

±7,700 - 20,000 SF of Industrial Space

7361 + 7391 NW 78th Street, Medley, Florida

Available **Immediately**

Fairchild Partners is pleased to present **two industrial leasing opportunities totaling ±27,700 SF** at 7361-7391 NW 78th Street in Medley, Florida, within the highly sought-after **Medley/Airport North industrial submarket**. The Property offers two available units, including Suite 7361 totaling ±7,700 SF and Suite 7391 totaling ±20,000 SF, accommodating a broad range of users with regular shipping/receiving—3PL/logistics, distribution/wholesale, e-commerce fulfillment, freight-forwarding/import/export, and light manufacturing.

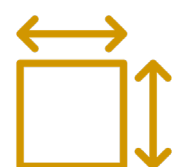
Available immediately, Suite 7361 features ±7,700 SF of first-floor warehouse space complemented by a ±6,932 SF loading/storage mezzanine (not included in rental rate, bringing **useable SF up to ±14,632 SF**. 7361 offers **two A/C office areas totaling ±1,000 SF with a kitchenette and restroom, one (1) exterior dock-high loading door, 3-phase power**. **Available August 2026, Suite 7391 consists of ±20,000 SF corner unit with two (2) dock-high loading positions with the potential for a third, a grade-level loading ramp, a ±1,500 SF HVAC office space, and 3-phase power**. Both suites offer sufficient clearance for 53-foot trailer maneuverability, on-site parking, front-load functionality, and signage opportunities that enhance operational efficiency and visibility.

Strategically positioned minutes from Miami International Airport, the Property offers immediate access to SR-826 (**±1-mi to the Palmetto Expressway**), SR-836 (Dolphin Expressway), Okeechobee Road (US-27), Florida's Turnpike, and Interstate 75, providing exceptional connectivity throughout Miami-Dade County and South Florida's premier logistics corridor.



**±27,700 RSF
AVAILABLE**

TOTAL
AVAILABLE
RENTABLE
SQUARE FEET



**SUITE 7361
AVAILABLE
IMMEDIATELY
±7,700 SF**

- FIRST WITH BONUS ±6,932 SF 2nd FLOOR MEZZANINE
- ±14,632 USEABLE SF
- ±1,000 SF HVAC OFFICE AREA
- ONE (1) DOCK HIGH DOORS



**SUITE 7391
AVAILABLE
AUGUST 2026
±20,000 SF**

- FIRST FLOOR CORNER UNIT
- ±1,500 SF HVAC OFFICE AREA
- TWO (2) DOCK HIGH DOORS
- ONE (1) RAMP



**DEDICATED
OFFICE
SPACE**
BUILT OUT
OFFICES



**HEAVY
POWER**
3 PHASE POWER
1200 AMPS



**ON-SITE
PARKING**
ON-SITE AND
STREET PARKING
AVAILABLE



53' TRAILER
DOCKING &
TURNAROUND



**SIGNAGE
OPPORTUNITIES**
FACADE SIGNAGE
AVAILABILITY



**HIGHLY
ACCESSIBLE**
1-MILE FROM THE
PALMETTO (826)



I-INDUSTRIAL
INDUSTRIAL
DISTRICT



Strategically located within the highly sought-after Medley/Airport North submarket, offering immediate access to SR-826, SR-836, US-27, FL's Turnpike, and I-75



Located ± 4 -mi from Miami Int'l Airport, ± 25 -min from Miami-Opa Locka Executive Airport, and ± 45 -min from PortMiami, providing exceptional access to South Florida's primary air cargo and seaport infrastructure

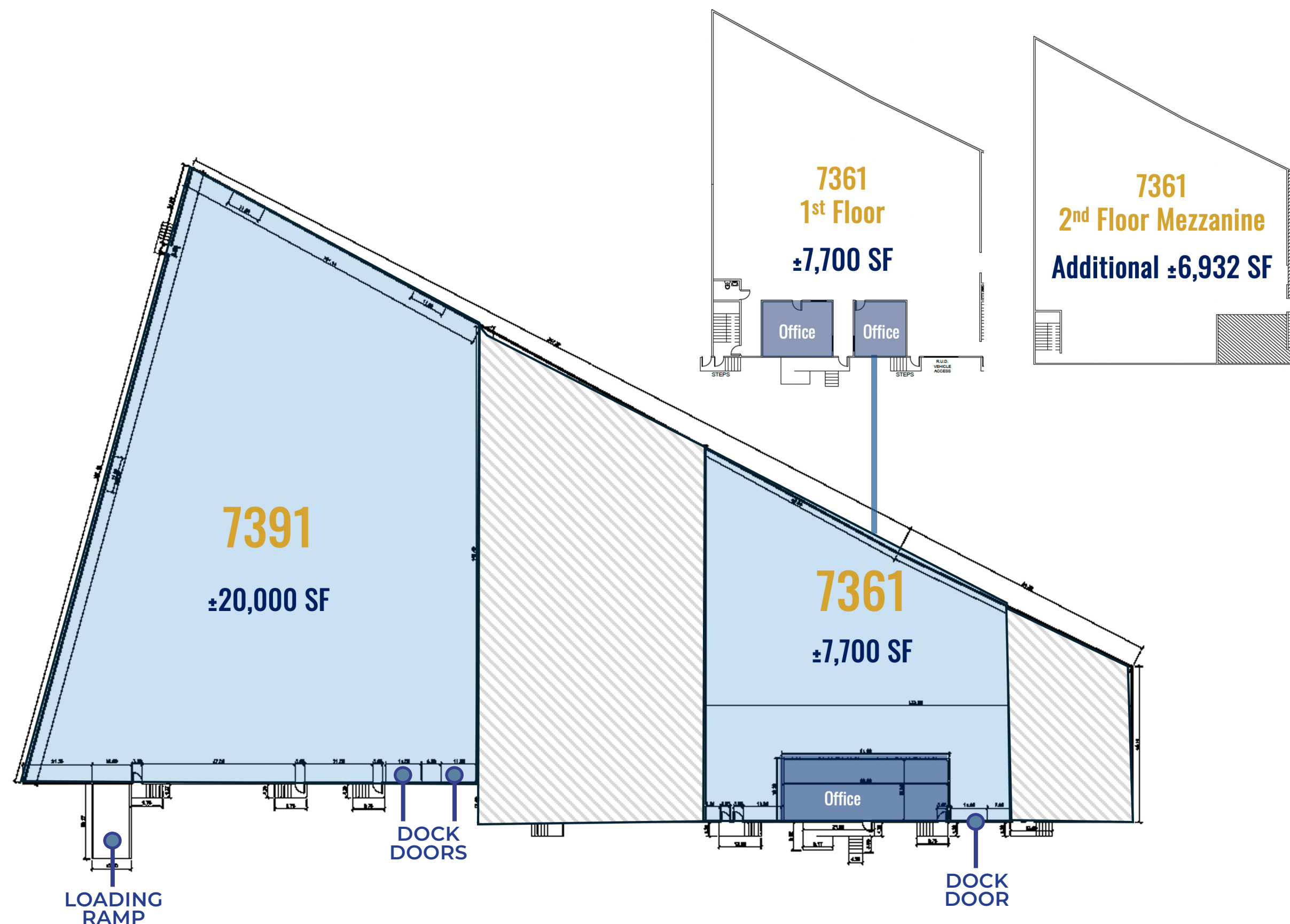


The area is home to a diverse concentration of logistics, manufacturing, construction supply, food distribution, and transportation companies, including Ryder System, Titan America, Rinker Materials, Sysco, Coca-Cola Beverages Florida, Cheney Brothers, and numerous regional import/export operators



The Medley/Airport North submarket benefits from immediate access to one of South Florida's largest industrial labor pools, supported by central Miami-Dade County, nearby residential communities, and convenient regional highway connectivity

±7,700 - 20,000 SF OF INDUSTRIAL SPACE FLOOR PLAN



TWO UNITS AVAILABLE FOR LEASE

7391

±20,000 SF

Available in August 2026

- Corner Unit
- Two (2) Dock High Truck Positions with Potential for a Third
- One (1) Loading Ramp
- ±1,500 SF of Dedicated Office Space with HVAC
- 3-Phase Power

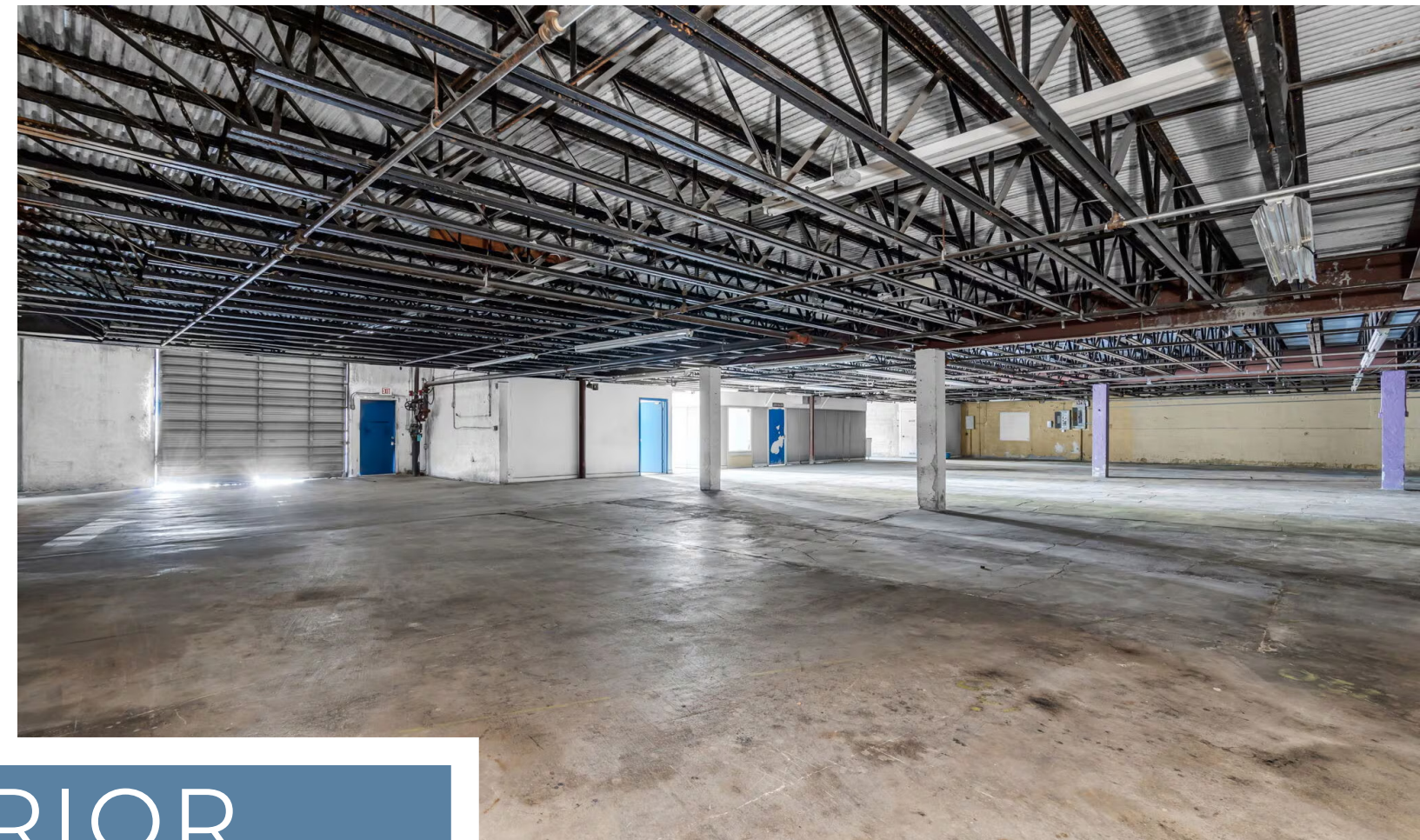
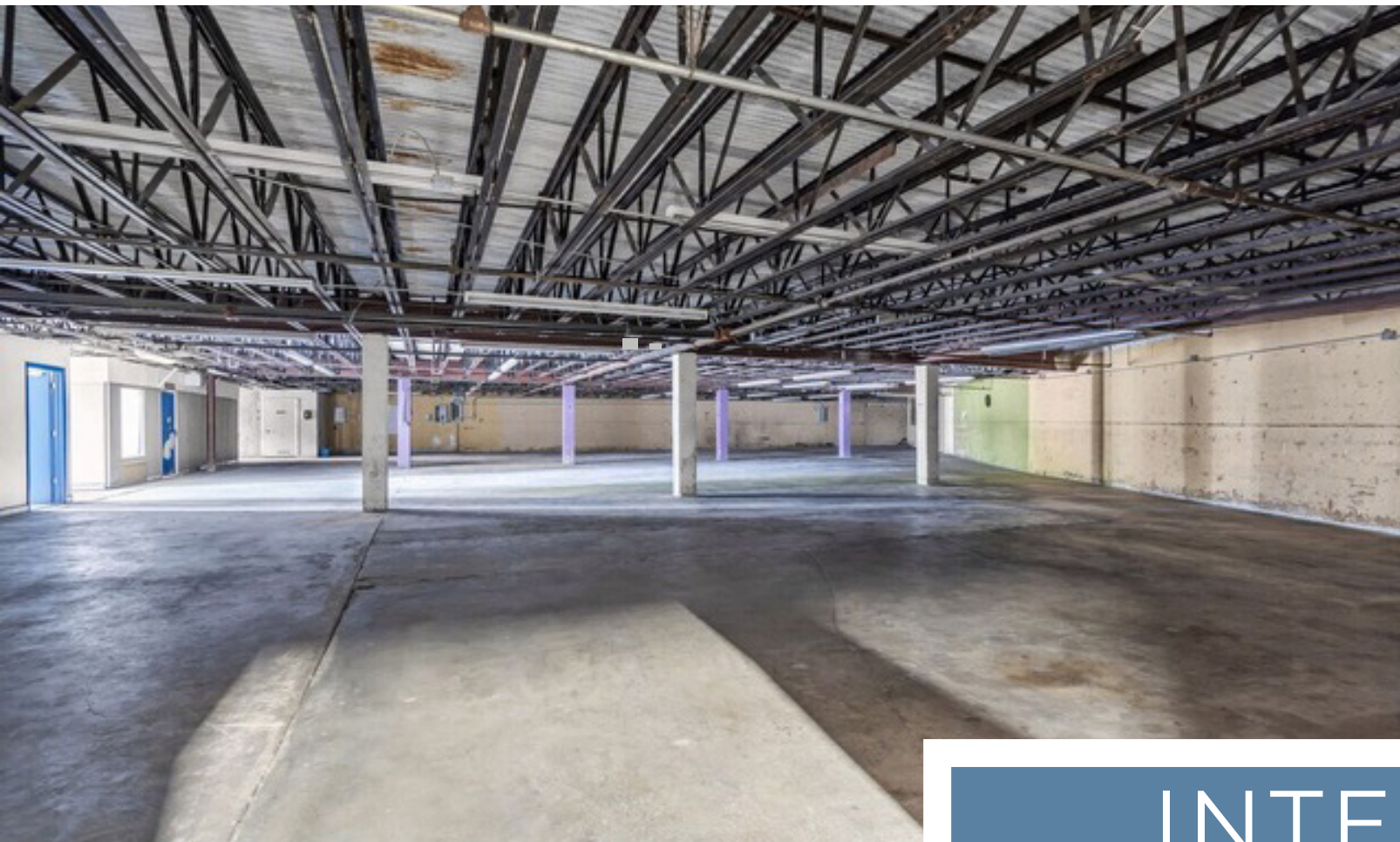
7361

±7,700 SF 1st Floor
with ±6,932 SF
Mezzanine Storage

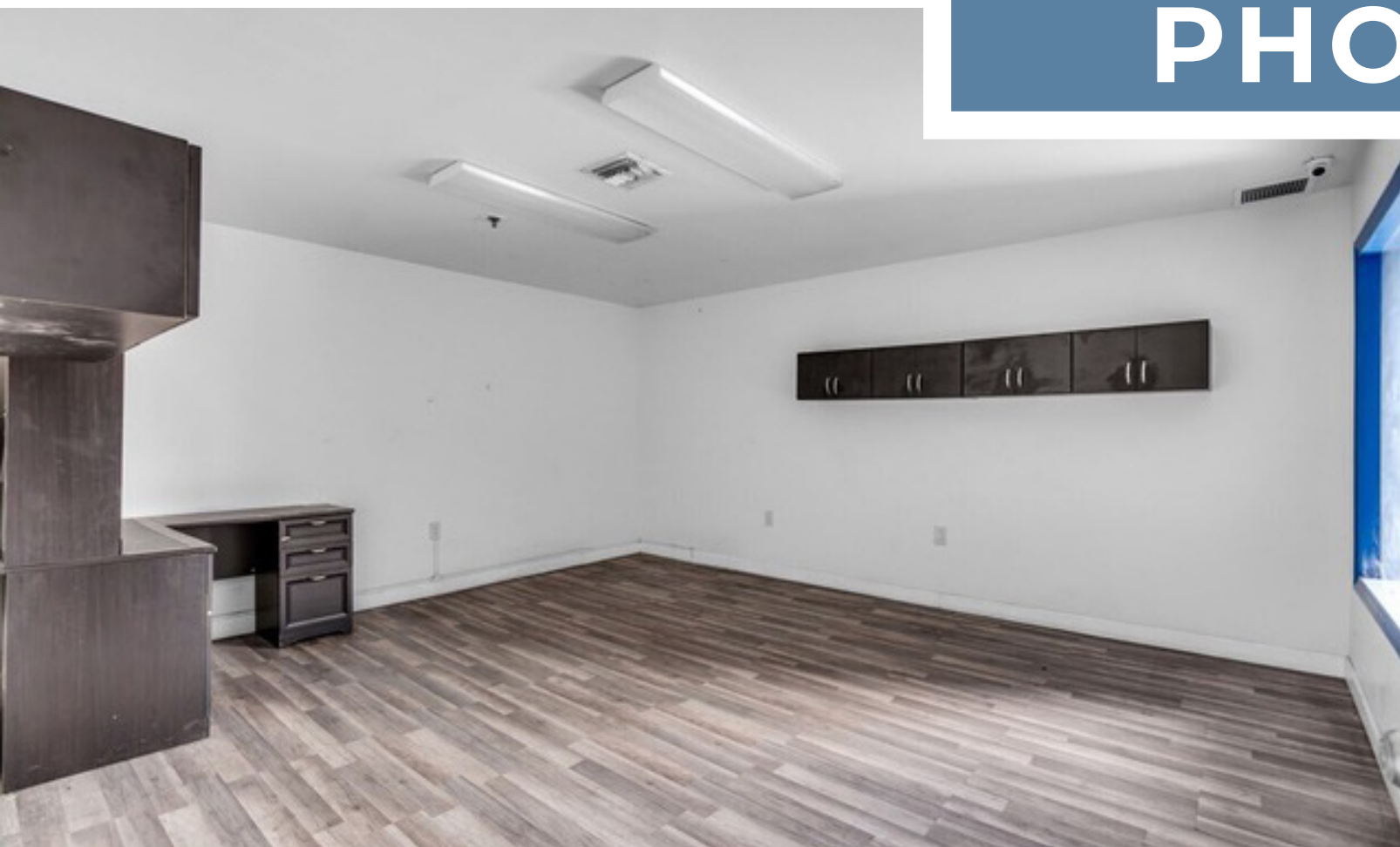
Available Immediately

- 1 Dock High Truck Position
- Two Office Areas totaling ±1,000 SF with HVAC
- 3-Phase Power
- 10' Ceiling Height

Disclaimer: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. The images and floorplans are for illustrative purposes only and may be out-of-date and not current.



INTERIOR PHOTOS





MIAMI AIRPORT NORTH MEDLEY SUBMARKET

TRANSIT + CONNECTIVITY

PREMIER INDUSTRIAL LOCATION

7361 + 7391 NW 78th Street is strategically positioned within the Airport North industrial corridor, providing immediate access to South Florida's primary transportation infrastructure, including US-27, SR-826, SR-836, Florida's Turnpike, and Interstate 75. The Property is located minutes from Miami International Airport and within convenient reach of PortMiami, Port Everglades, and Opa-locka Executive Airport, offering exceptional connectivity for regional distribution, import/export operations, and international trade.



SOUTH FLORIDA'S PREMIER INDUSTRIAL HUB

The Miami Airport North / Medley industrial submarket is one of South Florida's most established and supply-constrained industrial corridors, serving as a premier hub for warehousing, logistics, distribution, import/export, freight forwarding, manufacturing, and aviation-related operations. Immediate proximity to Miami International Airport, PortMiami, and the region's primary expressway network has made Airport North one of the most sought-after industrial markets in Florida. Limited developable land, high barriers to entry, and sustained tenant demand continue to make Airport North one of South Florida's most competitive industrial markets.



UNMATCHED CONNECTIVITY

EXCEPTIONAL CONNECTIVITY THROUGHOUT SOUTH FLORIDA

Immediate access to SR-826, SR-836, Okeechobee Road (US-27), Florida's Turnpike, and Interstate 75 provides efficient regional connectivity throughout Miami-Dade County and South Florida. The submarket also benefits from immediate proximity to Miami International Airport, PortMiami, Port Everglades, and multiple intermodal freight facilities, supporting domestic distribution and international trade throughout the Americas.



DENSE LABOR MARKET

ACCESS TO SOUTH FL'S LARGEST INDUSTRIAL LABOR POOL

Airport North benefits from access to one of South Florida's deepest industrial labor markets, supported by central Miami-Dade County's large residential population, skilled multilingual workforce, and extensive transportation network. The surrounding area continues to attract logistics, manufacturing, e-commerce, construction supply, food distribution, and import/export businesses seeking efficient access to labor, customers, and regional infrastructure.

CONNECTING SOUTH FLORIDA TO GLOBAL SUPPLY CHAINS

WORLD-CLASS LOGISTICS

7361 + 7391 NW 78th Street is strategically positioned within the Medley/Airport North industrial submarket, one of South Florida's premier logistics and distribution corridors. The Property benefits from immediate proximity to Miami International Airport and PortMiami, providing exceptional access to domestic and international supply chains. The surrounding area is home to a diverse concentration of logistics providers, freight forwarders, manufacturers, import/export companies, food distributors, and e-commerce users that rely on Airport North's unmatched connectivity. Supported by a skilled multilingual workforce and one of the nation's busiest cargo gateways, the submarket continues to attract companies seeking operational efficiency and long-term growth.



PortMiami

±12 MILES FROM THE PROPERTY

Powering Global Trade and Economic Growth

PortMiami remains one of Florida's most important economic engines and the state's leading container port. In FY 2025, the Port generated an estimated more than **\$61 billion in annual economic impact while supporting over 340,000 jobs statewide. Handling more than 1.1 million TEUs annually**, PortMiami provides direct access to more than 100 countries and over 150 global ports through state-of-the-art cargo terminals and logistics infrastructure.

Beyond cargo, PortMiami continues to rank among the world's busiest cruise ports, welcoming millions of passengers annually while reinforcing Miami's position as a global center for international commerce and tourism. Located approximately ±13 miles from the Property, the Port provides tenants with immediate access to one of the nation's premier international shipping gateways for import/export, distribution, and supply chain operations.



In 2025, PortMiami Handled Over 1.11 Million TEUs
reflecting strong cargo and trade volumes



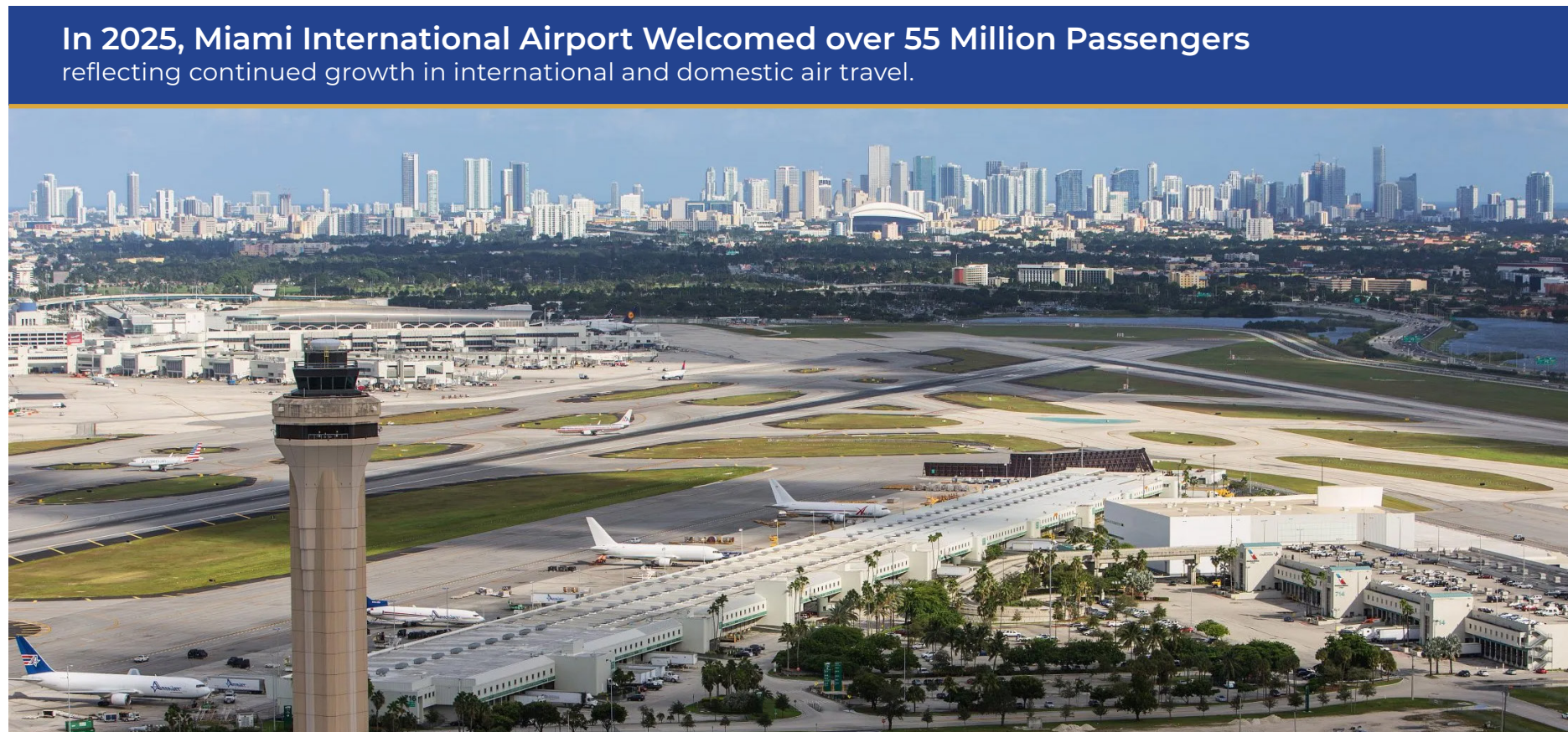
Miami International Airport

±5-MI FROM THE PROPERTY

Driving Billions in Trade + Job Creation

Miami International Airport (MIA) remains one of the world's premier international aviation gateways and the nation's leading airport for international air freight. In 2025, MIA handled more than 3.5 million metric tons of cargo, generating approximately \$181 billion in annual economic impact statewide and supporting more than 842,000 jobs across Florida. Within Miami-Dade County alone, MIA supports over 311,000 local jobs and approximately \$41 billion in annual business revenue.

Located approximately ±5 miles from the Property, tenants benefit from immediate access to one of the world's largest international cargo networks, connecting South Florida businesses with Latin America, the Caribbean, Europe, and global markets while supporting efficient time-sensitive distribution and logistics operations.



In 2025, Miami International Airport Welcomed over 55 Million Passengers
reflecting continued growth in international and domestic air travel.

#1

FOR INT'L FREIGHT
VOLUME HANDLING
**±3.5 MILLION TONS
OF CARGO IN '25**
(+13.6% YOY GROWTH)

±\$41.2B

ANNUAL ECONOMIC
IMPACT

**55.3 MILLION
PASSENGERS**

SERVED BY MIA IN 2025;
SOUTH FLORIDA'S 3 MAJOR
AIRPORTS PROVIDE 2,000+
DAILY DEPARTURES

#1

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

**1.1 Million+
TEUs**

HANDLED
ANNUALLY

±\$61B

ANNUAL
ECONOMIC IMPACT
**SUPPORTING
340,000+**

ACCESSIBLE & CONVENIENT LOCATION



Central location just minutes from the Palmetto Expressway (826), U.S. 27 (Okeechobee Road), the Airport Expressway (SR-112), the Dolphin Expressway (836), I-75, and Florida's Turnpike



7361 + 7391 NW 78th STREET



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±20,000 SF
AVAILABLE

±7,700 SF
AVAILABLE

7391

7361

Fairchild Partners
Licensed Real Estate Brokers

**FOR MORE INFORMATION,
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