

# AIRPORT INDUSTRIAL CENTER

5055 NW 74TH AVE, #4, MIAMI FL 33166

4,300 SF Available For Lease



## PROPERTY DESCRIPTION

The **Airport Industrial Center** provides fully air-conditioned office space with unit sizes of approximately 4,300 square feet, equipped with Dock High and Ramp loading doors. It is well-suited for light industrial manufacturing, logistics, wholesale distribution, warehousing, and storage facilities. The strategic location offers convenient access to the Miami International Airport's Cargo facility for international transportation and to South Florida's Freeway System for local product delivery. By operating from this center, significant time and cost savings can be realized.

## LOCATION DESCRIPTION

Located on NW 72nd Avenue (Milam Dairy Road), the **Airport Industrial Center** provides easy access to major thoroughfares and offers excellent frontage and exposure. The Palmetto Expressway, just minutes away, connects to all highways and the county's port. Miami International Airport and the Port of Miami are within a few minutes' reach via the Dolphin Expressway, while Broward County and Port Everglades can be accessed via I-75 and I-95. Additionally, the Florida Turnpike is conveniently reachable to the West.

## PROPERTY FEATURES

- +/- 4, 300 Sq. Ft. Total
- +/- 850 Sq. Ft Office
- +/- 3,450 Sq. Ft. Warehouse
- Two (2) Dock High Loading Door
- 20' Clear Ceiling Height
- Fully Fire Sprinkled Building
- Twin-T Concrete Walls & Roof
- City Water & Sewer
- Built 2007 | IU-2 Zoning
- Close Proximity to: Miami International Airport (Mia Cargo) & Palmetto Expressway.

## MORE INFORMATION

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