

OFFICES AT MIA DISTRIBUTION CENTER

2521 NW 72ND AVE (MILAM DAIRY RD)
MIAMI, FL 33122

FOR LEASE



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

2521 NW 72nd Ave (Milam Dairy Rd), Miami, FL 33122



OFFERING SUMMARY

Available SF: 575 - 1,600 SF

Lease Rate: \$17.00 - 18.00 SF/yr
(MG)

Lot Size: 4.96 Acres

Building Size: 131,418

Zoning: IU-2

Submarket: Airport West/Doral

Traffic Count: 36,500

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PROPERTY OVERVIEW

Lee & Associates | Miami is pleased to present executive offices for lease at the MIA Distribution Center located in the heart of the busy Airport West submarket. Move-in-ready units offer excellent signage exposure on busy NW 72 Avenue, 24/7 access to the property, and many units offer private offices, large open office spaces, private restrooms, private HVAC and plenty of common parking in a large surface parking lot in front of the building. Positioned at the corner of NW 25th St and NW 72nd Ave (Milam Dairy Rd), this property provides excellent exposure to heavy traffic counts of 36,500 vehicles per day along Milam Dairy, and 33,000 vehicles per day on NW 25th St and the adjacent 25th St Viaduct connecting the area to Miami International Airport Cargo. This location also allows superb access to both SR-826 Palmetto and SR-836 Dolphin Expressways.

PROPERTY HIGHLIGHTS

- Three Months Free Rent for Good Credit Tenants!!!
- Executive Offices For Lease at MIA Distribution Center
- 1,600 SF Units Currently Available
- Signage Exposure on Busy NW 72nd Ave
- Traffic Counts of 36,500 Vehicles Per Day
- Private Restrooms and Private HVAC and Plenty of Common Parking
- Excellent Access to NW 25th St Viaduct, and both SR-826 Palmetto and SR-836 Dolphin Expressways

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE SPACES

2521 NW 72nd Ave (Milam Dairy Rd), Miami, FL 33122

LEASE TYPE	MG
TOTAL SPACE	575 - 1,600 SF
LEASE TERM	Negotiable
LEASE RATE	\$17.00 - \$18.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2541 NW 72nd Ave	Available	1,600 SF	Modified Gross	\$17.00 SF/yr	1,600 SF move-in-ready unit offers a large office area, private restroom, private entrance and private HVAC. Tenants have 24/7 access to property and signage exposure.
2507 NW 72nd Ave	Available	1,600 SF	Modified Gross	\$17.00 SF/yr	1,600 SF unit offers a large office area with two (2) private offices, large open "bullpen", two private restrooms, two private entrances and private HVAC. Tenants have 24/7 access to property and signage exposure.
2537-B NW 72nd Ave	Available	575 SF	Modified Gross	\$17.00 SF/yr	575 SF unit offers private office, one private restroom, one private entrance and private HVAC. Tenants have 24/7 access to property and signage exposure on NW 72nd Ave.
2533-B NW 72 Ave.	Available	780 SF	Modified Gross	\$17.00 SF/yr	780 SF unit offers private office, one private restroom, one private entrance and private HVAC. Tenants have 24/7 access to property and signage exposure on NW 72nd Ave.
2505-A NW 72 Ave	Available	700 SF	Modified Gross	\$18.00 SF/yr	700 SF unit offers private office, one private restroom, one private entrance and private HVAC. Tenants have 24/7 access to property and signage exposure on NW 72nd Ave.

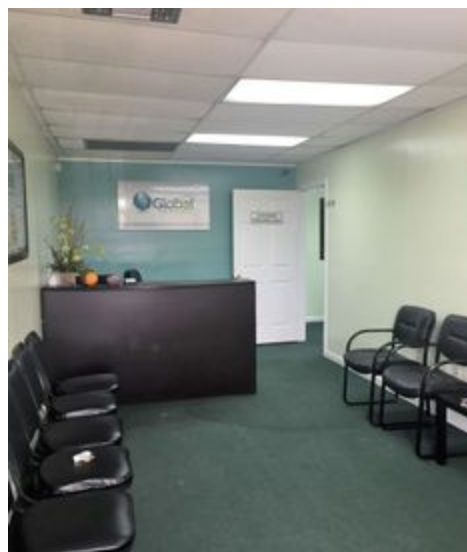
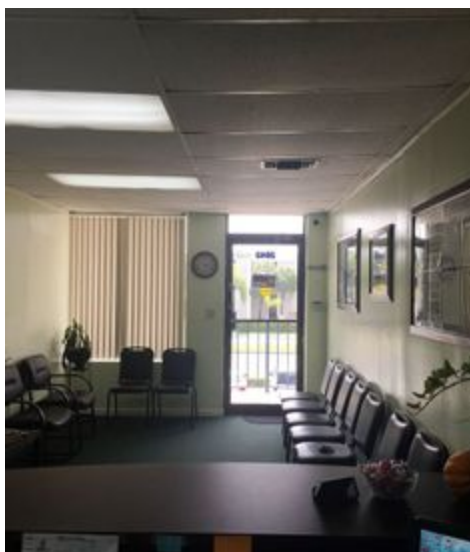
ADDITIONAL PHOTOS

2521 NW 72nd Ave (Milam Dairy Rd), Miami, FL 33122



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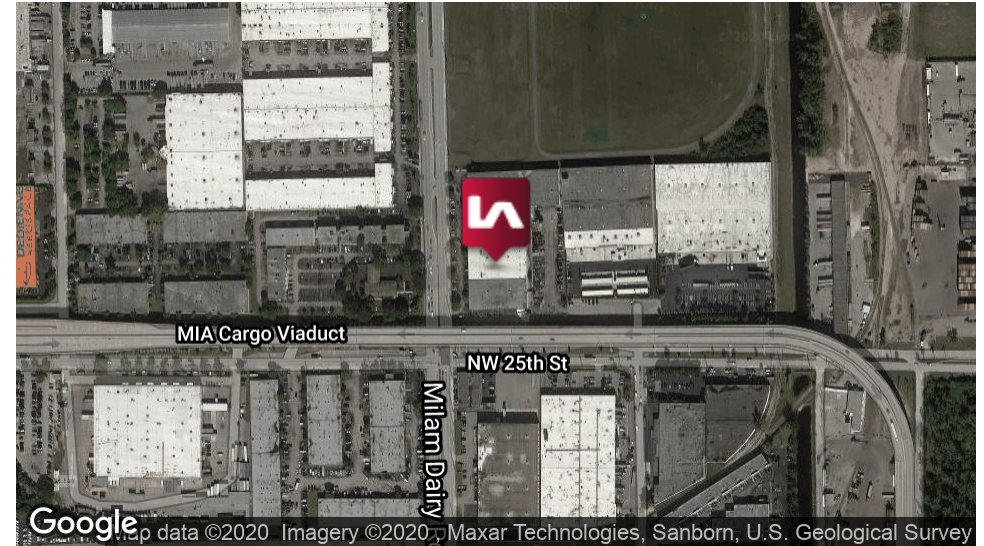
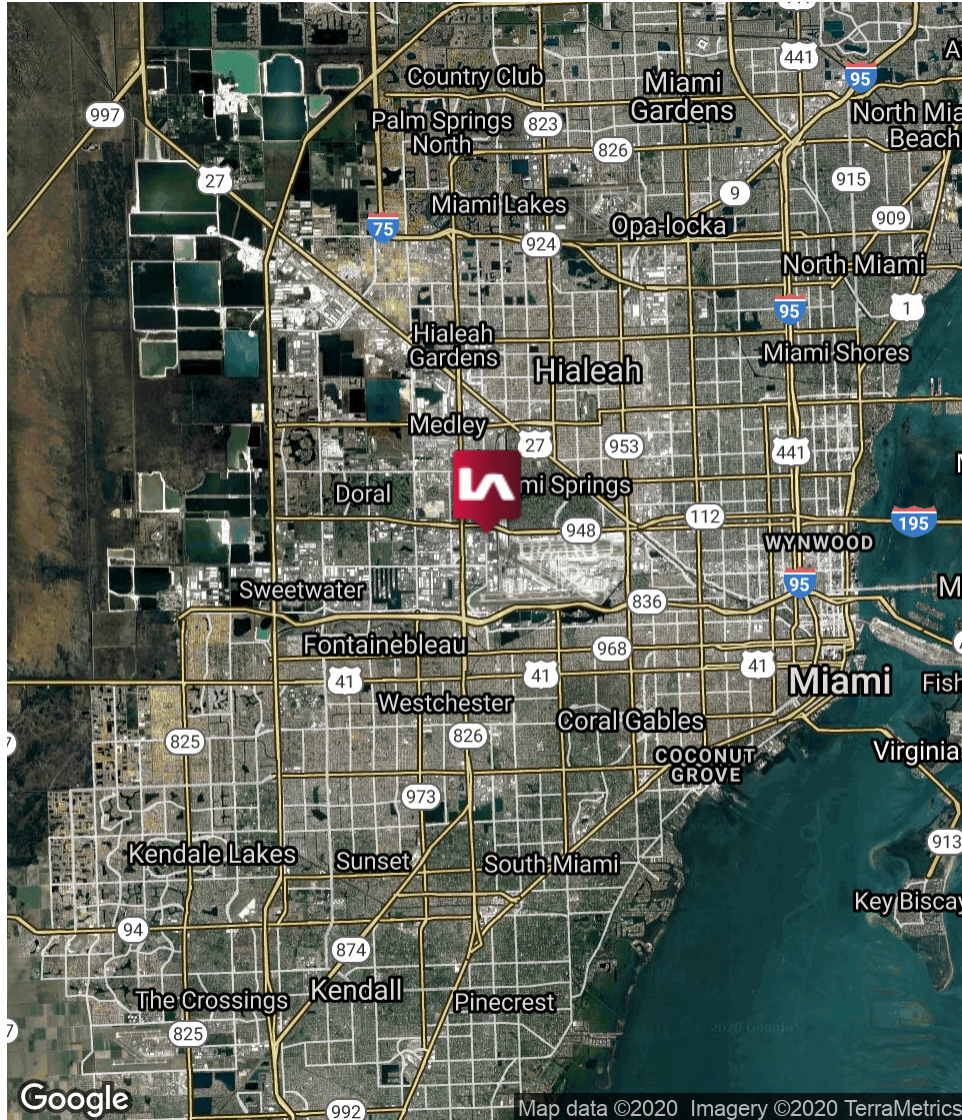
NEIGHBORHOOD MAP

2521 NW 72nd Ave (Milam Dairy Rd), Miami, FL 33122



LOCATION MAPS

2521 NW 72nd Ave (Milam Dairy Rd), Miami, FL 33122



LOCATION OVERVIEW

Located at the northeast corner of NW 25 Street and NW 72 Avenue, on the north side of the two-story strip mall center. Located 0.2 miles east of the Palmetto Expressway / SR 826 and 2 miles west of Miami International Airport.

CITY INFORMATION

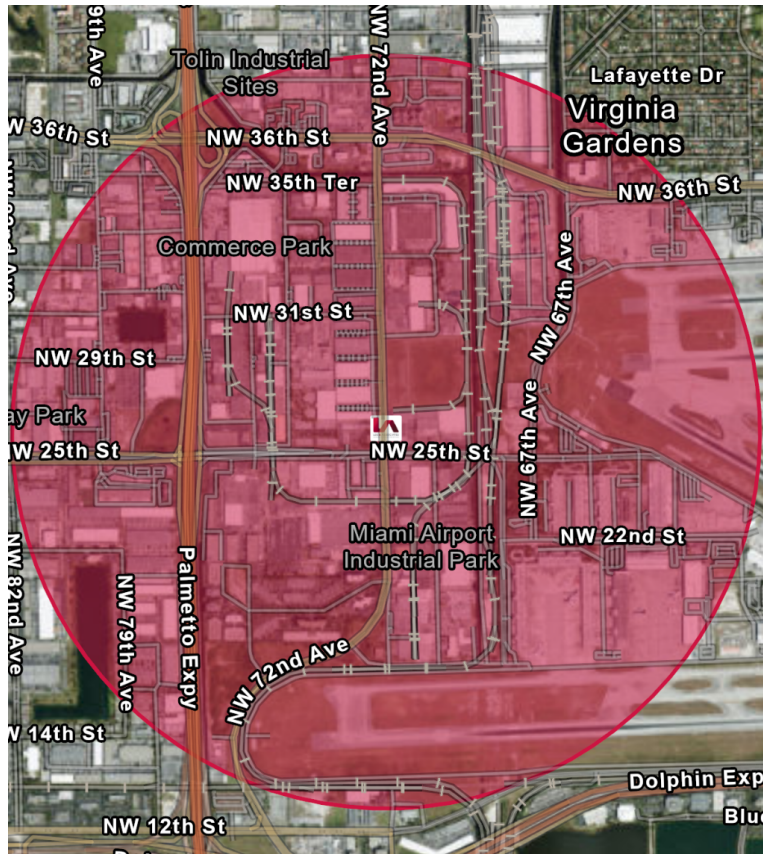
City:	Miami
Market:	
Traffic Count:	36,500
Submarket:	Airport West/Doral
Cross Streets:	NW 25th St & NW 72nd Ave (Milam Dairy Rd)

MARKET DEMOGRAPHICS

2521 NW 72nd Ave (Milam Dairy Rd), Miami, FL 33122



Ring of 1 mile



KEY FACTS

3,729

Population

36.5

Median Age

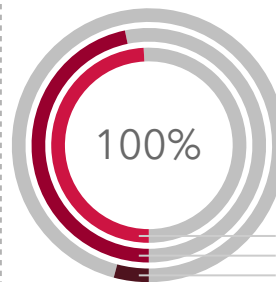


Average
Household Size

110,282

2018 Average
Household Income

HOUSING UNITS



2023 Total Housing Units
2018 Total Housing Units
2010 Total Housing Units

668
635
56



BUSINESS



2,895

Total Businesses



24,695

Total Employees



\$6,405,699

Total Sales (\$000)

DAYTIME POPULATION



34,230

Total Daytime
Population



33,893

Daytime Population:
Workers



337

Daytime Population:
Residents

EMPLOYMENT



White Collar

54%



Blue Collar

21%



Services

25%

4.8%

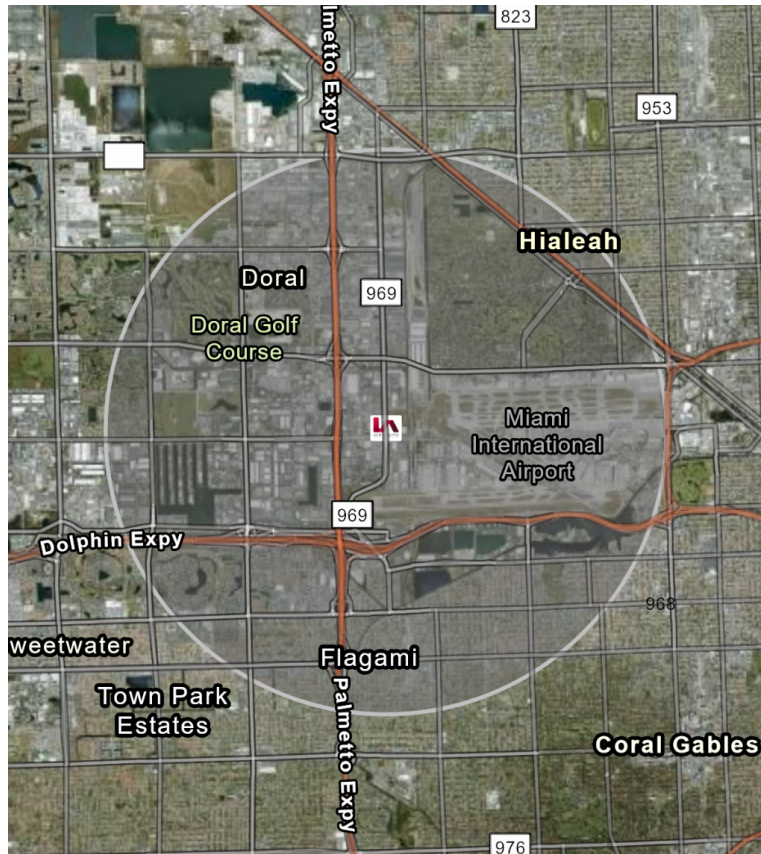
Unemployment
Rate

MARKET DEMOGRAPHICS

2521 NW 72nd Ave (Milam Dairy Rd), Miami, FL 33122



Ring of 3 miles



KEY FACTS

139,488

Population

42.7

Median Age

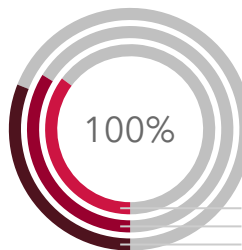


Average Household Size

61,269

2018 Average Household Income

HOUSING UNITS



2023 Total Housing Units 55,513
2018 Total Housing Units 53,382
2010 Total Housing Units 48,928

BUSINESS



20,453

Total Businesses



159,233

Total Employees



\$40,031,912

Total Sales (\$000)

DAYTIME POPULATION



252,770

Total Daytime Population



185,403

Daytime Population: Workers



67,367

Daytime Population: Residents

EMPLOYMENT



White Collar

59%



Blue Collar

23%



Services

19%

4.6%

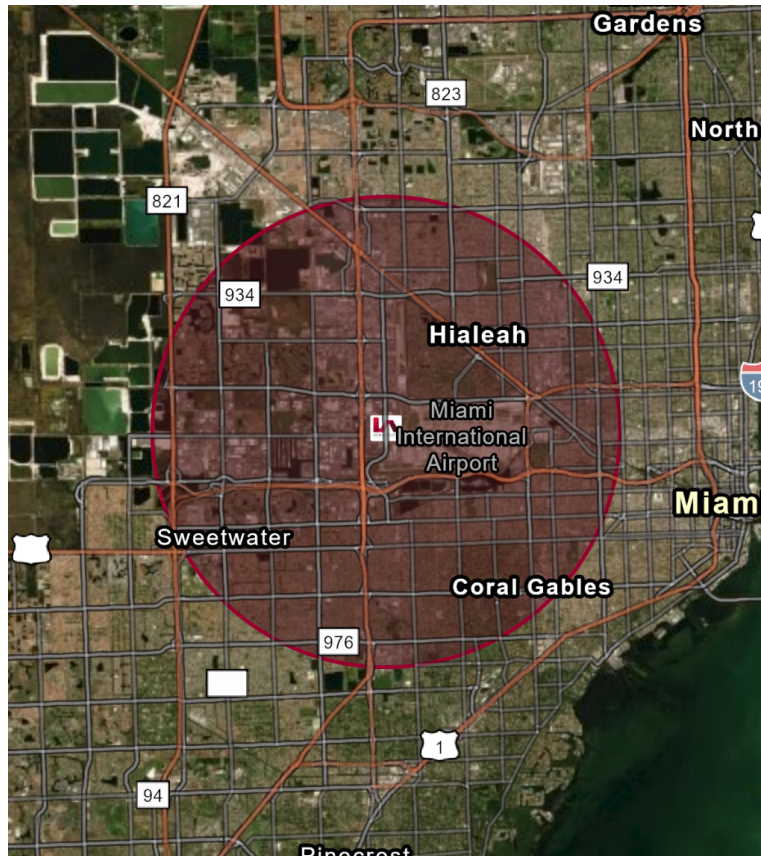
Unemployment Rate

MARKET DEMOGRAPHICS

2521 NW 72nd Ave (Milam Dairy Rd), Miami, FL 33122



Ring of 5 miles



KEY FACTS

503,187

Population

43.3

Median Age

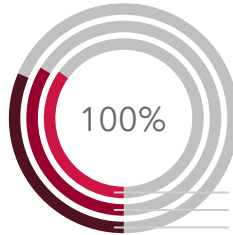


Average
Household Size

65,252

2018 Average
Household Income

HOUSING UNITS



100%



2023 Total Housing Units 190,013
2018 Total Housing Units 183,387
2010 Total Housing Units 170,764

BUSINESS



48,162

Total Businesses



370,963

Total Employees



\$89,295,085

Total Sales (\$000)

DAYTIME POPULATION



685,792

Total Daytime
Population



432,958

Daytime Population:
Workers



252,834

Daytime Population:
Residents

EMPLOYMENT



White Collar

57%



Blue Collar

24%



Services

18%

3.9%

Unemployment
Rate