



15201 NW 34 AVE

Freestanding Industrial with Heavy Power

Miami, Florida

52,640 SF
TOTAL SIZE

6 + 1
DOCK WELLS + RAMP

Heavy
POWER

\$11.50 PSF NNN
LEASE RATE

CONTACT

For more information or to
schedule a tour

ProIndustrialRE.com

Will Falero SIOR

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FOR LEASE

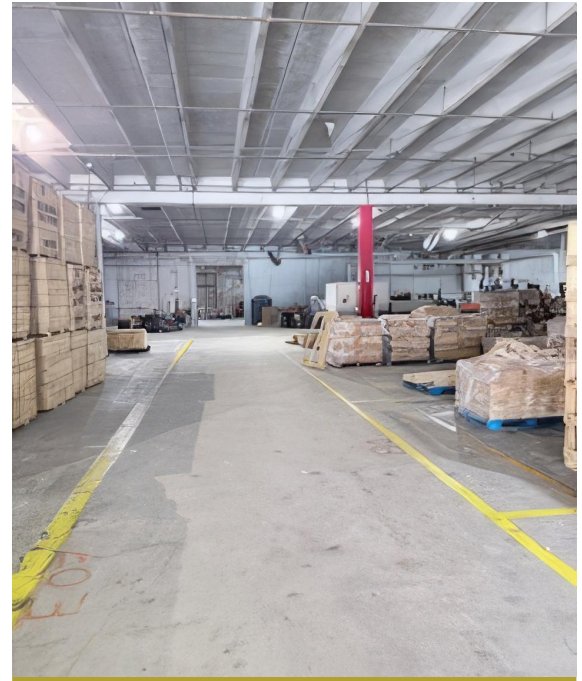
Property Overview

Pro Industrial presents **15201 NW 34 Avenue, a well-located industrial property in the Miami Gardens submarket** with convenient access to the Palmetto Expressway (SR 826) and I-75. The property offers proximity to Opa-locka Executive Airport, Miami International Airport, and PortMiami, making it ideal for manufacturing and industrial users, featuring **heavy power**.

Total SF	52,640 SF
Office	±10% high-end office finishes
Warehouse	±90% warehouse space
Loading	6 dock wells + 1 loading ramp
Power	Heavy power
Zoning	Industrial
Ownership	Institutionally owned & operated
Building Type	Freestanding
Availability	October 1, 2026

LEASE RATE

\$11.50 PSF — NNN



PROPERTY HIGHLIGHTS

- Heavy power — ideal for manufacturing users
- ±10% high-end office finishes
- 6 dock wells + 1 loading ramp
- Institutionally owned & operated
- Freestanding building
- Available October 1, 2026

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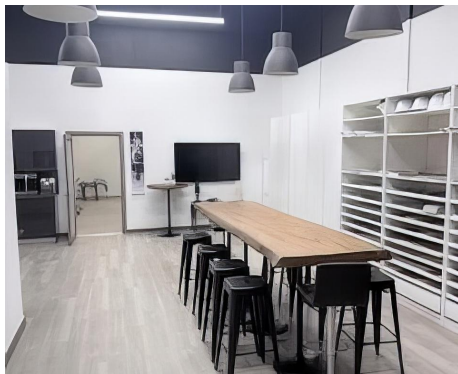
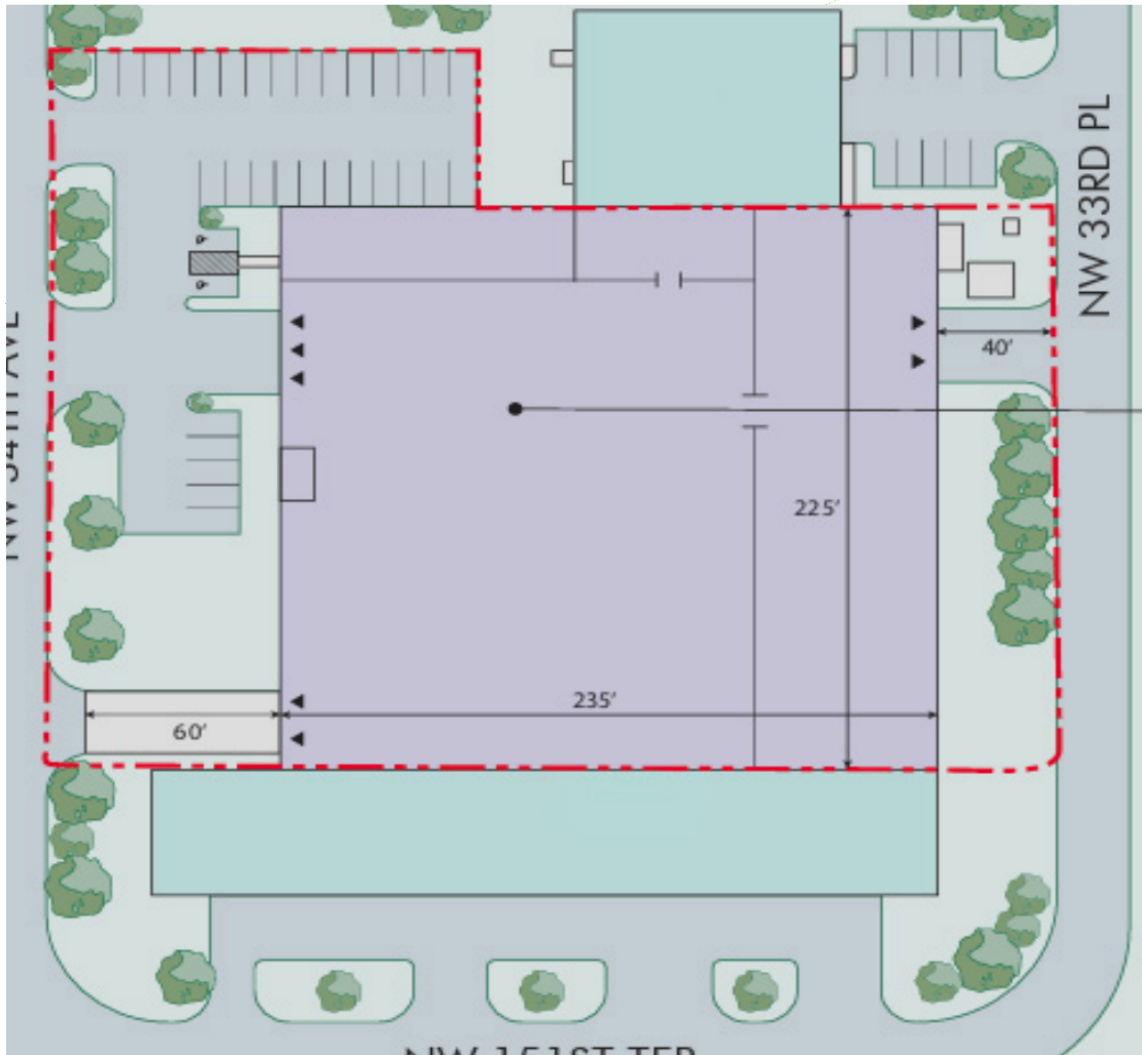
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52,640 SF FREESTANDING

Site Plan & Interior



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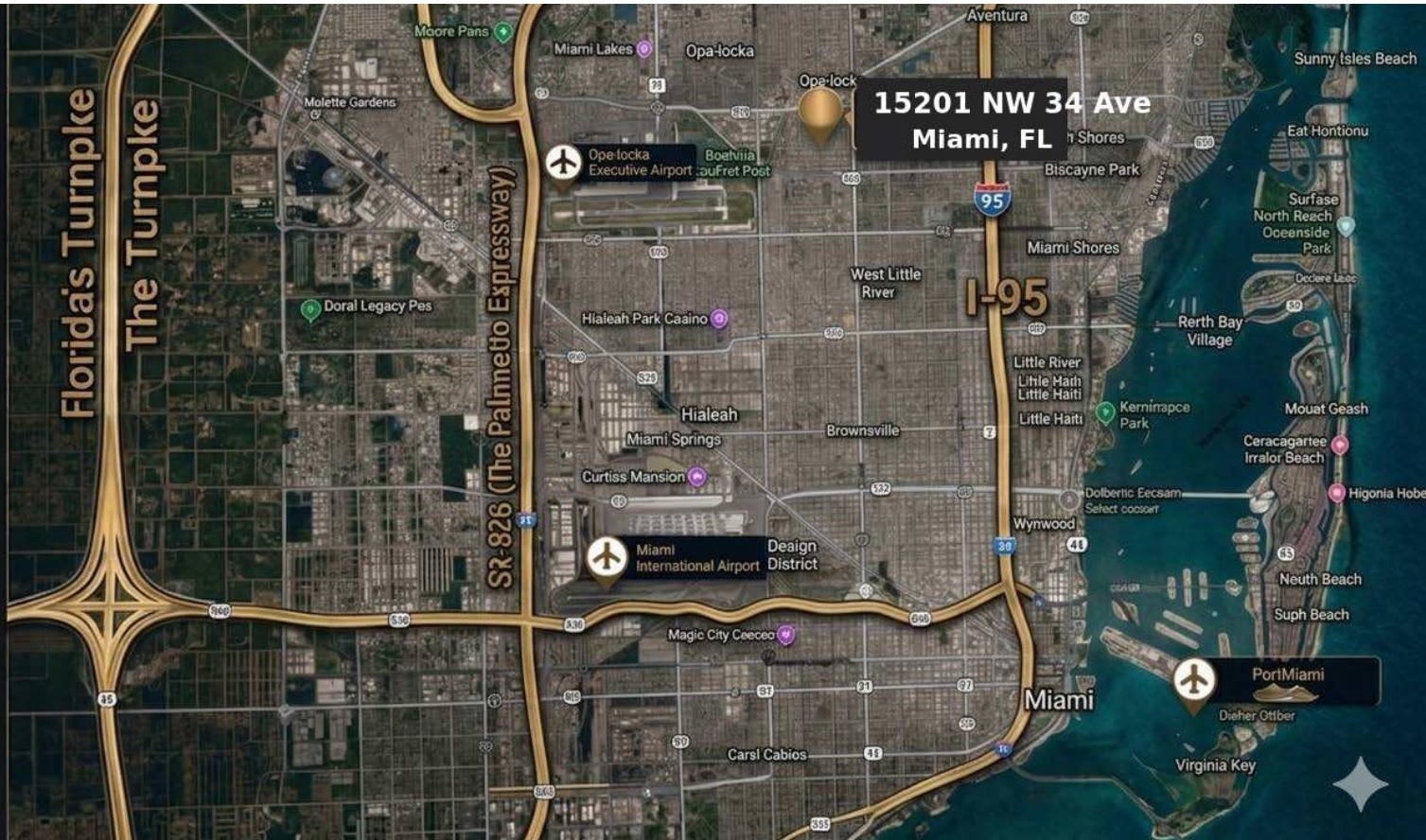
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MIAMI GARDENS SUBMARKET

Location



1

Miami Gardens Submarket

Well-located industrial property with convenient access to the Palmetto Expressway (SR 826) and I-75.

2

Opa-locka Executive Airport

Minutes from Opa-locka Executive Airport and its business aviation facilities.

3

Miami International Airport

Proximity to MIA and its cargo infrastructure.

4

PortMiami

Convenient reach to PortMiami for import/export users.

OWNED AND MANAGED BY



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