

POINT 27



CLASS A INDUSTRIAL **FOR LEASE**

**2260 NW 27TH Avenue
MIAMI, FL 33142**

±15,120 to ±107,632 SF Units

Available Immediately


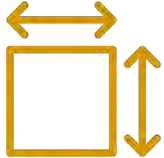





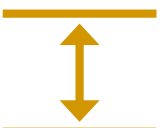
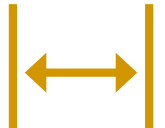


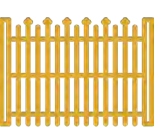



Fairchild  Partners[®]
Licensed Real Estate Brokers

AVAILABLE IMMEDIATELY

Fairchild Partners presents for lease Point 27, an institutionally owned, newly constructed industrial facility located at 2260 NW 27th Ave within Miami's Airport East submarket. **The Property totals ±107,632 rentable square feet (RSF) and offers flexible divisibility down to ±15,120 SF, with spec office space from ±2,700 to ±3,700 SF, and multiple layout configurations** to accommodate a wide range of users.

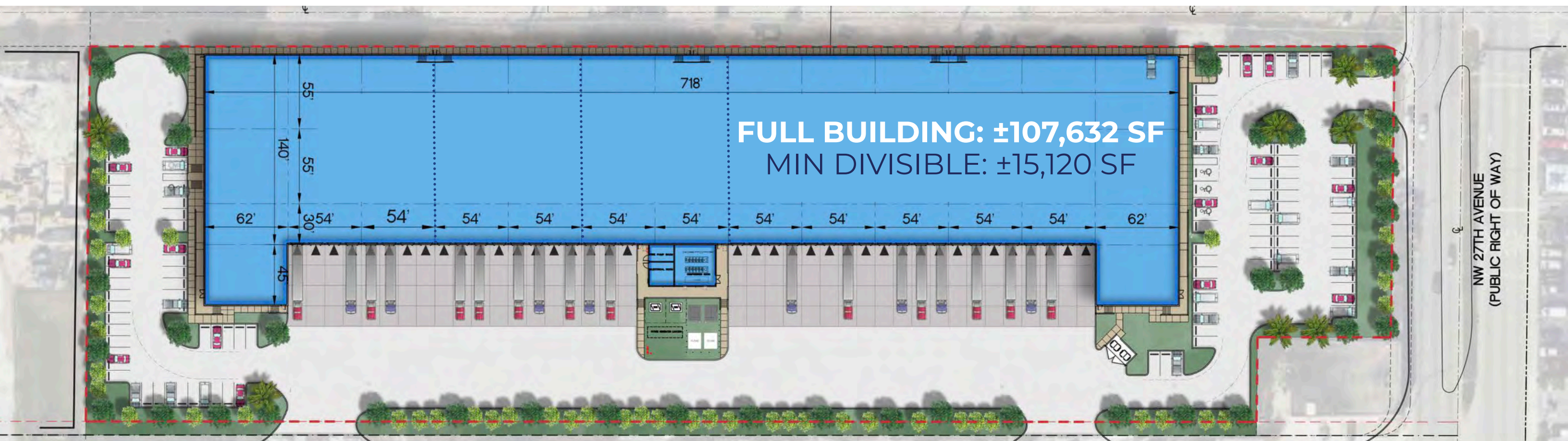
Designed for modern logistics and distribution operations, the Property features **36' clear ceiling heights, 37 dock-high doors, two (2) drive-in ramps, and a 120' truck court**, providing efficient loading, circulation, and operational flow. The building is equipped with **1,800-amp 3-phase power, R-19 roof insulation, ESFR sprinkler systems, 54' x 57.6' column spacing, and 18 dock levelers**, supporting high-volume throughput and scalable tenant requirements. Ample on-site parking (115 spaces), a fenced lot, and full-building accessibility further enhance functionality for a variety of uses. **Originally designed to support cold storage and temperature-controlled users, the facility offers optional refrigeration infrastructure capable of reaching -10°F**, providing a unique opportunity for tenants requiring specialized storage **while remaining adaptable for dry warehouse, distribution, manufacturing, and service-oriented industrial uses.**

Strategically positioned between SR 836 (Dolphin) and US Highway 27, the Property provides easy access to SR 826 (Palmetto) and Florida's Turnpike, and is located ±3-mi from Miami International Airport cargo operations. **This premier infill location within Airport East offers unmatched connectivity to South Florida's primary logistics corridors, making Point 27 an ideal solution for users seeking proximity to air cargo, seaport distribution, and the region's dense consumer base.**

 AVAILABLE	±107,632 SF TOTAL RENTABLE SQUARE FEET	 ±15,120 SF MINIMUM DIVISIBLE; VARIOUS FLOOR PLANS AVAILABLE	 2,700+ SF* SPEC OFFICE SPACE (*SELECT UNITS)
 37 DOCKS EXTERIOR DOCK DOORS	 2 RAMPS/DRIVE IN BAYS	 18 INDUSTRIAL DOCK LEVELERS	
 120' TRUCK COURT	 36' CLEAR CLEAR CEILING HEIGHT	 54' X 57.6' COLUMN SPACING	
 1,800 AMP 3-PHASE POWER	 R-10 ROOF INSULATION	 FULLY FENCED SECURE PROPERTY	
 115 PARKING SPACES TOTAL SURFACE PARKING AVAILABLE	 COLD STORAGE STATE-OF-THE-ART COLD STORAGE OPTIONALITY (-10°F)	 ESFR SPRINKLER EARLY SUPPRESSION FAST RESPONSE FIRE SPRINKLERS	



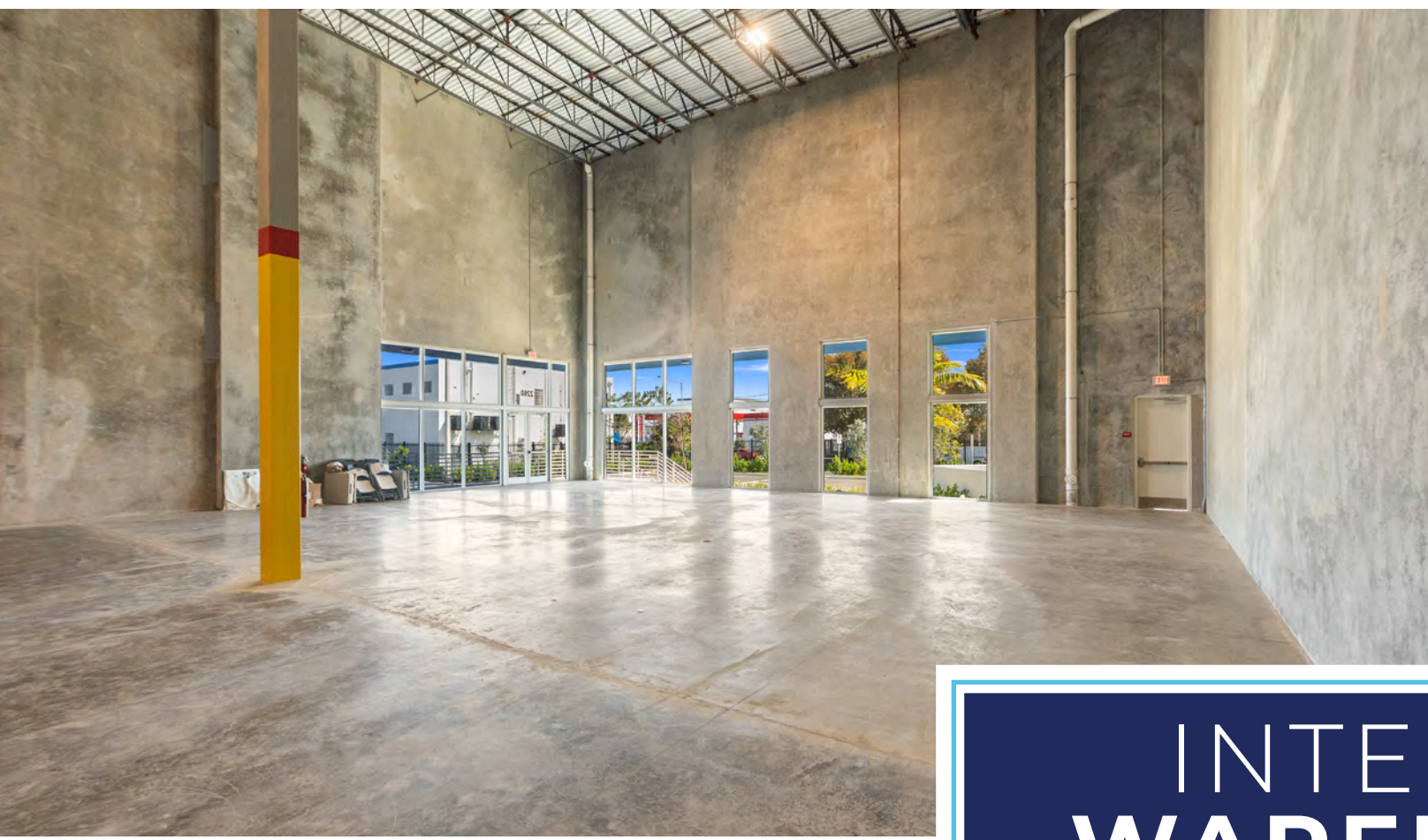
SITE PLAN





**BUILDING
EXTERIOR**
STATE-OF-THE ART FACILITY





INTERIOR
WAREHOUSE
DIVISIBLE FROM ±15,120 SF





Strategic Infill Location within Miami's Airport East Submarket Offering Immediate Access to SR-836, SR-112, and US-27



Located ±3-Mi from Miami International Airport and ±6-Mi from PortMiami, Providing Direct Access to South Florida's Primary Air and Seaport Logistics Gateways



Surrounded by a Dense Concentration of Logistics, Distribution, and Service-Oriented Industrial Users Within One of Miami's Most Supply-Constrained Submarkets



Dense Demographics with Access to ±658,000+ Residents Within 5-Miles and a Large, Bilingual Workforce Supporting Industrial and Distribution Operations

STRATEGIC LOCATION



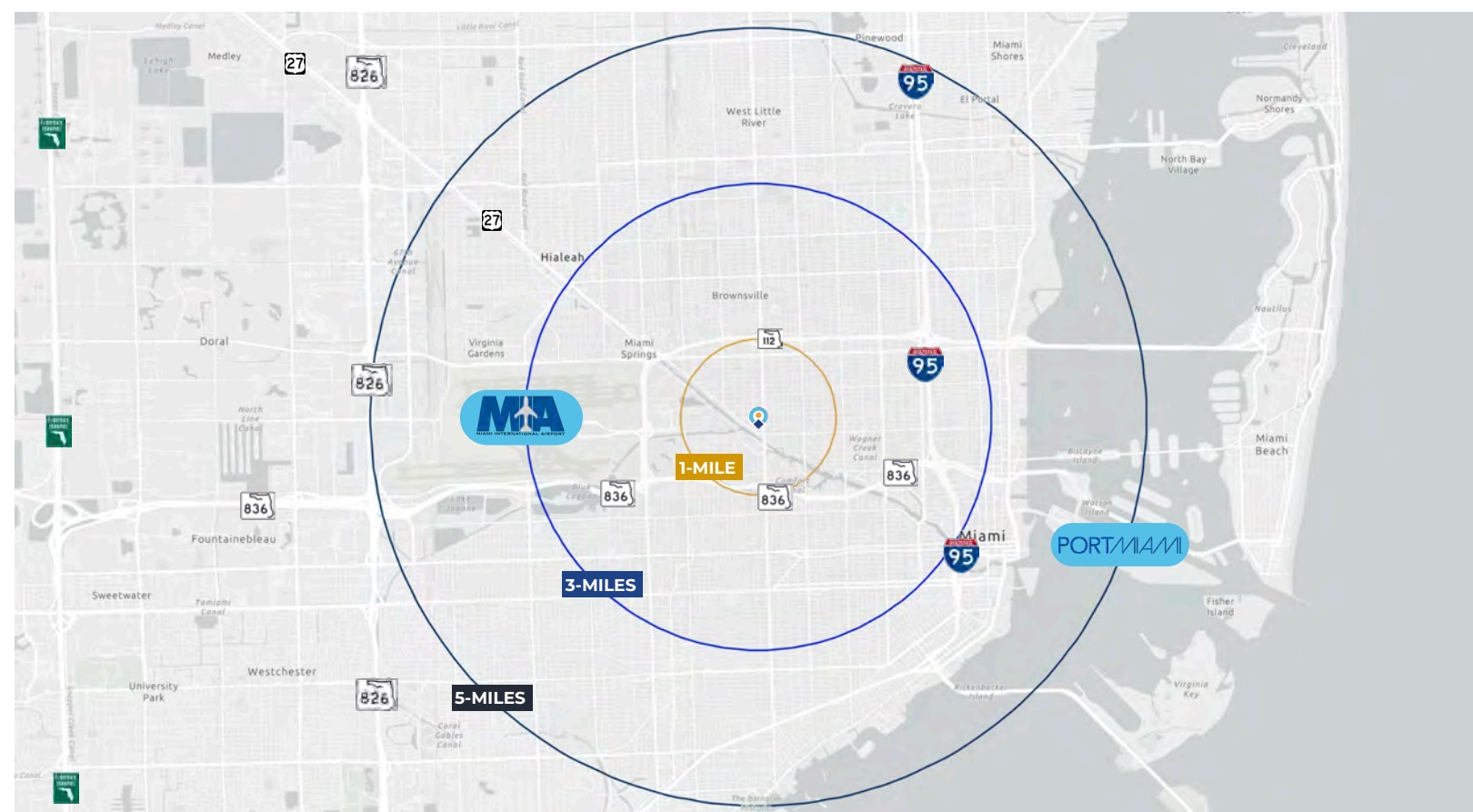
MIAMI DADE COUNTY'S AIRPORT EAST SUBMARKET

MIAMI, FL

The City of Miami is one of the primary economic engines of Miami-Dade County and a global hub for international trade, aviation, finance, and logistics. With a population exceeding ±487,000 residents, Miami anchors a metropolitan area of more than ±6.4 million people while encompassing approximately 36 square miles. The region benefits from sustained population growth, a diverse workforce, and its strategic position as the gateway between the United States and Latin America.

Miami's economy is supported by a highly diversified base of industries including international trade, tourism, healthcare, finance, and logistics. The region continues to experience strong immigration driven by favorable tax policies, business-friendly regulations, and relative affordability compared to other global gateway markets. This growth has fueled demand across industrial, retail, and residential sectors, reinforcing Miami's position as one of the fastest-growing major metros in the United States.

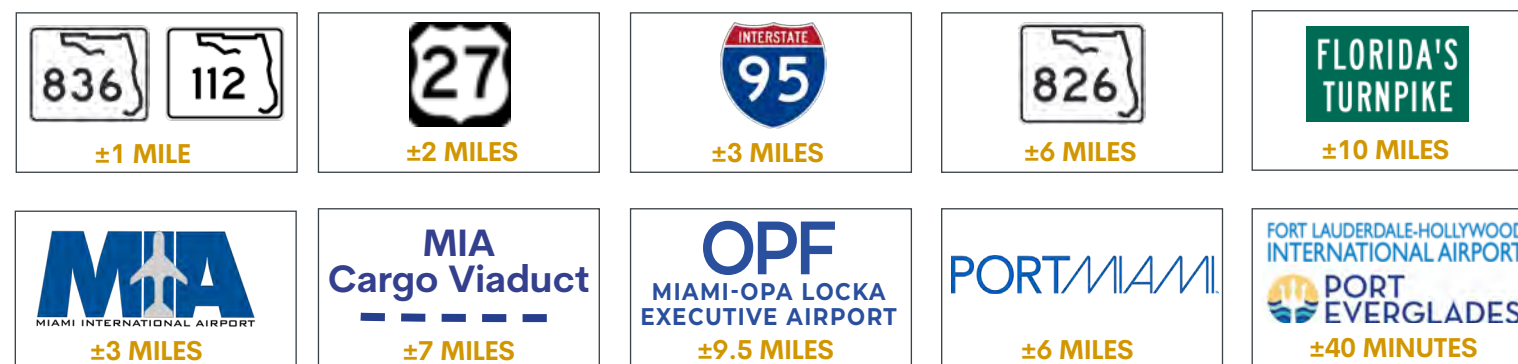
The Airport East submarket is one of the most infill and supply-constrained industrial corridors in South Florida, characterized by a dense concentration of logistics, distribution, and service-oriented industrial users. Limited developable land and sustained tenant demand continue to drive strong fundamentals, positioning the submarket as a critical node within Miami-Dade County's industrial landscape. The surrounding area provides access to one of the deepest labor pools in South Florida, with more than ±658,000 residents within a ±5-Mi radius. The workforce is largely bilingual and well-suited for logistics, distribution, and service-related industries, supporting long-term operational needs. Continued population growth, infrastructure investment, and residential expansion throughout Miami-Dade County are expected to further strengthen the Airport East submarket and support long-term industrial demand.



TRANSIT

Point 27 benefits from exceptional regional connectivity within Miami-Dade County's highly developed transportation network, providing efficient access to major highways, employment centers, and population hubs throughout South Florida. Point 27 offers excellent access to Miami's primary transportation network, with connectivity to SR 836 (Dolphin Expressway), SR 826 (Palmetto Expressway), Florida's Turnpike, US Highway 27, and Interstate 95. The MIA Cargo Viaduct (±7-Mi) provides a dedicated route to airport cargo operations, supporting efficient logistics and distribution throughout the region.

For employees coming from across the county, public transit options enhance workforce accessibility, including nearby Metrobus routes, Metrorail connections, and Tri-Rail service.



PREMIER ACCESS TO AIR & SEAPORT LOGISTICS

Point 27 is located within Miami's Airport East submarket, a premier infill industrial corridor supporting a high concentration of logistics, distribution, and cold-chain users. The area offers access to a deep labor pool, established supply chain infrastructure, and efficient connectivity to South Florida's primary trade gateways.



PortMiami

±6 Miles from The Property

Powering Global Trade and Economic Growth

PortMiami remains a cornerstone of Florida's economy and a premier hub for global trade and travel. In **FY 2024**, the Port generated **±\$61.4 billion in economic impact and supported more than 340,000 jobs statewide**. Spanning over 500 acres, PortMiami operates advanced cargo terminals, state-of-the-art warehousing facilities, and comprehensive logistics infrastructure that positions it as Florida's #1 container port and one of the busiest in the United States. In 2024 alone, the Port handled over 1.08 million TEUs, underscoring its strength as the leading container gateway for the state.

Beyond cargo, PortMiami is also a global leader in cruise traffic, welcoming a record **±8.23 million passengers in FY 2024**. This performance reflects a robust post-pandemic recovery, reinforcing the Port's critical role as an economic engine driving commerce, tourism, and job creation throughout South Florida. Located just ±6 miles from Point 27, the Property benefits from unmatched proximity to the Port, ensuring efficient connectivity to international shipping routes and providing tenants with a strategic advantage for distribution, import/export, and logistics operations.



Miami Int'l Airport

±3 Miles from The Property

Driving Billions in Trade + Job Creation

Miami International Airport (MIA) is one of the most critical economic drivers in South Florida and a leading global gateway for both cargo and passenger traffic. In 2024, **MIA handled approximately 2.7M+ tons of cargo and welcomed ±56 million passengers**, reflecting record-setting activity and continued growth. **MIA generates more than \$181 billion in annual economic impact statewide and supports over 800,000 jobs across Florida**, including more than 300,000 jobs within Miami-Dade County. The airport spans approximately 3,000 acres and includes over 8.7 million square feet of aviation, cargo, and support facilities.

Located just ±3 miles from the Property, MIA provides immediate access to global air cargo networks and passenger routes, supporting efficient logistics operations and international connectivity.

#1

MIAMI INTERNATIONAL AIRPORT RANKS #1 IN INT'L FREIGHT AND #2 IN INTERNATIONAL PASSENGERS

\$181+ Billion

ANNUAL ECONOMIC IMPACT (Statewide)

2,000+ DAILY DEPARTURES

THE AREA BOASTS THREE (3) REGIONAL AIRPORTS WITH 2,000+ DAILY DEPARTURES



#1 CONTAINER PORT IN FL & ONE OF BUSIEST IN THE U.S.

1.08+ Million TEUs HANDLED ANNUALLY

\$61+ Billion IN ANNUAL ECONOMIC ACTIVITY

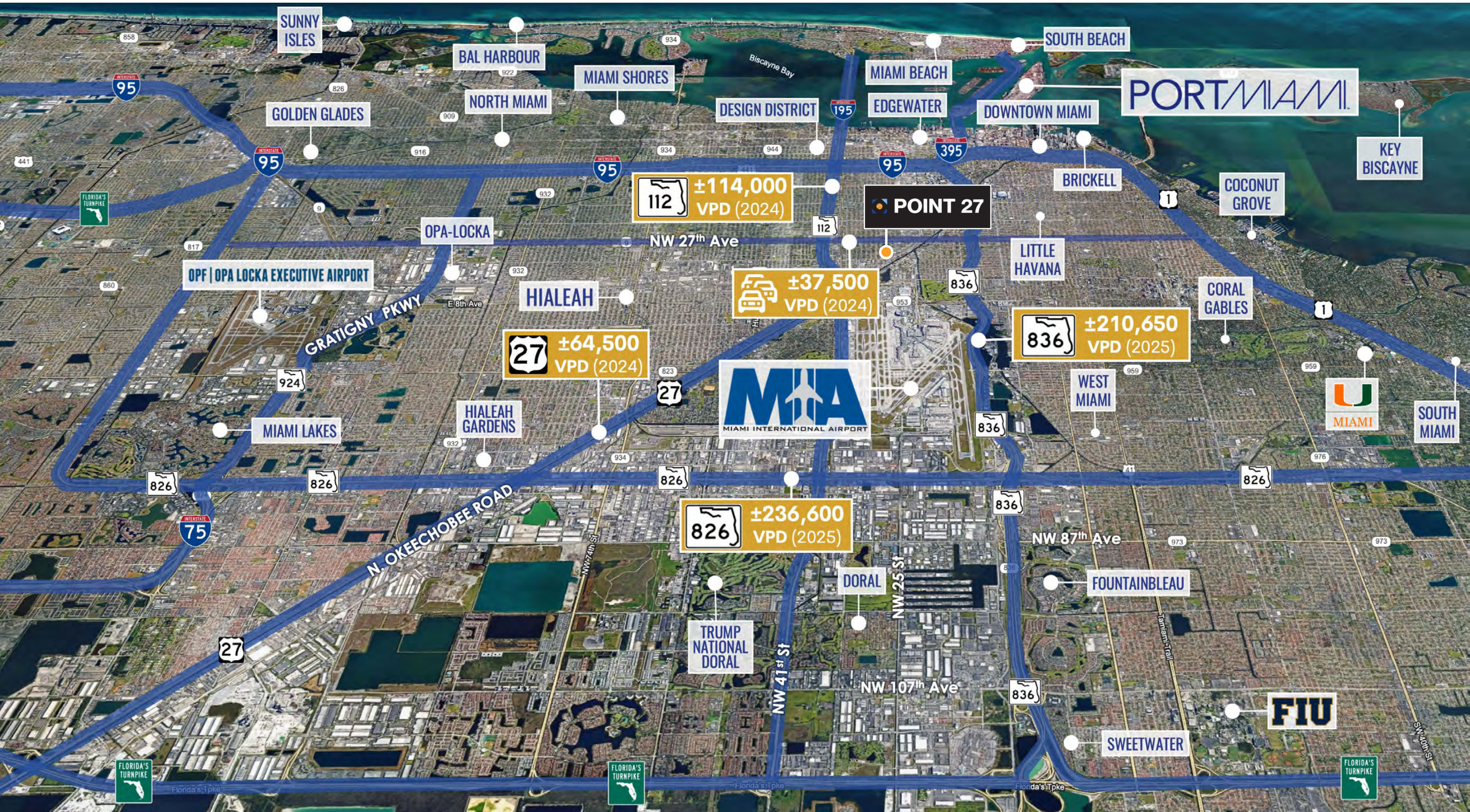
In 2024, PortMiami Handled Over 1.08 Million TEUs reflecting strong post-pandemic recovery in cargo and trade volumes.

In 2024, Miami International Airport Welcomed Nearly 56 Million Passengers reflecting a recovery in air travel following the pandemic and a continued surge in travel volume.



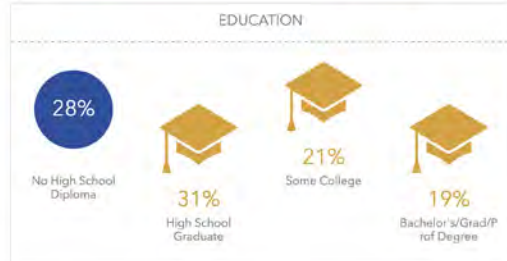
ACCESSIBLE + CONVENIENT LOCATION

EAST OF MIAMI INTERNATIONAL AIRPORT

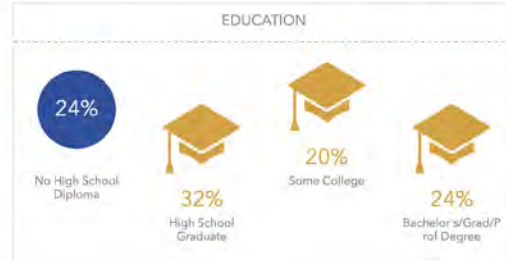
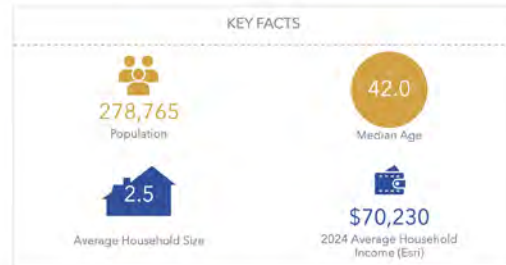


DENSE DEMOGRAPHICS

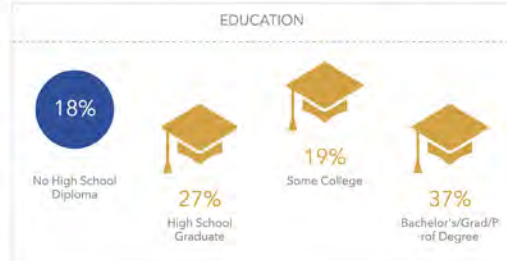
1-MILE



3-MILES



5-MILES



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LEASING **CONTACTS**

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AVAILABLE **IMMEDIATELY**