

FOR SUBLEASE

RARE AIRPORT REFRIGERATED DISTRIBUTION FACILITY

77,607 SF

TOTAL BUILDING SIZE

FULL-BUILDING AVAILABILITY

COLD STORAGE | OFFICE | LOADING



65,118 SF
REFRIGERATED
WAREHOUSE



33°F - 50°F
MULTI-TEMP
FACILITY



0.5 MILE
TO MIAMI
INTERNATIONAL
AIRPORT



12,489 SF
TWO-STORY
OFFICE



2323 NW 72ND AVE
MIAMI, FL 33122



0.5 MILE TO
MIAMI INTERNATIONAL AIRPORT



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PROPERTY HIGHLIGHTS



9
DOCK-HIGH DOORS
1 RAMP



30'
CLEAR CEILING
HEIGHT



ESFR
FIRE SPRINKLER
SYSTEM



480V
THREE-PHASE
HEAVY POWER



DIESEL
BACK-UP
GENERATOR



FENCED
TRUCK COURT



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REALTORS

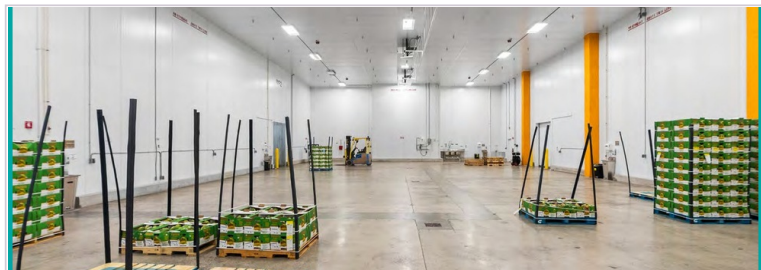
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EXECUTIVE SUMMARY

One of the largest existing refrigerated warehouse opportunities near Miami International Airport. Ideal for cold storage, food distribution, import/export and 3PL operations.



FACILITY OVERVIEW

Total Building Size	77,607 SF
Warehouse Size	65,118 SF
Refrigerated Area	58,518 SF
Dry Storage	6,600 SF
Office (1st Floor)	6,289 SF
Office (2nd Floor)	6,200 SF
Clear Height	30' / 23'
Dock-High Doors	9
Ramp	1
Lease Expiration	February 2030

WHY THIS FACILITY?

- ✓ Immediate proximity to Miami International Airport
- ✓ Existing multi-temperature refrigeration
- ✓ USDA inspection rooms
- ✓ Heavy power and backup generator
- ✓ ESFR fire sprinkler system
- ✓ Fenced, secure truck court
- ✓ Excellent access to major highways and PortMiami

WAREHOUSE & REFRIGERATION SPECIFICATIONS

WAREHOUSE

- 77,607 SF total
- 65,118 SF warehouse
- 30' clear ceiling height
- 9 dock-high doors
- 1 ramp
- Fenced truck court
- ESFR fire sprinkler system
- LED lighting

REFRIGERATION

- Seven refrigerated coolers
- Temperature range: 33°F - 50°F
- Two USDA inspection rooms
- 23' cooler ceiling height
- Refrigerated area: 58,518 SF
- Dry storage area: 6,600 SF
- Floor drains throughout

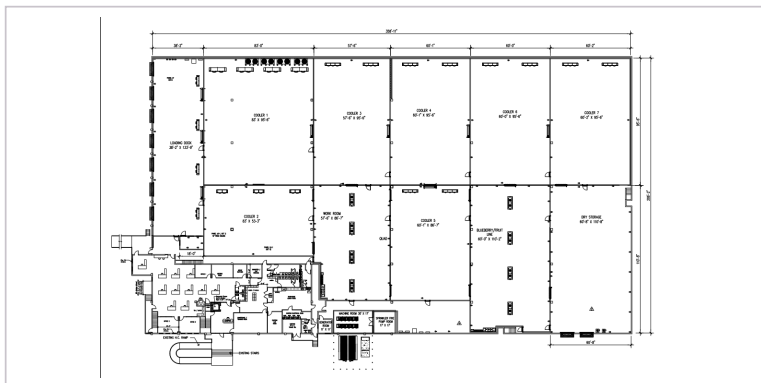
INFRASTRUCTURE

- Three-phase heavy power (480V)
- Back-up diesel generator
- Fenced and secured property
- Ample truck court
- Concrete construction

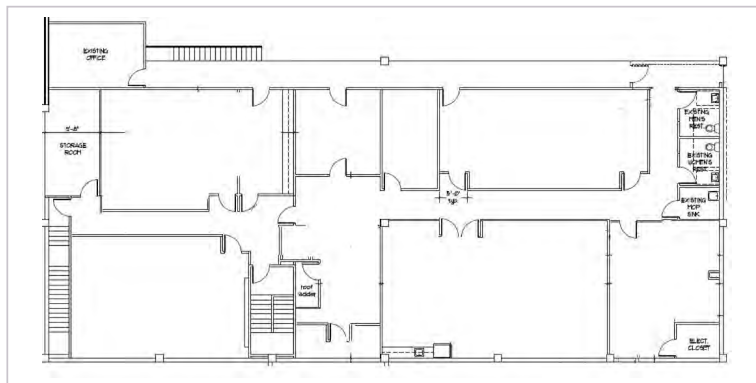
OFFICE

- 1st floor office: 6,289 SF
- 2nd floor office: 6,200 SF
- Total office: 12,489 SF
- Existing layout
- Private offices, open areas, kitchen and restrooms

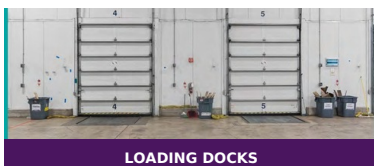
FLOOR PLAN - WAREHOUSE



FLOOR PLAN - SECOND FLOOR OFFICE



PROPERTY PHOTOS



LOCATION & ACCESS



- 0.5 MILES MIAMI INTERNATIONAL AIRPORT
- 2 MILES SR-836
- 3 MILES PALMETTO EXPRESSWAY
- 8 MILES PORTMIAMI
- 12 MILES MIAMI BEACH

