

AVAILABLE FOR SALE

4900 NW 167th St, Miami Gardens, FL 33014

100,000 SF AVAILABLE

826 500 FT OF
PALMETTO FRONTAGE

PALMETTO EXPY

±100,000 SF INDUSTRIAL FACILITY | \$239 PSF GROSS

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VIVO

REAL ESTATE GROUP

EXPANDING BEYOND
SQUARE FOOTAGE

PROPERTY DETAILS

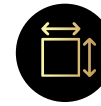
Vivo Real Estate Group presents a prime warehouse and distribution facility for sale, strategically located with direct Palmetto frontage. The property offers excellent connectivity to I-95, SR-826, and the Golden Glades Interchange, along with convenient access to the Port of Miami, Port Everglades, and Miami International Airport, providing a strong logistical advantage for regional and international operations.

Set on 4.75 acres (207,107 SF), the site includes a 100,000 SF building with 20' clear height. Key features include six double-wide loading doors, each with two positions and pit levelers. Includes one double-wide ramp to accommodate various loading requirements. The functional design allows for smooth operations and adaptable use for a wide range of industrial activities.

Partially gated and secured, the property offers controlled access and added peace of mind for operations and equipment storage. Its combination of visibility, accessibility, practical layout, and 95 on-site parking spaces makes it a strong option for warehousing, logistics, distribution, and similar uses. With immediate availability, it presents an opportunity to secure a well-positioned facility in one of South Florida's established and in-demand industrial markets.



207,107 SF
(4.75 Acres)
LAND AREA



100,000 TOTAL SF
BUILDING SIZE



500 FT OF
PALMETTO
FRONTAGE



±6,600 SF
OFFICE SPACE



10 DOCKS + ONE (1)
DOUBLE WIDE RAMP



POSSIBLE
MULTITENANT
LAYOUT



20' CLEAR
HEIGHT



1200 Amps – 240 V
POWER



GATED AND
SECURED



MIAMI-OPA LOCKA
EXECUTIVE AIRPORT

100,000 SF AVAILABLE

826 PALMETTO
FRONTAGE

±164,000
VPD (2022)

826

826

PALMETTO EXPY



Direct Palmetto frontage with excellent connectivity to I-95, SR-826, and the Golden Glades Interchange. Convenient access to the Port of Miami, Port Everglades, and Miami International Airport, offering strong logistical advantages for regional and international operations.



Proximity to Key Transport Hubs, located near Miami Int'l Airport—the #1 U.S. airport for international freight and 9th worldwide—as well as the PortMiami, one of the nation's leading container ports, making it ideal for logistics, manufacturing, and distribution operations.



Proximity to major corporate neighbors such as Amazon, UPS, Ryder System and United States Postal Service. This strategic location offers easy access to Miami's core and key transportation routes.



Located in Miami Gardens, within a 5-mile radius of approximately 476,184 residents and 152,000 households. The area features a median household income of \$56,750 and median home value of \$322,900, providing access to a stable and affluent labor pool.

BUILDING LAYOUT

OFFICE A+B	±6,600 SF
SHOWROOM A+B	±13,000 SF
TEMP CONTROLLED STORAGE	±3,600 SF
WAREHOUSE	±76,800 SF
TOTAL AREA	±100,000 SF



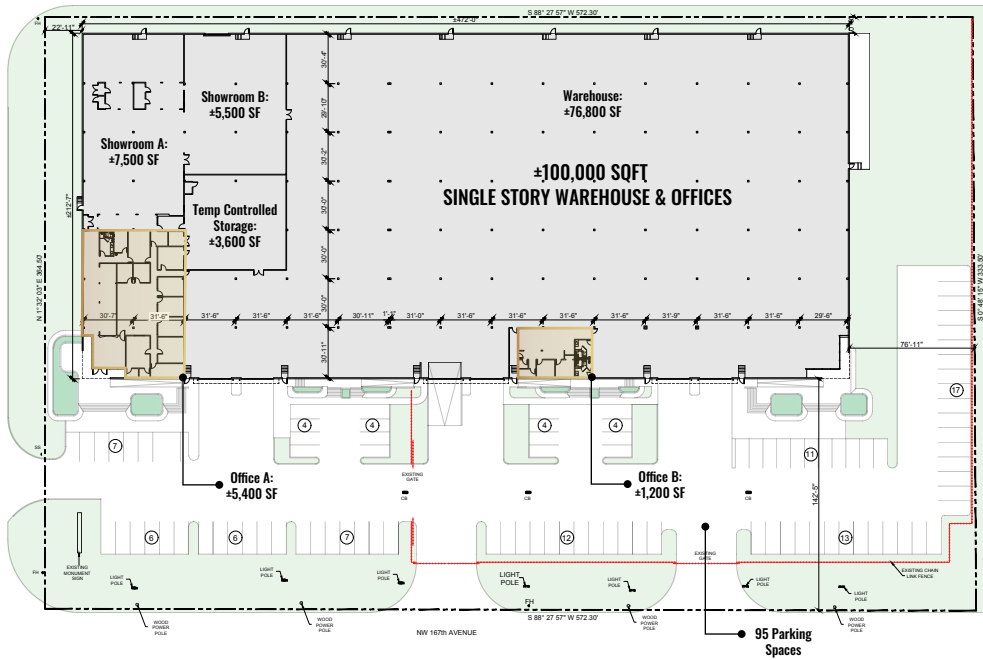
WAREHOUSE



SHOWROOM



LOADING




EXISTING SITE PLAN
SCALE: NOT TO SCALE




TRANSIT

4900 NW 167th St, Miami Gardens, FL 33014 is strategically located in Palmetto, offering excellent connectivity for logistics and distribution. The property is approximately 14 miles from Miami International Airport (MIA) and 17 miles from PortMiami, providing convenient access for air and maritime cargo. Major highways, including SR-826 (Palmetto Expressway) and Florida's Turnpike, are nearby, along with the Golden Glades Interchange connecting to I-95. Public transit options include Miami-Dade Metrobus routes, including 32 and 75, with stops just minutes away. The Opa-locka Tri-Rail Station is nearby, providing regional rail connections throughout South Florida, and the Miami Lakes Express Trolley offers additional local transit options, enhancing accessibility for employees and visitors. This location is ideal for businesses seeking a well-connected industrial space with proximity to major transportation networks and public transit options.



±1 MILES



±2 MILES



±3 MILES



±3 MILES




±6 MILES



±8 MILES



±14 MILES



±17 MILES



PORTMIAMI

±17 Miles from The Property - Powering Global Trade and Economic Growth

PortMiami, Florida's leading container port and one of the busiest in the United States, generated an impressive ±\$43 billion in economic impact in 2023. Covering more than 500 acres, the port features advanced cargo terminals, state-of-the-art warehouses, and supporting facilities, efficiently handling over 1.25 million TEUs each year. It serves as a critical hub for global trade and logistics, supporting more than 334,500 direct and indirect jobs across shipping, distribution, and related industries. Having demonstrated a strong post-pandemic recovery with significant growth in cargo volumes, PortMiami continues to play a vital role in driving South Florida's economic resilience. Located just ±17 miles from 4900 NW 167th St, the port provides tenants with direct access to extensive global shipping routes. This strategic proximity enhances logistics, distribution, and supply chain efficiency, making the property an ideal choice for companies seeking streamlined connectivity to international markets.

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

1 MILLION+ TEUs
HANDLED ANNUALLY

±\$43B
IN ANNUAL ECONOMIC ACTIVITY



MIAMI INTERNATIONAL AIRPORT

±14 Miles from The Property - Driving Billions in Trade and Job Creation

Miami International Airport (MIA) is a key driver of Florida's economy, generating ±\$34 billion in 2023. Spanning ±3,000 acres with ±8.7 million SF of facilities, including cargo warehouses, offices, and hangars, MIA supports over 280,000 jobs across aviation and related industries. Its cargo sector is a global leader, with trade values reaching ±\$78 billion in 2023 and volumes up ±5% in the first half of the year. Located just ±14 miles from 4900 NW 167th St, MIA provides tenants with strategic access to international trade and logistics networks, enhancing efficiency and market reach for businesses focused on growth and distribution.

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

±\$34B
ANNUAL ECONOMIC IMPACT

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



MAJOR TENANTS

IN THE SURROUNDING AREA



3-MILE DEMOGRAPHICS



±160,952
POPULATION



\$128,491
AVERAGE
HOUSEHOLD INCOME



±34,384
TOTAL EMPLOYEES



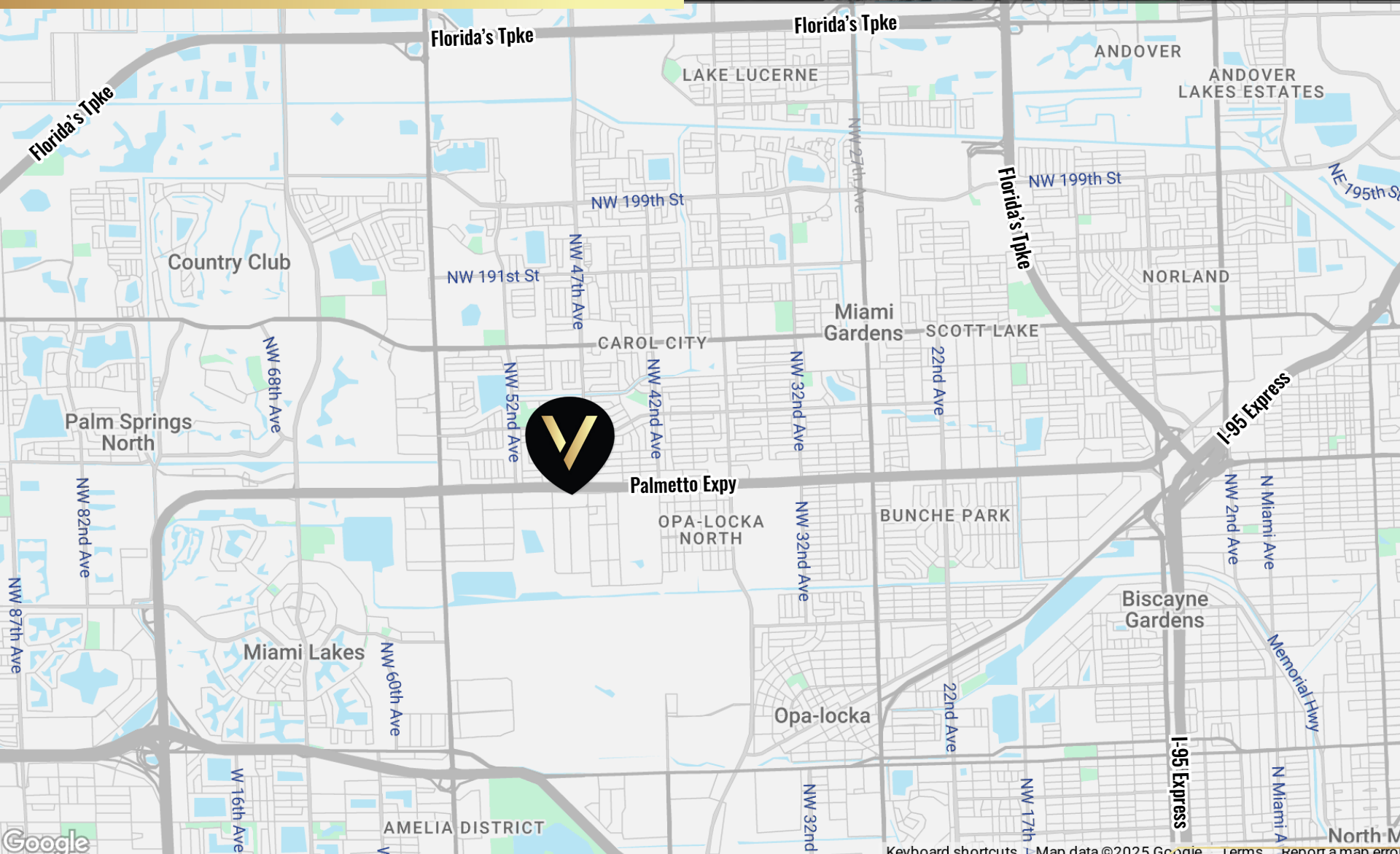
PROPERTY IMAGES - INTERIOR PHOTOS



MAP VIEW



Direct Palmetto frontage with excellent connectivity to I-95, SR-826, and the Golden Glades Interchange. Convenient access to the Port of Miami, Port Everglades, and Miami International Airport



PROPERTY IMAGES - EXTERIOR PHOTOS

