



FOR SALE

MULTI-BAY WAREHOUSE DIVISIBLE IN 3 BAYS

7328-32 NW 79th Terrace, Miami, FL 33166



10505 NW 112th Ave, Suite 14, Medley, Florida 33178 | Tel. 305.883.1921 | www.AmericasCRE.com

EXECUTIVE SUMMARY

Americas Commercial Real Estate, as the exclusive broker, is pleased to present the opportunity to acquire a well-positioned freestanding industrial property located at 7328–7332 NW 79th Terrace, in Medley, Florida. This versatile asset offers over 17,000 square feet of functional space situated on a 0.70-acre lot, ideally suited for a wide range of uses, including office, warehouse, showroom, logistics, wholesale, and distribution operations.

Strategically located in one of Miami-Dade County’s most established industrial submarkets, the property enjoys immediate proximity to major transportation arteries such as the Palmetto Expressway (SR-826), Florida’s Turnpike, Okeechobee Road, and the Dolphin Expressway, offering seamless access to Miami International Airport (including the MIA Cargo area), PortMiami, I-75, I-95, and Port Everglades. This prime connectivity positions the asset as a valuable logistics hub for both regional and international commerce.

Medley remains a highly sought-after industrial market, known for its concentration of distribution and warehousing businesses. The area continues to attract strong investor and occupier interest due to rising demand from e-commerce, third-party logistics (3PL), and other supply chain-dependent industries. This property benefits from the submarket’s ongoing expansion and sustained economic activity.

7328–7332 NW 79th Terrace presents a compelling opportunity for both investors and owner-users to acquire a high-demand industrial property with flexible functionality and strong long-term upside. The property’s strategic location, combined with excellent accessibility and robust market fundamentals, makes it a valuable addition to any industrial portfolio or a turnkey solution for business operations requiring efficient logistics and distribution infrastructure.

PROPERTY FEATURES	
NUMBER OF UNITS	3
NET RENTABLE AREA (SF)	xxxxxxx
LAND SF	
LAND ACRES	
YEAR BUILT	
ZONING TYPE	
NUMBER OF STORIES	
NUMBER OF BUILDINGS	
LOT DIMENSION	
NUMBER OF PARKING SPACES	
PARKING RATIO	
RAIL SPOTS / RAIL LINES	
CEILING HEIGHT	
DOCK HIGH DOORS	
CROSS DOCK	
COLUMN SPACING	
OFFICE SF	
WAREHOUSE SF	
OPPORTUNITY ZONE	
PROPERTY MIX	
FIRE SPRINKLERS	
ELECTRICAL / POWER	
LIGHTING	

INVESTMENT HIGHLIGHTS

STRATEGIC LOCATION

The property is situated in Medley, one of Miami-Dade's premier industrial hubs, with immediate access to Miami International Airport and major highways, offering exceptional connectivity for logistics, distribution, and regional businesses.

STRONG MARKET DEMAND

Medley continues to see robust demand for industrial spaces, especially for small to mid-size bays. Despite a recent uptick in vacancy rates, the market remains tight, with limited new construction in the 5,000–20,000 SF range, making existing assets like this property particularly attractive.

RENTAL RATE GROWTH

Industrial rents in Miami-Dade have doubled over the past three years, with current average asking rents in the low to mid \$20s per square foot. Newer or smaller bay properties are often achieving rents above \$25/SF, and some even surpassing \$30/SF, supporting strong rental income potential and future rent growth.

LIMITED COMPETITION

There is very little new construction for smaller bay industrial properties in Medley, increasing the scarcity value of existing assets in this size range and supporting higher occupancy and rental rates.

FLEXIBLE MULTI-BAY CONFIGURATION

The property's three-bay layout allows for multi-tenant leasing, catering to a variety of industrial users and reducing vacancy risk. This flexibility also appeals to owner-users seeking expansion or investors targeting diversified tenant mixes.

MARKET RESILIENCE

Even as vacancy rates have edged upward from historic lows, South Florida's industrial market remains fundamentally strong, driven by population growth, e-commerce, and the region's role as a logistics gateway. For every tenant considering downsizing, there is a new entrant seeking space, ensuring ongoing demand.

RECENT COMPARABLE SALES

Recent sales in Medley reflect strong investor appetite and rising values, with deals closing at \$237/SF for similar multi-bay complexes and institutional investors actively expanding their portfolios in the area.

VALUE-ADD POTENTIAL

With rents leveling off and some landlords beginning to adjust rates, there may be opportunities to add value through strategic leasing, targeted capital improvements, or repositioning the property to attract higher-paying tenants.

LOCATION OVERVIEW

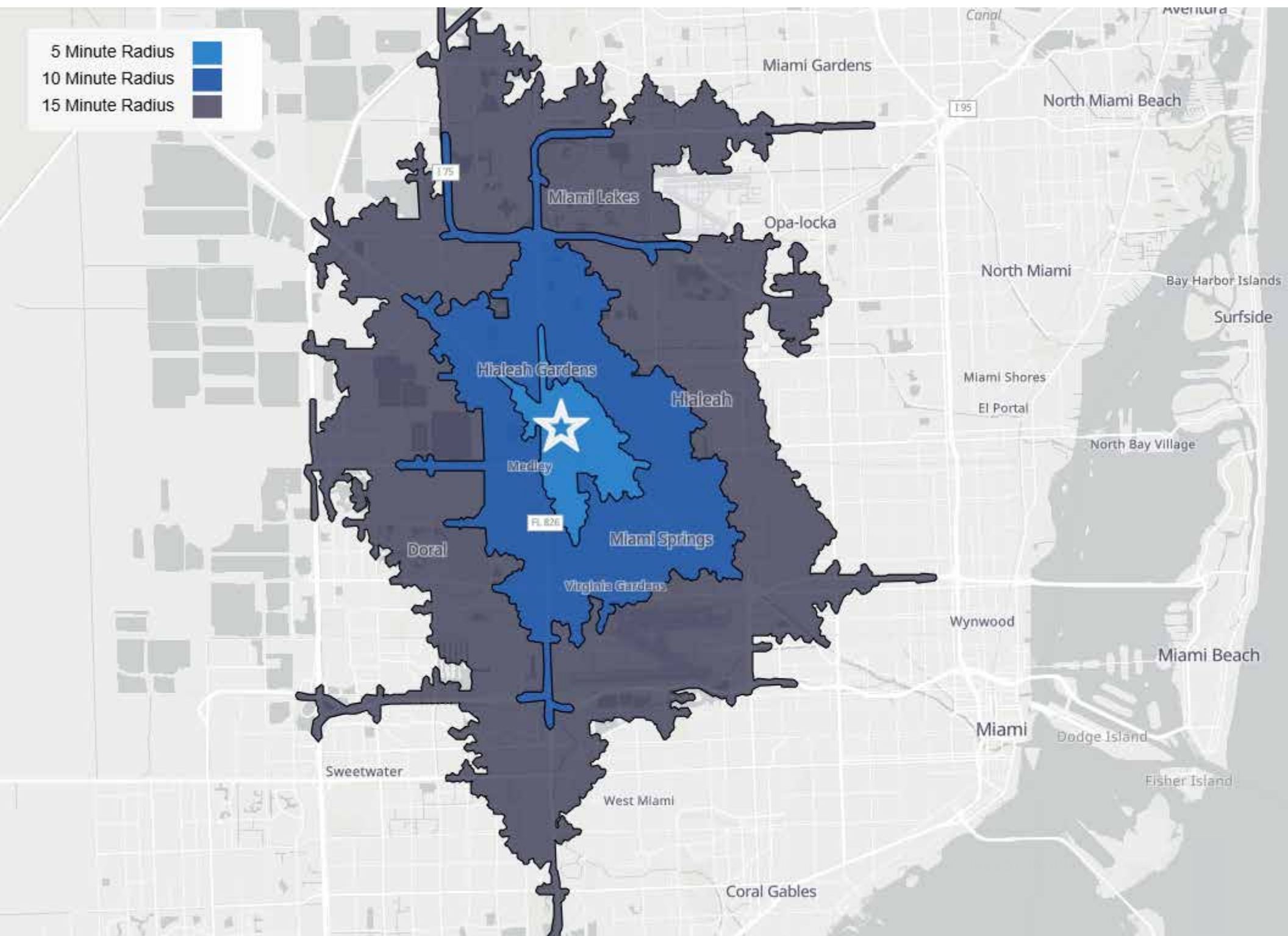


This strategic location offers an abundance of nearby amenities that enhance the convenience, functionality, and overall appeal of 6850 NW 74th Street for businesses, employees, and visiting clients alike.

5 Minute Radius 

10 Minute Radius 

15 Minute Radius 



PROPERTY PHOTOS





PROPERTY VIDEO & 3D VIRTUAL TOUR



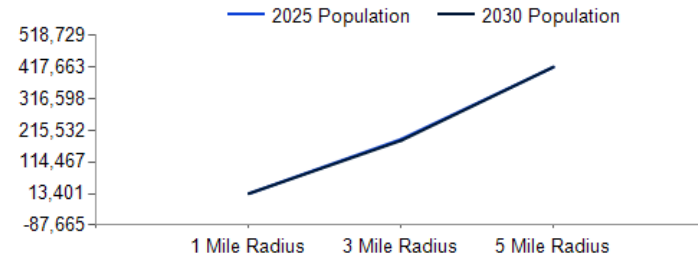
(CLICK ON THE IMAGE)

DEMOGRAPHIC

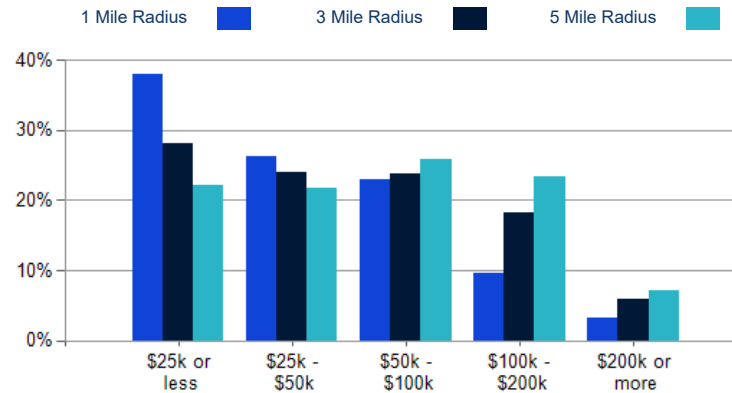
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,805	181,706	355,588
2010 Population	14,838	181,702	383,448
2025 Population	13,625	187,172	417,554
2030 Population	13,401	182,977	417,663
2025-2030: Population: Growth Rate	-1.65%	-2.25%	0.05%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	919	10,029	17,303
\$15,000-\$24,999	1,059	8,792	14,650
\$25,000-\$34,999	728	7,741	13,977
\$35,000-\$49,999	645	8,288	17,338
\$50,000-\$74,999	727	8,140	17,207
\$75,000-\$99,999	476	7,870	20,049
\$100,000-\$149,999	399	8,494	23,111
\$150,000-\$199,999	100	3,694	10,658
\$200,000 or greater	168	3,982	10,467
Median HH Income	\$33,315	\$46,935	\$61,236
Average HH Income	\$55,789	\$75,703	\$86,941

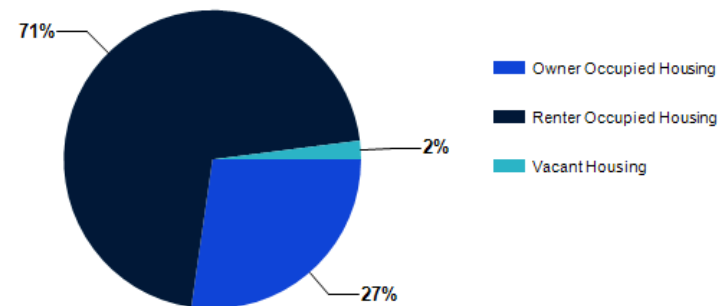
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,938	60,889	119,359
2010 Total Households	4,933	59,664	123,906
2025 Total Households	5,220	67,031	144,762
2030 Total Households	5,246	67,128	148,050
2025 Average Household Size	2.52	2.75	2.86
2025-2030: Households: Growth Rate	0.50%	0.15%	2.25%



2025 Household Income



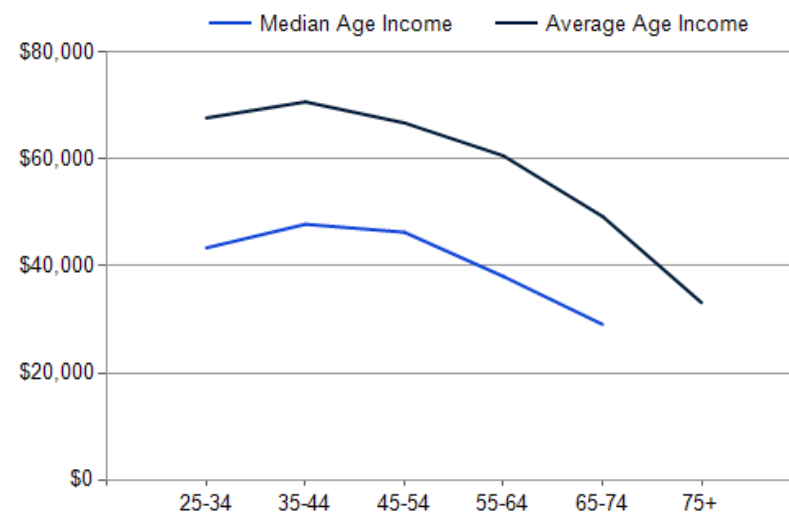
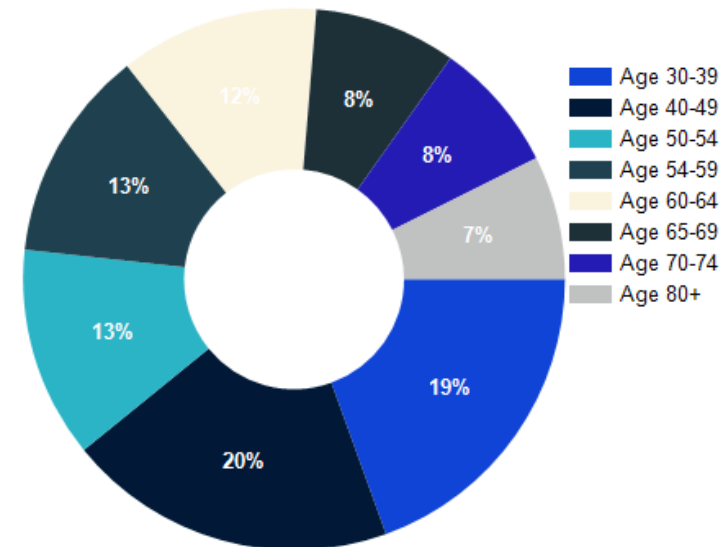
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	818	11,359	26,728
2025 Population Age 35-39	867	11,897	27,360
2025 Population Age 40-44	829	11,886	27,957
2025 Population Age 45-49	870	12,101	28,597
2025 Population Age 50-54	1,090	15,229	34,041
2025 Population Age 55-59	1,097	14,760	31,969
2025 Population Age 60-64	1,028	14,229	30,054
2025 Population Age 65-69	733	10,440	21,642
2025 Population Age 70-74	676	8,831	17,954
2025 Population Age 75-79	638	7,567	14,846
2025 Population Age 80-84	516	6,031	11,113
2025 Population Age 85+	544	7,129	13,048
2025 Population Age 18+	11,510	157,099	346,046
2025 Median Age	47	46	44
2030 Median Age	47	46	44

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$43,376	\$59,911	\$72,665
Average Household Income 25-34	\$67,710	\$84,062	\$90,150
Median Household Income 35-44	\$47,807	\$70,289	\$83,041
Average Household Income 35-44	\$70,703	\$95,310	\$105,762
Median Household Income 45-54	\$46,310	\$66,922	\$82,636
Average Household Income 45-54	\$66,765	\$93,266	\$106,057
Median Household Income 55-64	\$38,032	\$52,192	\$67,459
Average Household Income 55-64	\$60,615	\$79,230	\$90,654
Median Household Income 65-74	\$29,068	\$36,283	\$41,454
Average Household Income 65-74	\$49,284	\$60,706	\$68,123
Average Household Income 75+	\$33,143	\$41,671	\$48,424



MARKET DATA

TRANSACTION PRICE PER SQUARE FOOT

Property type	2024 Q4	2024 Q4	vs. 2024 Q3	2023 Q4	vs. 2023 Q4
Industrial	\$112.36	\$109.86	1.00%	\$102.68	9.40%
Manufacturing	\$102.22	\$101.87	0.30%	\$92.10	11.00%
Other industrial	\$106.54	\$103.55	2.90%	101.62	4.80%
Warehouse and distribution	\$115.93	\$113.97	1.70%	\$105.80	9.60%
Commercial general and mixed use	\$116.59	\$115.06	1.30%	\$116.92	-0.30%
Commercial general / misc	\$88.77	\$88.18	0.70%	\$96.87	-8.40%
Mixed use	\$142.17	\$143.26	-0.80%	\$137.96	3.00%

US COMMERCIAL REAL ESTATE INVESTMENT TRENDS AND TRANSACTION VOLUME

KEY HIGHLIGHTS

Through Q4 2024, aggregate national transaction activity rose by 5.3% quarter-over-quarter in terms of property count but declined by 5.7% on an annual basis

Aggregate transaction volume totaled \$108.5 billion in Q4 2024, up 33.6% from Q3 2024, up 5.8% from Q4 2023, and at its highest level since Q4 2022

All sectors saw quarter-over-quarter increases in the number of properties transacted, led by industrial (+14.2%) and office (+8.5%), however, the number of hospitality properties that transacted decreased significantly (-35.4%) over the same period

Quarterly growth in aggregate transaction value was led by the industrial sector (+44.0% to \$22.1 billion in Q4 2024), while annual growth was led by commercial general + mixed-use (+31.3% to \$8.3 billion in Q4 2024)

US COMMERCIAL REAL ESTATE INVESTMENT SALES, PRICING AND PACING

KEY HIGHLIGHTS

The average price per square foot of transacted single properties rose by 0.7% quarter-over-quarter in Q4 2024, with increases across all sectors except office, which fell by 1.3%

Average price per square foot of transacted single properties increased by 2.3%

year-over-year across all property sectors

Across the major property types, average price per square foot rose annually for industrial (+9.4%), hospitality (+3.3%), and retail (+1.2%), but fell for commercial general + mixed use (-0.3%), office (-0.5%), and multifamily (-2.3%)

Transaction activity, measured by the number of transactions, was subdued through 2024. The total number of single-property transactions was around 126,000 in 2024, 9% less than in 2023 and only 1% less than 2014

SOUTH FLORIDA HIGHLIGHTS

South Florida is one of Florida's most commonly referred to "directional" regions, the others being Central Florida and North Florida. The region, which includes Miami- Dade, Broward, and Palm Beach Counties, supports a population of 6.2 million and is the most populous and dynamic area in the state, accounting for 28% of the total population. South Florida is the only part of the continental United States with a tropical climate. Unlike many areas with centralized cities surrounded by development, most of South Florida is preserved natural area and designated agricultural reserves, with development restricted to a dense and narrow strip along the coast. South Florida offers 91 miles of Atlantic Ocean coastline, an average annual temperature of 76 degrees, and a comfortable lifestyle attracting residents, businesses, and visitors.

Over the past thirty years, South Florida's economy has experienced rapid diversification as international trade, finance, real estate, light manufacturing, healthcare, and telecommunications have grown to rival the traditional preeminence of tourism. Supporting a Gross Domestic Product of \$417 billion, South Florida ranks 12th among United States MSA's as of 2023. South Florida boasts more than 1,450 multinational corporations, over 100 foreign consulates and trade centers, and 40 bi-national chambers of commerce. As macro-demographic forces continue to steer population shifts away from the Rust Belt and into the Sun Belt, the South Florida Industrial Market will continue to prevail, and experience steady growth that will not only take down pockets of vacant space and grow rents but also unquestionably cement South Florida's position as "America's Gateway to the World".



No State Income Tax

Florida is one of only seven states in the U.S. with no personal state income tax.



Access to Home Grown Talent

South Florida is home to four world class universities with combined undergraduate enrollment of more than 90,000 students.



Growth of Tech Talent

Tech jobs made up 4.1% of the Miami area's total workforce in 2022 with 130,516 people employed in the industry and growing.



Pro Business State

In 2022, Florida paid out \$20.6 million in incentives to businesses that added jobs or relocated to the state, a 50% jump from the previous year. The payments went to 114 projects with 7,330 jobs confirmed.



Capital Market Activity

As of 2023, more than \$4.2B in transaction volume closed across all asset classes in South Florida alone.



Flood of New Companies

More than 110 companies, totaling 1.76 MSF opened offices in South Florida - 943,000 SF in Miami since the start of 2020.

MIAMI BY THE NUMBERS

As of November 2023, according to the Bureau of Labor Statistics, the unemployment rate was 2.3%, a 102 bps decrease since January 2022 for the Miami MSA. This rate compares favorably to Florida, 2.9%, and the U.S., 3.7%.

#1

Miami International Airport is the nations busiest airport based on international freight

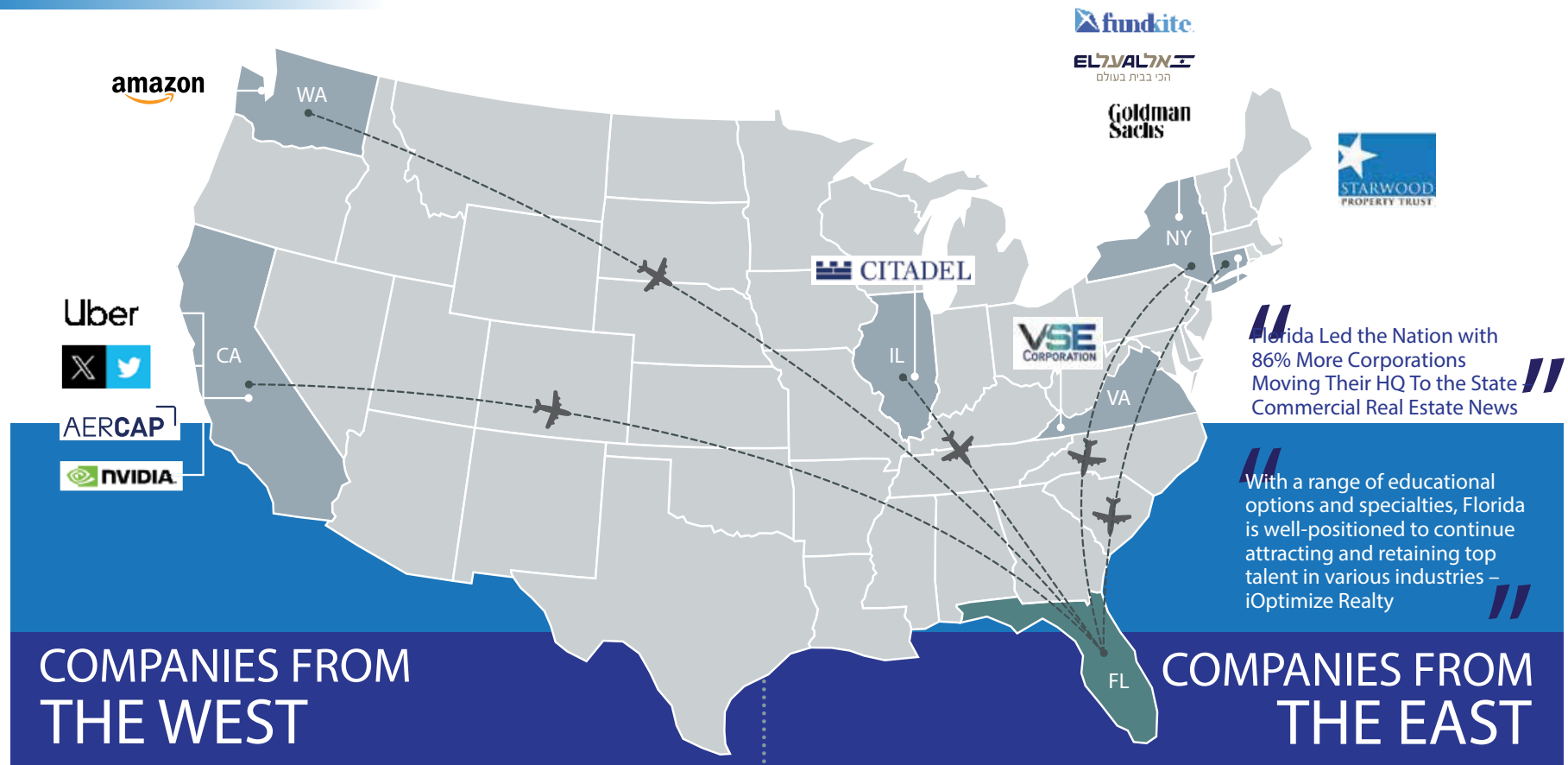
#2

Port of Miami is the #2 cruise port in the U.S. based on passenger volume

#3

Miami is ranked #3 in the nation for lowest unemployment rate for Large Metropolitan Areas

THE GREAT MIGRATION



LeverX cg/canaccord Genuity Google KENNEDY LEWIS INVESTMENT MANAGEMENT
 KIRKLAND & ELLIS ATOMIC Microsoft ShiftPixy
 MGM PRMG ColonyCapital OpenStore Uber
 MOORE CAPITAL MANAGEMENT, LP APOLLO A=CAP FOUNDERS FUND

NewDay USA TFC THE FINANCIAL COMPANY DI CAPITAL PARTNERS
 Blackstone m Laurus Capital MELVIN CAPITAL SUBWAY
 ELLIOTT TRUCAPITAL MILLENNIUM SANDERS CAPITAL Marsh SCHONFELD
 MARATHON ASSET MANAGEMENT SIDLEY BLOCKCHAIN B.A.M. WINSTON & STRAWN THRIVE CAPITAL
 CI FINANCIAL taylor english INVENIAM THOMABRAVO

FLORIDA MARKET FUNDAMENTALS BOLSTER DEMAND



22.6M
TOTAL POPULATION



+4.72%
POPULATION GAIN
(2020-2023)



Ranked #1
NET MIGRATION (2023)
(DOMESTIC)



+222K
JOB GAIN
(2023)



3.2%
UNEMPLOYMENT RATE
(March 2024)



0%
STATE PERSONAL
INCOME TAX

Over the last two decades, Florida's economic landscape has undergone a transformation. The state has shifted from its traditional dependence on agriculture and tourism and embraced more cutting-edge industries, such as high-tech, life sciences, healthcare, business services, and eCommerce. This diversification has not only made the economy more resilient but also cushioned the impact of job losses during the pandemic. Florida boasts a civilian labor force of 11.1 million people and operates as a right-to-work state.

Florida's economic prowess is remarkable, with a staggering \$1.3 trillion GDP, securing its position as the fourth-largest economy in the United States and ranking 14th globally in Gross Domestic Product (GDP) among the world's largest economies. In 2023, the state experienced a 7.0% growth of personal income, the largest increase in the United States, due to growth in the professional, scientific, and technical services and health care & social assistance industries. Florida's growth continues to outpace the nation and traditional economic giants, such as California and New York.

Furthermore, Florida stands out on the global stage, ranking #2 for best state for doing business and #4 for best business tax climate in the U.S. Additionally, Florida is home to two of the busiest international airports in the world. Both Miami and Orlando International Airports play host to millions of tourists from around the globe, adding to the state's economic significance.

2.0%
NATIONAL AVERAGE
JOB GROWTH
Market Overview |



50

BASIS POINTS HIGHER
(FOR JOB GROWTH YEAR-OVER-YEAR)



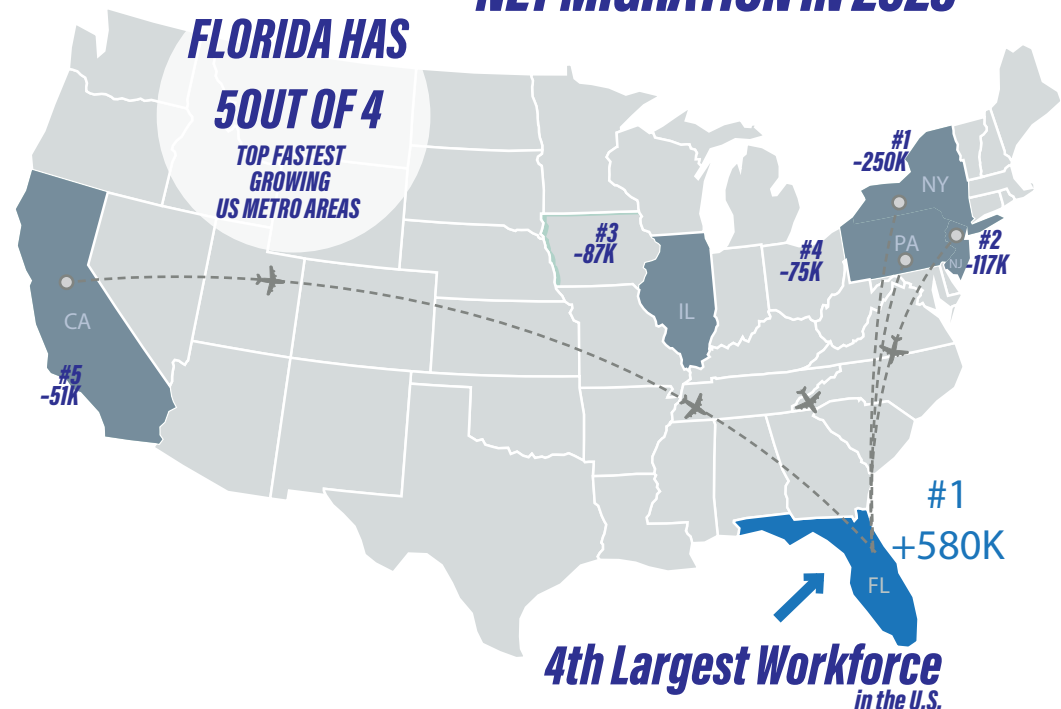
2.5%

FLORIDA JOB
GROWTH

FOR SALE +/- 13,190 SF FULLY AC FREESTANDING BUILDING

17

NET MIGRATION IN 2023



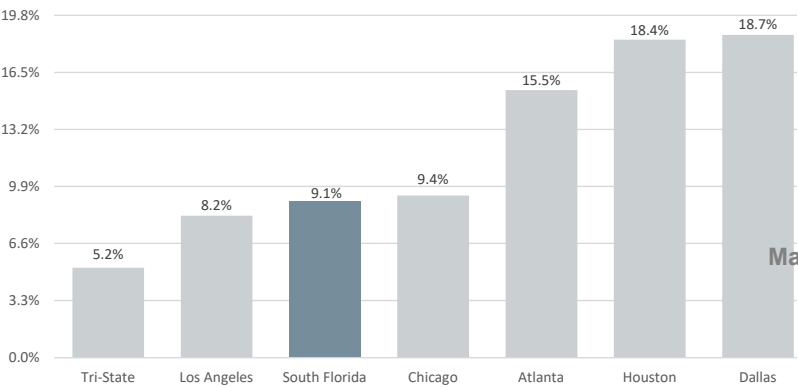
MARKET HIGHLIGHTS

STRONG SOUTH FLORIDA INDUSTRIAL SUPPLY/DEMAND DYNAMICS

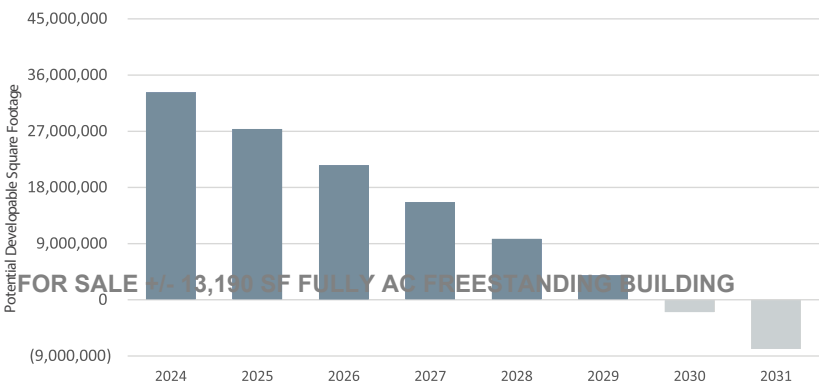
South Florida has the 3rd lowest Ratio of Industrial Development vs. Beginning Invent

South Florida Maintains Strong Positioning Amid Economical Uncertainty

5 Year Historical Deliveries vs. Industrial Inventory



South Florida Available Land for Industrial Development



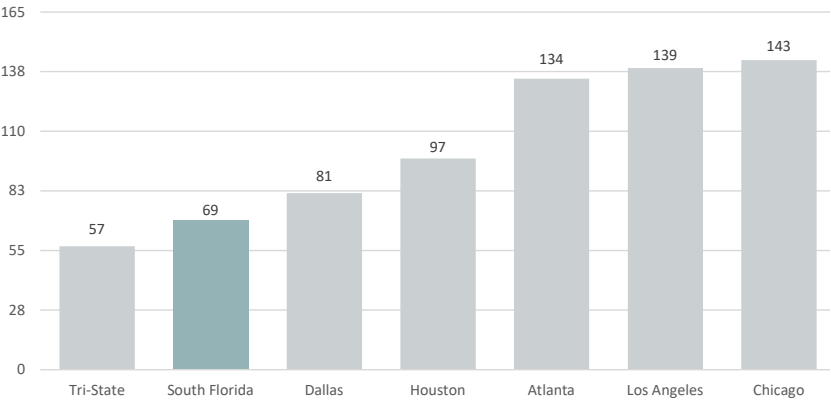
Market Overview

FOR SALE +/- 13,190 SF FULLY AC FREESTANDING BUILDING

18

South Florida has the 2nd Lowest Ratio of Industrial Inventory vs. Population

Industrial Inventory vs. Population



South Florida, with over 6.6 MSF under construction, is 1 of 3 leading markets who are least at risk for over-supply of inventory



As South Florida continues to expand, vacancy rates continue to remain low - sitting at 3.5% for Miami alone



New construction in South Florida accounts for less than 1.5% of existing stock aiding in strong compounded rent growth for Miami-Dade (57.5%), Broward (53.9%), and Palm Beach (42.2%) since 2020.

BROKERAGE TEAM



ALEXANDER BERNALDO, SIOR

PRESIDENT | LIC. REAL ESTATE BROKER

With over 30 years of experience as a commercial real estate broker, Mr. Bernaldo has established Americas CRE as one of South Florida's premier brokerage firms. Throughout his career, Mr. Bernaldo has been recognized as one of South Florida's top Industrial Realtors by notable firms such as the South Florida Business Journal, the Daily Business Review, and CoStar. Mr. Bernaldo is a member of the Commercial Board of Realtors at the Miami Association of Realtors, the National Association of Realtors, the Florida Association of Realtors, and the Commercial Industrial Association of South Florida. In addition, his expertise and experience have earned him the international designation of Society of Industrial and Office Realtors (SIOR), considered the highest international designation in the commercial real estate industry.

30 YEARS OF ACCOMPLISHMENTS



Society of Industrial
Office Realtors



Governor Commercial
Board of Realtors 2010 - 2018



28 Years Experience in the
Commercial Real Estate Industry



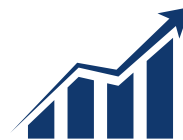
Top Statewide Commercial
Real Estate Brokerages



CoStar Power Broker
Award 2000 - 2023



Broker of the Year
Nominee



Top Commercial Real
Estate Firms 1993 - 2023



Top Commercial Real Estate
Brokerages in Florida

SEAN BERNALDO | COMMERCIAL ADVISOR



Sean Bernaldo is a Commercial Advisor with a strong foundation in finance and a comprehensive understanding of the commercial real estate market. A graduate of the University of Miami with a bachelor's degree in Finance (2023), Mr. Bernaldo combines analytical expertise with a client-focused approach to deliver strategic insights and tailored solutions. Since joining Americas CRE in 2019, he has contributed significantly to the firm's growth, supporting the brokerage team with in-depth market research, data-driven analysis, and streamlined operational processes. In 2023, Mr. Bernaldo obtained his real estate license, further enhancing his ability to serve clients across various asset classes. Mr. Bernaldo is recognized for his diligent and disciplined approach, bringing professionalism and precision to every transaction. His contributions continue to reinforce Americas CRE's reputation for excellence and client satisfaction in the competitive commercial real estate landscape.

GABRIELA SALINA | MARKETING DIRECTOR



Gabriela Salina is a proficient Marketing Director with a robust creative vision and strategic approach to brand development in the commercial real estate industry. A graduate of Miami International University of Art and Design with a Bachelor's Degree in Advertising, Ms. Salina identified her aptitude for marketing early in her career and has since utilized it to drive Americas CRE's brand presence. Her expertise encompasses digital marketing, social media management, graphic design, and professional photography, which she employs to develop impactful campaigns that enhance visibility and engagement across platforms. Ms. Salina's proficiency in translating complex market concepts into visually compelling content has significantly contributed to the brokerage team's success and the firm's growing reputation. Combining formal education with practical experience, she spearheads innovative marketing initiatives that align with the company's objectives and resonate with clients. Her creativity, meticulous attention to detail, and commitment to excellence render her an invaluable asset to Americas Commercial Real Estate.

FOR MORE INFO

