

7250 NW 41st Street, Unit CDE Miami, FL 33166

±9,438 SF INDUSTRIAL FACILITY

AVAILABLE FOR LEASE



Available January 2026



±9,438 RSF
TOTAL SQUARE FEET



±1,000 SF
TOTAL OFFICE SQUARE FEET



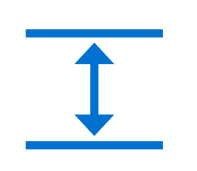
16
MARKED PARKING SPACES



IU2 ZONING
INDUSTRIAL, HEAVY MANUFACTURING DISTRICT



1
STREET LEVEL OVERHEAD DOOR



16'
CLEAR HEIGHT

Fairchild Partners is pleased to present a well-located industrial opportunity for lease at 7250 NW 41 Street (Unit CDE) in Miami, Florida. This ±9,438 SF facility is fully built-out and includes ±1,000 SF of office area, featuring 16 marked parking spaces, one (1) street-level overhead loading door, and 16' clear height to accommodate a wide range of light manufacturing, warehousing, and storage uses.

Located within the highly desirable Airport West submarket, the Property benefits from IU-2 zoning (Heavy Manufacturing District), allowing for flexible industrial, warehousing, and vehicle storage applications. With prominent NW 41 Street frontage, the site offers strong visibility within a well-established industrial corridor anchored by major users such as Ryder System and Ford Motor Company.

Positioned just east of the NW 36th Street / SR-826 (Palmetto Expressway) interchange, the Property provides exceptional regional access and direct proximity to Miami International Airport (±5-Mi) and PortMiami (±13-Mi)—two of the nation's leading logistics gateways. Additional connectivity via Milam Dairy Road and NW 36th Street ensures efficient access across South Florida. Situated within one of Miami-Dade's most supply-constrained industrial markets, 7250 NW 41 Street (Unit CDE) offers tenants superior logistical advantages, proximity to major highways, and a highly functional small-bay warehouse opportunity in the heart of Miami's industrial core.



PORTMIAMI

BRICKELL



COCONUT GROVE

CORAL GABLES

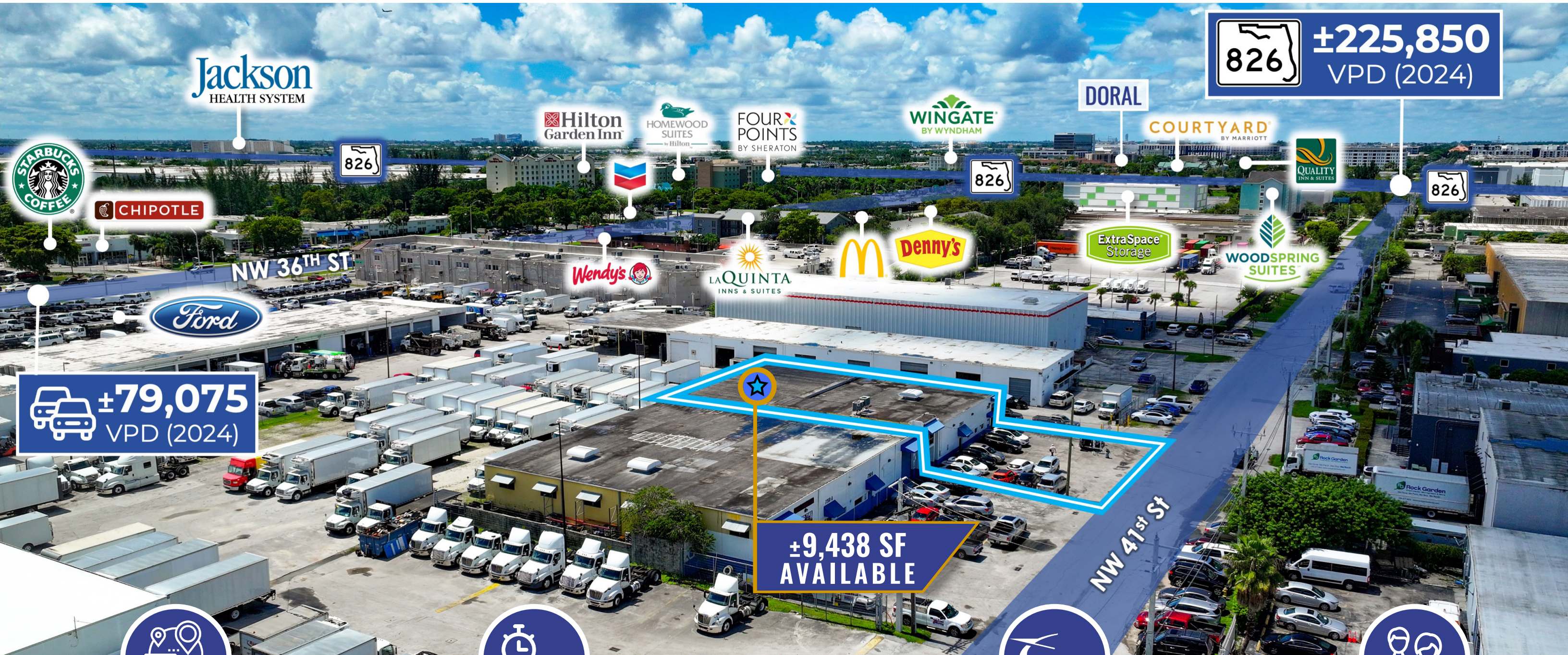
DOWNTOWN MIAMI

EDGEWATER

±34,500
VPD (2024)

±9,438 SF
AVAILABLE

±79,075
VPD (2024)



Jackson HEALTH SYSTEM

826 ±225,850 VPD (2024)

DORAL

Hilton Garden Inn

HOMWOOD SUITES BY HILTON

FOUR POINTS BY SHERATON

WINGATE BY WYNDHAM

COURTYARD BY MARRIOTT

QUALITY INN & SUITES



CHIPOTLE



NW 36TH ST



Wendy's

LAQUINTA INNS & SUITES



Denny's

ExtraSpace Storage

WOODSPRING SUITES

±79,075 VPD (2024)



±9,438 SF AVAILABLE

NW 41st St



Strategic location within the Airport West Submarket offering excellent access and connectivity via Milam Dairy Rd, SR-826, SR-836 and Florida's Turnpike; Advantageous distribution point to service Miami-Dade County and the neighboring counties.

Direct access to the MIA Cargo and 5-min from Miami International Airport, the #1 U.S. Airport in International Freight (9th Worldwide) and ±20-min from PortMiami, one of the busiest container ports in the world.

The surrounding area is home to major national and multinational companies, including Ryder System, Ford Motor Company, Amazon, DHL, FedEx, and numerous logistics and aviation firms serving Miami's thriving trade economy.

Considered South Florida's premier logistics hubs, the Airport West submarket offers access to a deep and diverse labor pool, supported by Miami-Dade County's population growth and strong industrial employment base.

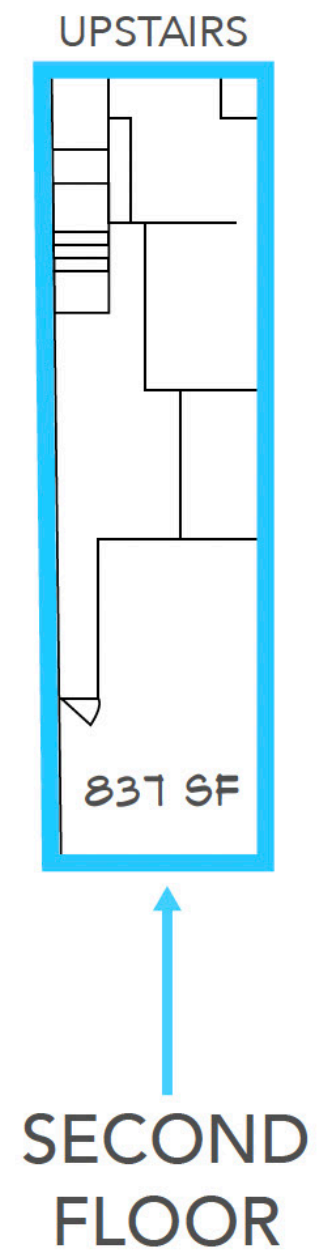
Unit CDE Available SITE PLAN

±9,438 SF
TOTAL
SQUARE FEET
AVAILABLE

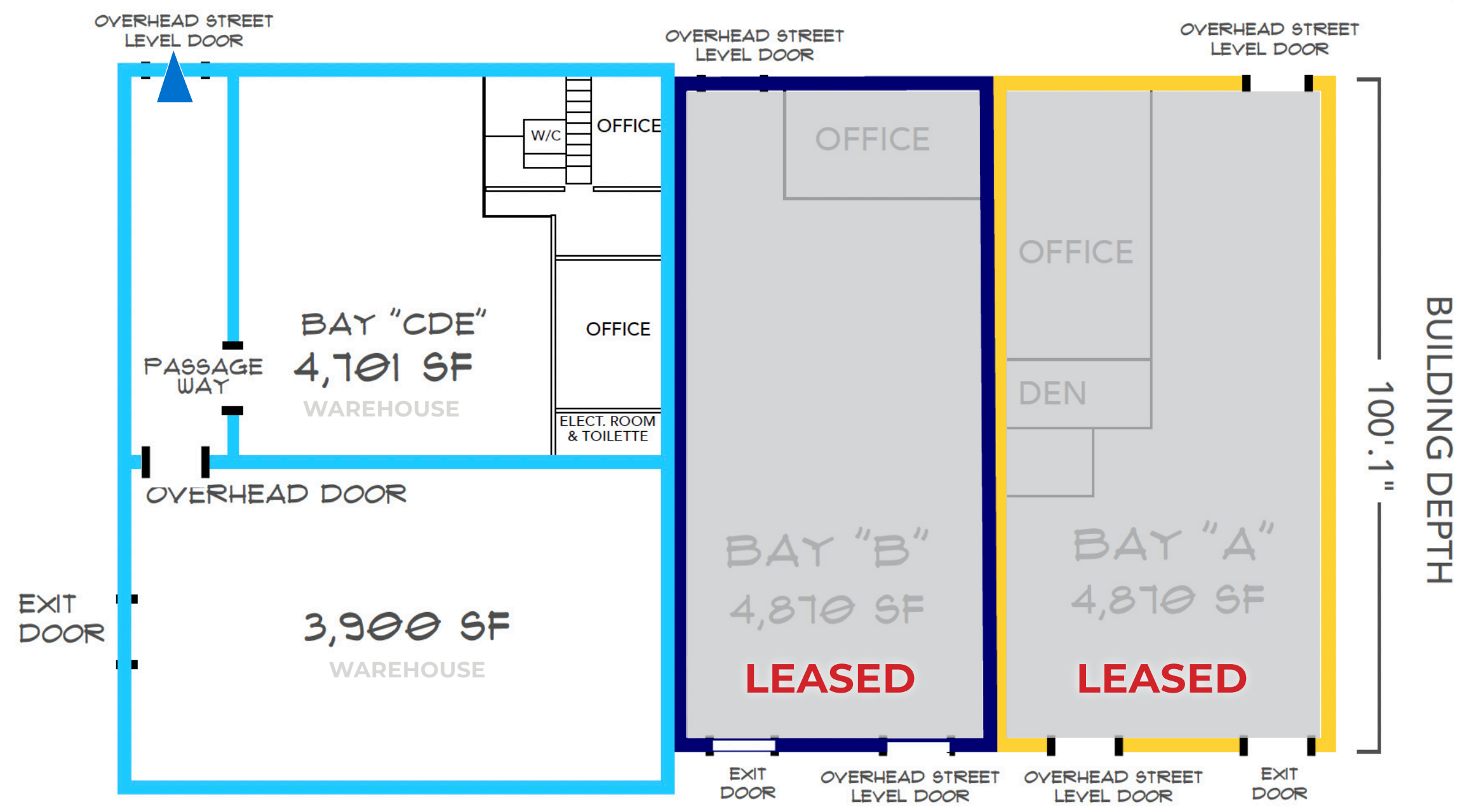
±1,000 SF
TOTAL OFFICE AREA
WITH ±837 SF OF
2ND FLOOR OFFICE

±8,438 SF
WAREHOUSE

ONE (1)
STREET LEVEL
OVERHEAD DOOR



FAÇADE DIMENSIONS



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.


Miami Dade County AIRPORT WEST SUBMARKET

The Airport West industrial corridor remains one of South Florida's most strategically positioned business environments, serving as the operational core for logistics, manufacturing, and international trade companies. With its central location between Miami International Airport and major regional highways, the submarket supports efficient connectivity across Miami-Dade, Broward, and Palm Beach counties.


Businesses within this district benefit from unrivaled transportation infrastructure and a concentration of global operators engaged in air cargo, freight forwarding, and e-commerce. The area's established corporate presence—including Ryder System, Ford Motor Company, Amazon, and leading third-party logistics providers—creates a dynamic ecosystem that continues to attract regional and multinational tenants.

Airport West's sustained absorption, limited vacancy and constrained land supply have made it one of the most competitive industrial markets in Florida. Its mature infrastructure, workforce accessibility, and direct links to air and seaport trade reinforce its role as a long-term logistics and distribution hub for domestic and international users alike.


3-MILE DEMOGRAPHICS




±112K
POPULATION



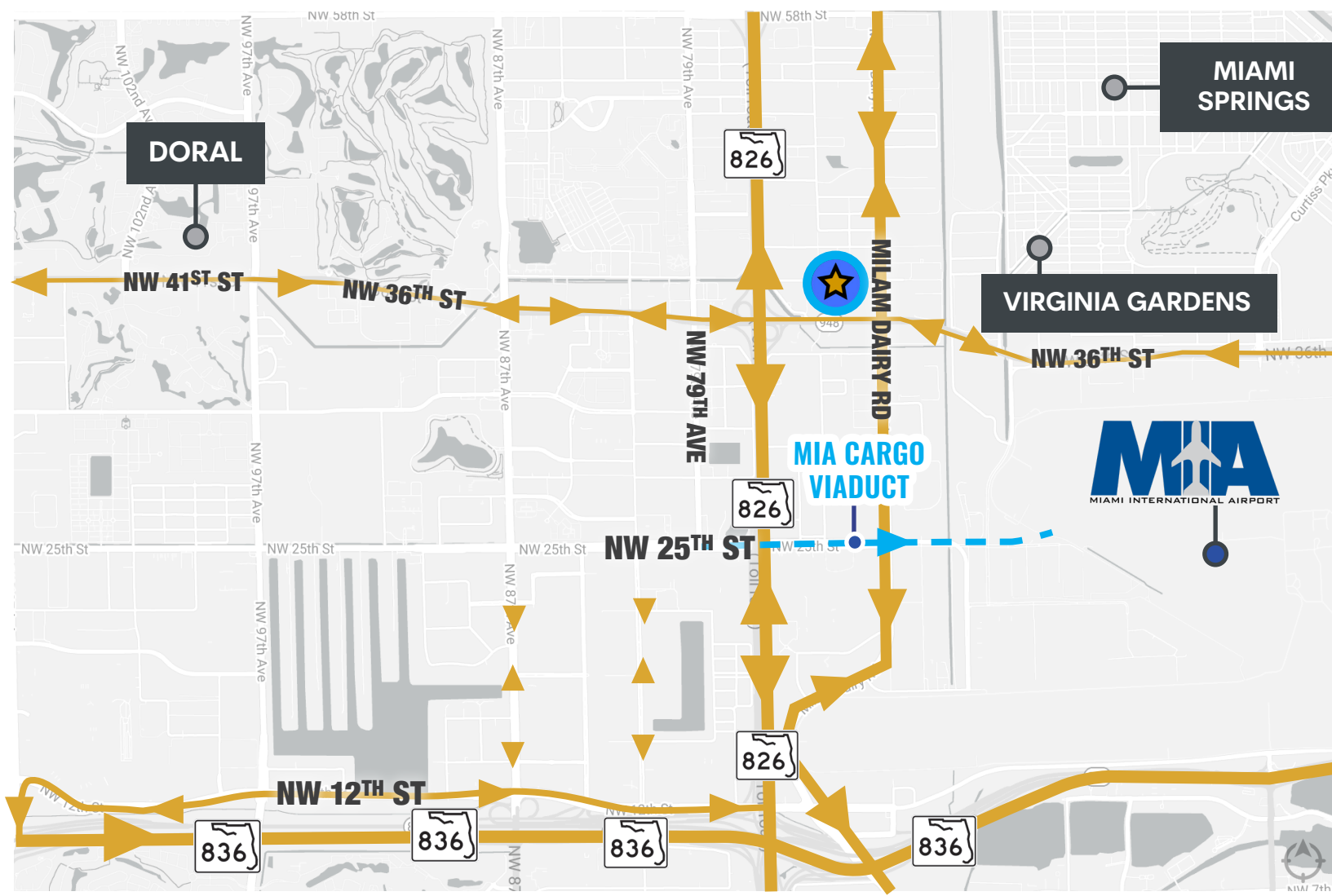
±\$70,500
2024 AVERAGE
HH INCOME



±19K
TOTAL
BUSINESSES









±165K
TOTAL
EMPLOYEES



TRANSIT + CONNECTIVITY

7250 NW 41 Street (Unit CDE) offers direct connectivity to both Milam Dairy Road and NW 36th Street, two of the area's most active industrial corridors. The Property also provides immediate access to major regional highways, including SR-826 (Palmetto Expressway), SR-836 (Dolphin Expressway), and Florida's Turnpike, positioning tenants for efficient distribution throughout South Florida and beyond.

Proximity to Miami International Airport and PortMiami further enhances logistical efficiency for import, export, and regional operations. Tenants benefit from reduced travel times to major freight corridors, lower transportation costs, and close access to the skilled workforce and service network that have established Airport West as one of South Florida's premier industrial hubs.

 ±3 MIN	 ±7 MIN	 ±10 MIN
 ±5 MIN	 ±10 MIN	 ±12 MIN



Miami's economy is powered by a diverse mix of industries—manufacturing, logistics, and international trade—supported by world-class infrastructure and connectivity. Located at 7250 NW 41 Street, the Property sits within the Airport West submarket, one of South Florida's premier industrial hubs offering immediate access to SR-826 (Palmetto Expwy), SR-836 (Dolphin Expwy), and Florida's Turnpike. Tenants benefit from proximity to Miami International Airport (±5-Mi) and PortMiami (±13-Mi), enabling efficient distribution and supply chain operations across regional and global markets. The Property's strategic position within Airport West allows businesses to leverage Miami's role as the "Gateway to the Americas" for unparalleled logistics connectivity and growth potential.



Miami International Airport

±1.5 Miles from The Property

Driving Billions in Trade and Job Creation

Miami International Airport (MIA) continues to stand as one of Florida's most critical economic engines and a premier global gateway for both cargo and passenger travel. In FY 2024, MIA generated approximately \$181.4 billion in annual business revenue and supported more than 842,700 jobs across Florida. Within Miami-Dade County alone, MIA contributed about \$41.2 billion in business revenue and supported over 311,000 jobs locally, underscoring its role as one of the region's largest employment hubs.

Spanning ±3,000 acres, the airport encompasses ±8.7 million square feet of facilities, including state-of-the-art cargo warehouses, office space, maintenance shops, and aircraft hangars. MIA's cargo operations remain a cornerstone of international trade, with shipments growing by nearly 9% in FY 2024 to 3 million tons, and total import and export trade values reaching approximately \$78 billion. At the same time, MIA welcomed a record nearly 56 million passengers in 2024, highlighting its significance as both a logistics hub and a global tourism driver.

Conveniently located ±1.5-mi from MIA and near the elevated Viaduct connecting to the cargo area of MIA, the Property is strategically positioned to capitalize on MIA's connectivity. Tenants benefit from easy access to global air cargo networks and passenger services, ensuring efficient supply chain operations and unmatched reach into domestic and international markets.

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

±\$41.2B
ANNUAL ECONOMIC IMPACT

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



PortMiami

±11.5 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 approximately \$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 FY 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 ±12 miles from Transal Business Park, 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.



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

1 Million+ TEUs
HANDLED ANNUALLY

±\$43B
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.



MIAMI BEACH
EDGEWATER
DOWNTOWN MIAMI
BRICKELL
MIA
MIAMI INTERNATIONAL AIRPORT

±34,500
VPD (2024)

±79,075
VPD (2024)

±9,438 SF
AVAILABLE



MIA
MIAMI INTERNATIONAL AIRPORT

aloft
HOTELS

±79,075
VPD (2024)

Jackson
HEALTH SYSTEM

MILAM DAIRY RD

NW 36TH ST

±34,500
VPD (2024)

±9,438 SF
AVAILABLE

Ryder
TRUCK SALES

7250-A

7250-B

7250-E

7250 NW 41st Street, Miami, FL
INDUSTRIAL FACILITY AVAILABLE
±9,438 SF INDUSTRIAL FACILITY

Fairchild Partners
Licensed Real Estate Brokers

FOR MORE INFORMATION,
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