

3510 NW 60TH ST, Miami, FL 33142

OWNED & OPERATED BY:



EAST AIRPORT DISTRIBUTION CENTER

FOR LEASE

FLEXIBLE DEMISING OPTIONS: 8,500 SF - 55,569 SF



AMANDA J. RUBI

(786) 879-9232

amanda@thehypegroup.com

PABLO VIGNOLO

(305) 303-3837

pablo@thehypegroup.com

RAUL PINO

(786) 503-5583

raul@thehypegroup.com

01 / FEATURES

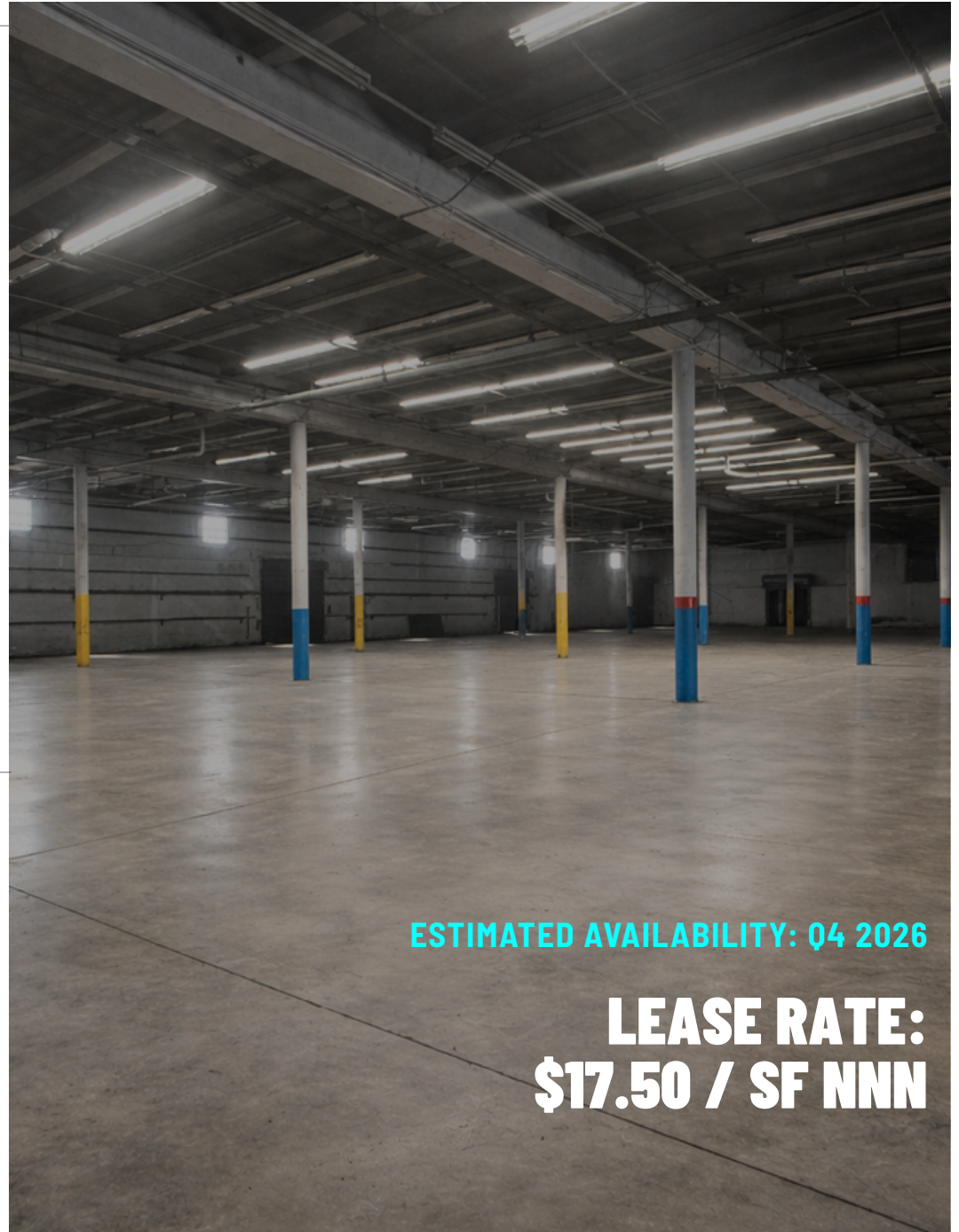
PROPERTY FEATURES

- Flexible Demising Options: 8,500 SF–55,569 SF
- Undergoing Major Interior & Exterior Improvements
- 16'8"–18" Clear Height
- (7) Dock-High Positions
- Heavy 3-Phase Power
- Office Built-to-Suit
- 33,800 SF of outdoor yard storage and parking
- Tenant improvement packages offered
- Covered loading area

02 / HIGHLIGHTS

LOCATION HIGHLIGHTS

- Approximately 10 minutes from Miami Int'l Airport
- Convenient access to I-95, 836 Dolphin Expressway and 826 Palmetto Expressway
- Neighbors to Amazon, Gulfcoast Supply, Garland Foods and more major operators with a surplus workforce



ESTIMATED AVAILABILITY: Q4 2026

**LEASE RATE:
\$17.50 / SF NNN**

PROPERTY PHOTOS



The architectural site plan for Warehouse A shows a large rectangular building with a green roof. The building is divided into several sections, including an office area and a main warehouse space. The plan includes various annotations for dimensions, clearances, and structural details.

Building Layout and Dimensions:

- Office A:** Located on the left side of the building, with a total area of approximately 2,696 SF. It includes a new HC ramp and a new HC parking and ramp area.
- Warehouse A:** The main storage area, with a total area of approximately 52,721 SF. It features a clear height of approximately 16'-6" and a total building area of approximately 55,417 RSF.
- Dimensions:** The building has a width of approximately 152 ft and a length of approximately 210 ft. The clear height is approximately 16'-6".

Structural and Functional Details:

- Columns:** The building has a grid of columns with a spacing of approximately 30'-0" and 33'-0".
- Doors:** There are several roll-up doors, including a new drive-in ramp and bay door, and a new bay door.
- Stairs and Ramps:** The plan includes a new stair, a new ramp, and a new drive-in ramp and bay door.
- Parking:** There are several parking spaces, including a new HC parking and ramp area.

Surrounding Area:

- Yard:** A large open area adjacent to the building.
- Covered Dock:** A covered area for loading and unloading.
- Line of Canopy Above:** A line indicating the location of a canopy structure.

Legend:

- SPACES:** Indicated by a circle with a dot.
- NEW HC RAMP:** Indicated by a line with a ramp symbol.
- NEW HC PARKING AND RAMP:** Indicated by a line with a parking symbol.
- NEW DRIVE-IN RAMP AND BAY DOOR:** Indicated by a line with a door symbol.
- NEW BAY DOOR:** Indicated by a line with a door symbol.
- NEW STAIR:** Indicated by a line with a stair symbol.
- NEW RAMP:** Indicated by a line with a ramp symbol.

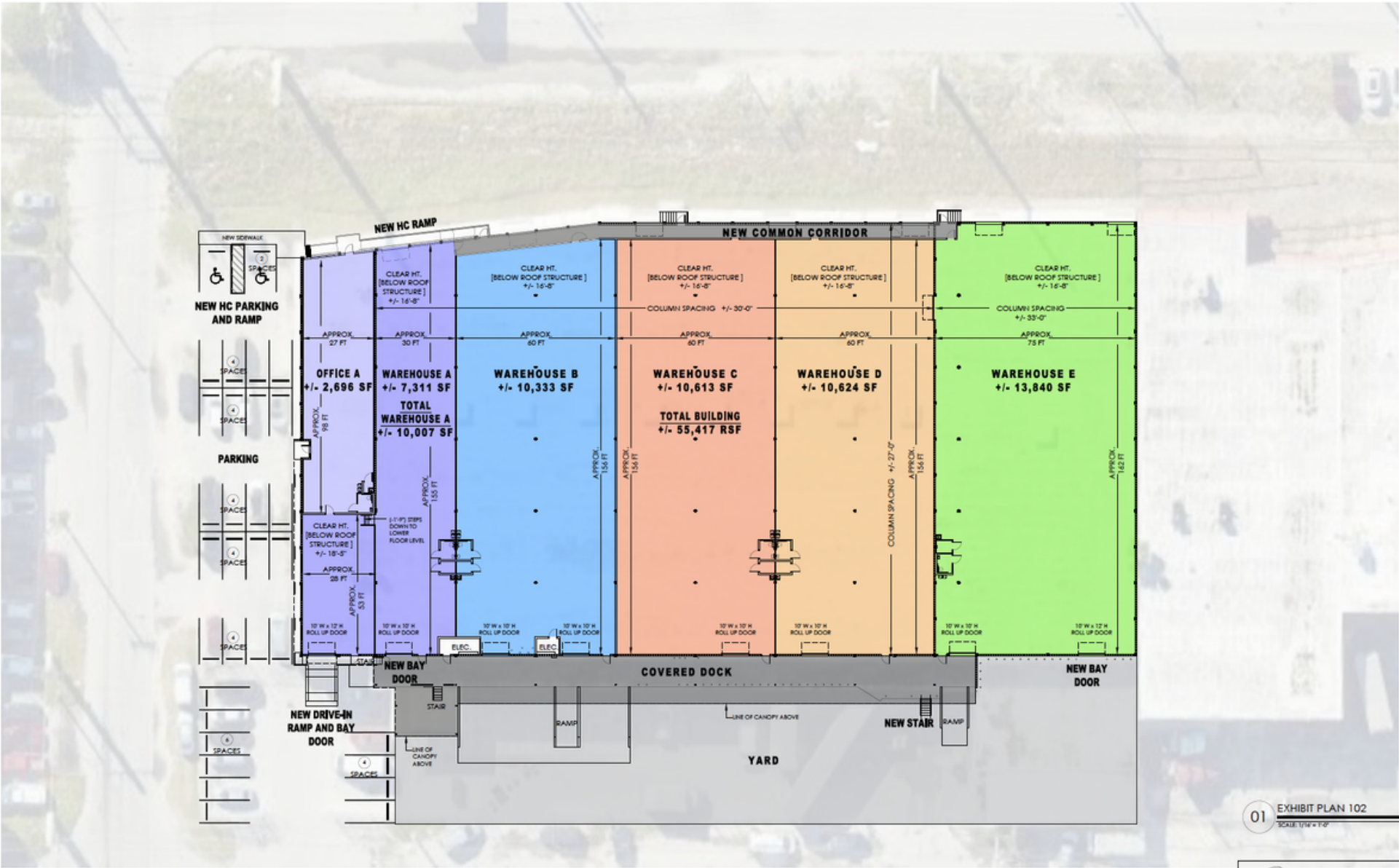
Scale: 1/4" = 1'-0"

Exhibit Plan 101

Square footages are approximate and calculated per ANSI/BOMA Z65.2-2025 Industrial Standard; subject to verification and final lease agreement.



05 / FLOOR PLAN #2



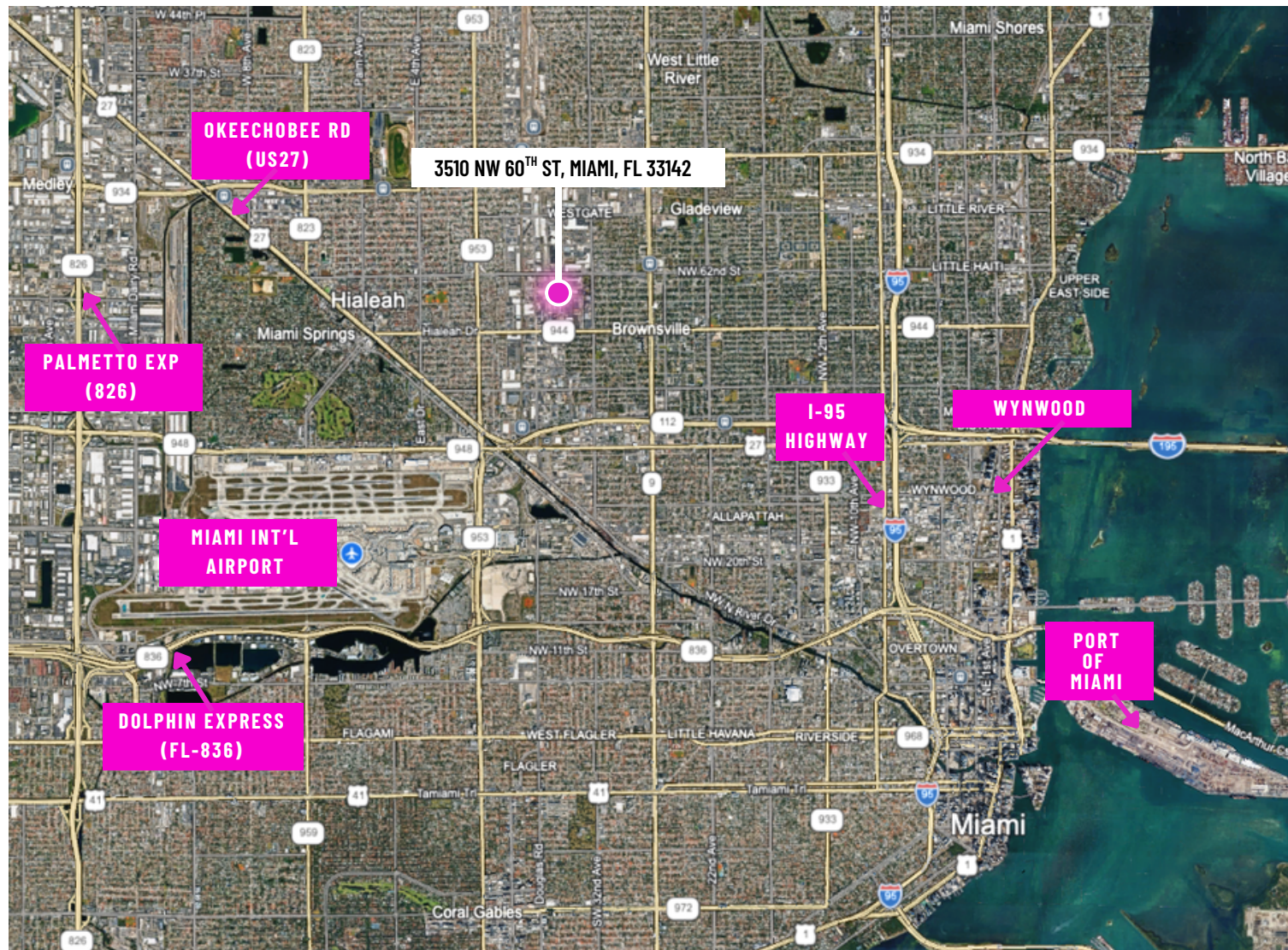
3510 NW 60TH STREET
MIAMI, FL 33142

01 EXHIBIT PLAN 102
SCALE 1/8" = 1'-0"

design kollaborative
architects / planners, inc.
MEMBER AMERICAN INSTITUTE OF ARCHITECTS - AIA 000894
411 EAST ATLANTIC BLVD., FORT LAUDERDALE, FLORIDA 33304
(754) 461-3324 FAX (754) 465-7108

Square footages are approximate and calculated per
ANSI/BOMA 265-2-2025 Industrial Standard; subject to
verification and final lease agreement.

LOCATION HIGHLIGHTS



DRIVE DISTANCE & TIME

Palmetto Expressway (SR-826)

~4-6 mi | ~10-18 min

Okeechobee Rd (US-27)

~8-12 mi | ~18-30 min

I-95

~5-7 mi | ~12-20 min

Miami International Airport (MIA)

~3-4 mi | ~8-10 min

Wynwood

~6-8 mi | ~15-25 min

Port of Miami (PortMiami)

~8-10 mi | ~20-35 min

Dolphin Expressway (FL-836)

~4-6 mi | ~8-15 min

LET'S TALK

Schedule a tour of **3510 Nw 60th St** or request the full leasing package. Our team responds same-day.

AMANDA J. RUBI

(786) 879-9232

amanda@thehypegroup.com

PABLO VIGNOLO

(305) 303-3837

pablo@thehypegroup.com

RAUL PINO

(786) 503-5583

raul@thehypegroup.com



Disclaimer

All information provided in this marketing material is sourced from reliable channels and is subject to errors, omissions, changes, or withdrawal of listings from sale or lease without notice. All square footage, dimensions, floor plans, and technical specifications are approximate and should be independently verified.

THEHYPEGROUP.COM | THEHYPEREALESTATEGROUP

