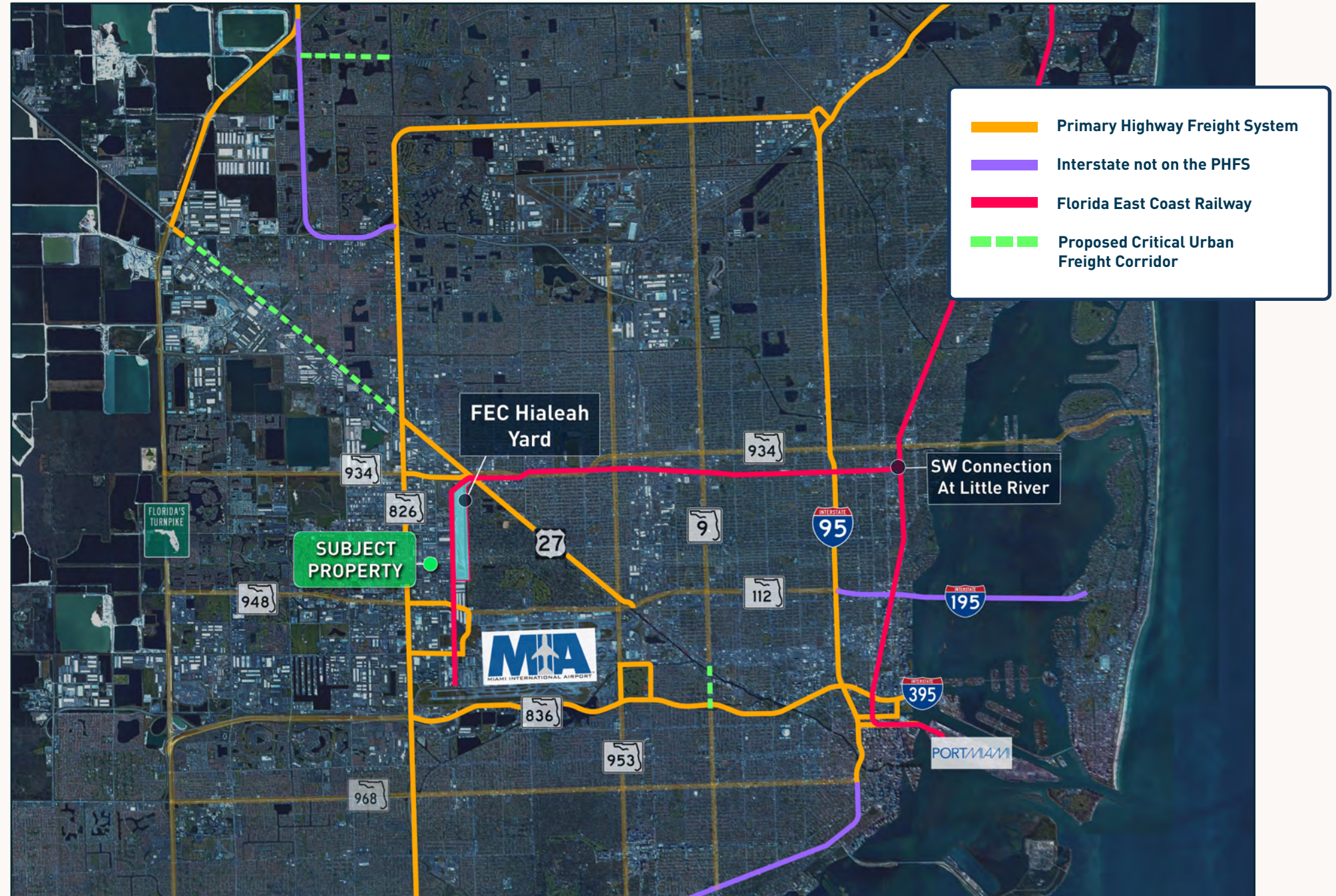


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DISTANCE TO MAJOR ROADS, CITIES, AND LOGISTICS HUBS

Palmetto Expy.	1mi
FEC Hialeah Yard	2.3mi
MIA Cargo Facility	2.5mi
Doral	2.5mi
FL Turnpike	6mi
I-75	7mi
I-95	11mi
Miami Beach	11mi
Kendall	12mi
Port of Miami	12mi
North Miami	14mi
Aventura	20mi
Hollywood	23mi
Port Everglades	32mi
Homestead	32mi
Fort Lauderdale	33mi
Deerfield Beach	45mi
Boca Raton	50mi
Delray Beach	58mi
West Palm Beach	75mi



NORTH AERIAL



5000 NW 72nd Avenue
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SOUTH EAST AERIAL



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EAST AERIAL



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