

AIRPORT WEST CLASS A INDUSTRIAL FOR SALE

2855 NW 75th Ave | Miami, FL
OFFERING MEMORANDUM



OFFERING SUMMARY

ADDRESS	2855 NW 75th Ave Miami FL 33122
NET RENTABLE AREA (SF)	26,412 SF
LAND ACRES	.85
LAND SF	37,200 SF
YEAR BUILT	1970
YEAR RENOVATED	2024

FINANCIAL SUMMARY

PRICE	\$8,300,000
PRICE PSF	\$314.25

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	3,481	130,479	487,878
2026 Median HH Income	\$86,827	\$72,337	\$68,506
2026 Average HH Income	\$116,980	\$97,731	\$97,982



- ONE Sotheby's International Realty is proud to present a premier sale and lease opportunity at 2855 NW 75th Avenue, a well-located industrial asset in the heart of Miami's Airport West submarket. The property is currently offered for sale at \$314 per square foot, totaling \$8,300,000, and for lease at \$22.71 per square foot. Strategically positioned near major expressways and Miami International Airport, the asset provides exceptional accessibility for logistics, manufacturing, distribution, and service-oriented users seeking a centralized Miami location.
- Heavy power capacity suitable for manufacturing and industrial users
- 35 Parking Spaces
- 3 Automated grade-level loading doors
- 1 Dock Height Door
- One ramp for additional loading access
- 18'–24' clear ceiling height
- Existing gas hookup in place
- Durable construction with a combination of metal and concrete
- Located outside of the wellfield protection area for broader industrial use flexibility

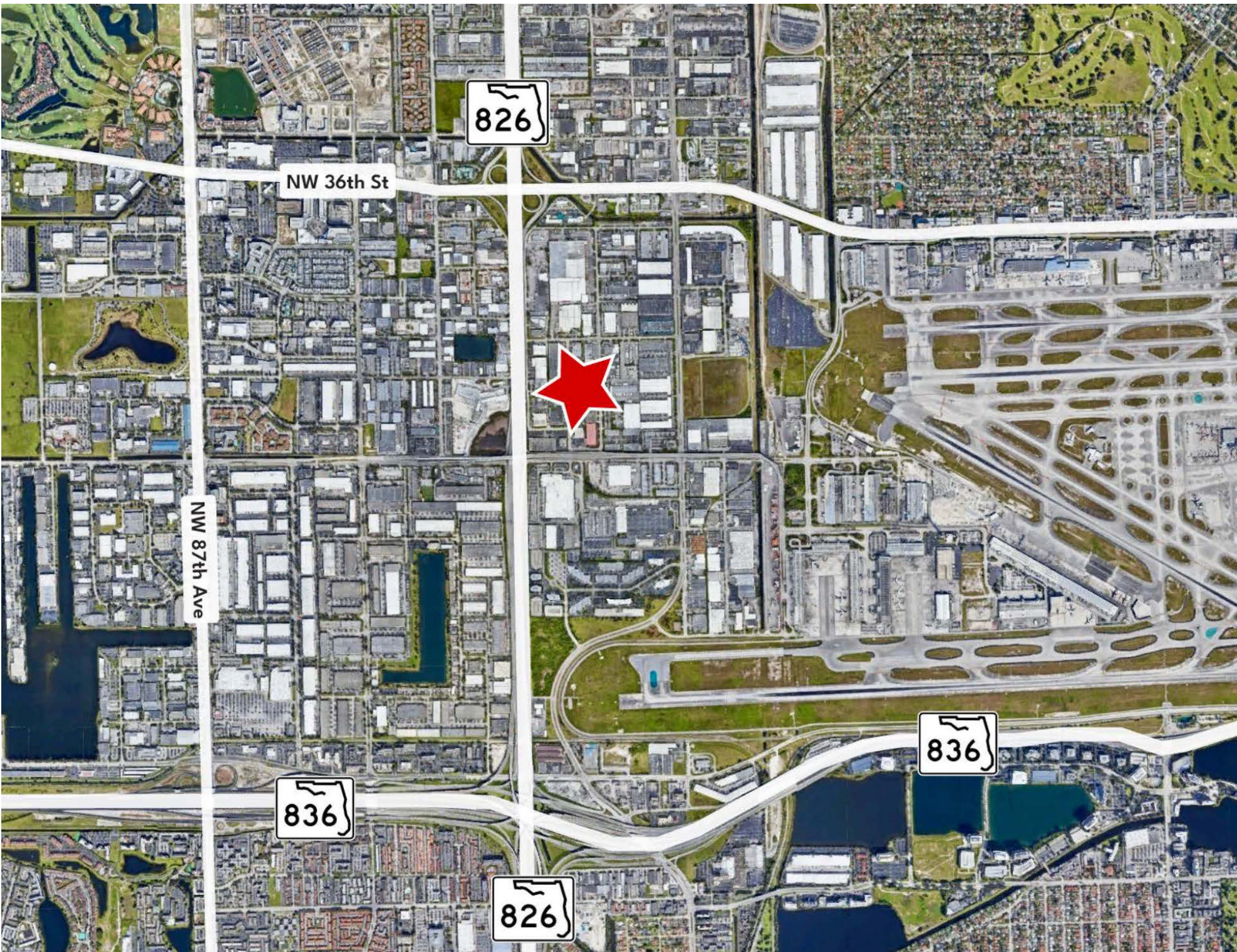
PROPERTY FEATURES

NET RENTABLE AREA (SF)	26,412
LAND SF	37,200
LAND ACRES	.85
YEAR BUILT	1970
YEAR RENOVATED	2024
ZONING TYPE	IU-2
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
CEILING HEIGHT	18 -24
DOCK HIGH DOORS	1
GRADE LEVEL DOORS	2
OFFICE TO WAREHOUSE RATIO	20%



Location Summary

- 2855 NW 75th Ave is positioned in the core of Miami's Airport/Doral submarket, one of the region's most established and active commercial and industrial corridors. The property benefits from immediate access to the Palmetto Expressway (SR 826), Dolphin Expressway (SR 836), and Miami International Airport, allowing for efficient connectivity throughout Miami-Dade County and regional logistics routes. Surrounded by a dense concentration of distribution centers, showrooms, corporate offices, and hospitality uses, the location supports strong business activity and workforce accessibility. Its proximity to Doral, the Airport West district, and major arterial roadways provides consistent demand from logistics, service, and office users seeking a centralized, well-connected Miami location.
- Centrally located within Miami's Airport West/Doral industrial submarket
- Immediate access to SR 826 (Palmetto Expressway) and SR 836 (Dolphin Expressway)
- Minutes from Miami International Airport and major cargo terminals
- Strong logistics and distribution corridor serving all of Miami-Dade County
- Dense concentration of warehouse, showroom, and flex industrial users
- Close proximity to City of Doral, one of Miami's fastest-growing employment centers
- Nearby corporate and industrial tenants include FedEx, UPS, Ryder System, Coca-Cola, and Amazon logistics facilities



826

NW 36th St

NW 87th Ave

836

826

836

Exterior

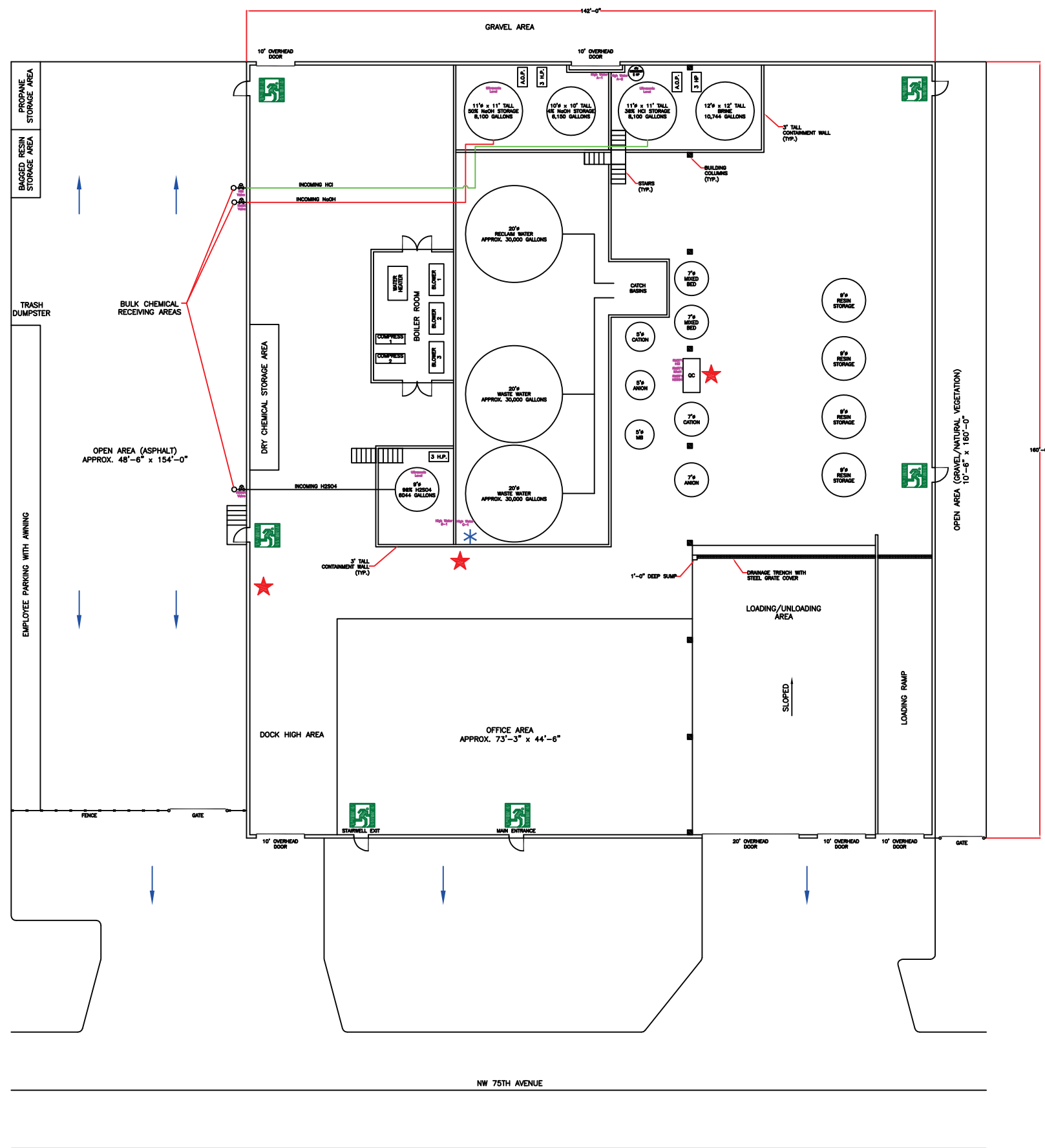


Interior Office

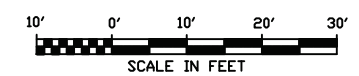


Warehouse





- DIRECTION OF SURFACE WATER FLOW
- NEUTRALIZED PROCESS WATER DISCHARGE SAMPLE POINT
- EMERGENCY EXIT
- SPILL/SLUG DISCHARGE CONTROL PREVENTION PLAN POSTING



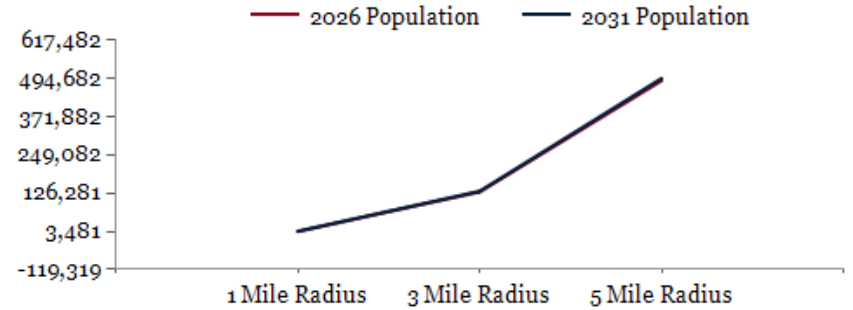
REV	DESCRIPTION	ECO	DWN	APVD	DATE	CHKD	TOLERANCES UNLESS NOTED	DECIMALS	NOTED ANGLES	DRAWN BY	DATE	CLIENT/JOB	DWG DESCRIPTION	SIZE	DRAWING NO.	REV
B	GENERAL REVISIONS		JML		12Mar08		.XX ±			JML	11Mar08	GE MOBILE WATER MIAMI, FL.	SITE PLAN – PLANT LAYOUT	D		B
A	INITIAL RELEASE						.XXX ±					H:\SERVICE CENTERS\MSC\0408 MODIFIED\PLANT LAYOUT				1 OF 1

GE Infrastructure
Water & Process Technologies
4545 PATENT ROAD NORFOLK, VA 23502 USA (757) 855-9000 WWW.GEWATER.COM

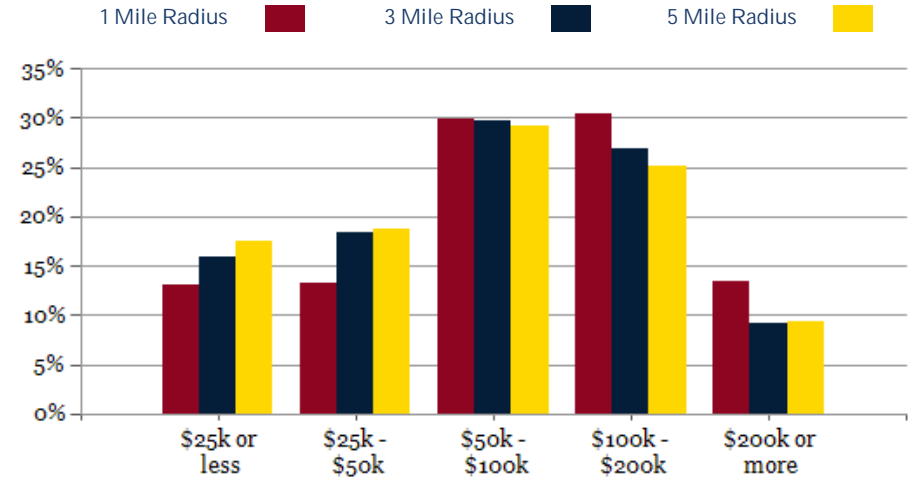
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	948	106,482	421,590
2010 Population	1,438	112,033	453,070
2026 Population	3,481	130,529	487,878
2031 Population	3,730	132,452	494,682
2026 African American	296	1,776	10,213
2026 American Indian	7	314	1,163
2026 Asian	102	2,600	6,614
2026 Hispanic	2,633	115,067	433,121
2026 Other Race	493	17,577	63,666
2026 White	1,034	35,363	131,103
2026 Multiracial	1,550	72,881	275,052
2026-2031: Population: Growth Rate	6.95%	1.45%	1.40%

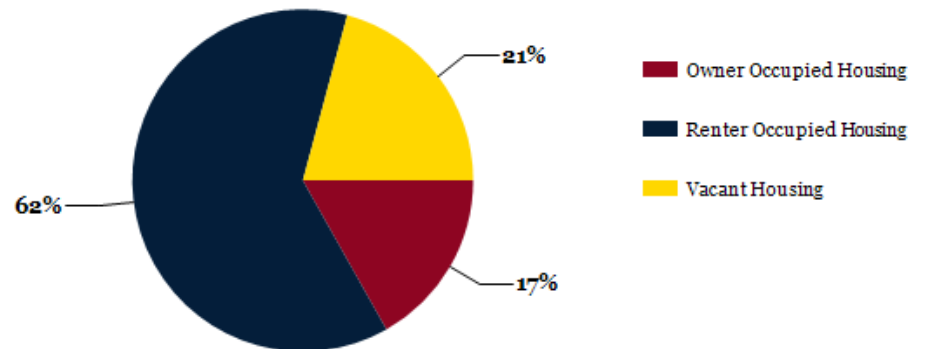
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	81	4,831	18,354
\$15,000-\$24,999	39	3,029	12,728
\$25,000-\$34,999	60	3,555	13,654
\$35,000-\$49,999	62	5,544	19,556
\$50,000-\$74,999	149	8,549	30,668
\$75,000-\$99,999	127	6,134	20,928
\$100,000-\$149,999	166	8,942	30,079
\$150,000-\$199,999	114	4,414	14,296
\$200,000 or greater	123	4,572	16,586
Median HH Income	\$86,827	\$72,339	\$68,506
Average HH Income	\$116,980	\$97,736	\$97,982



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

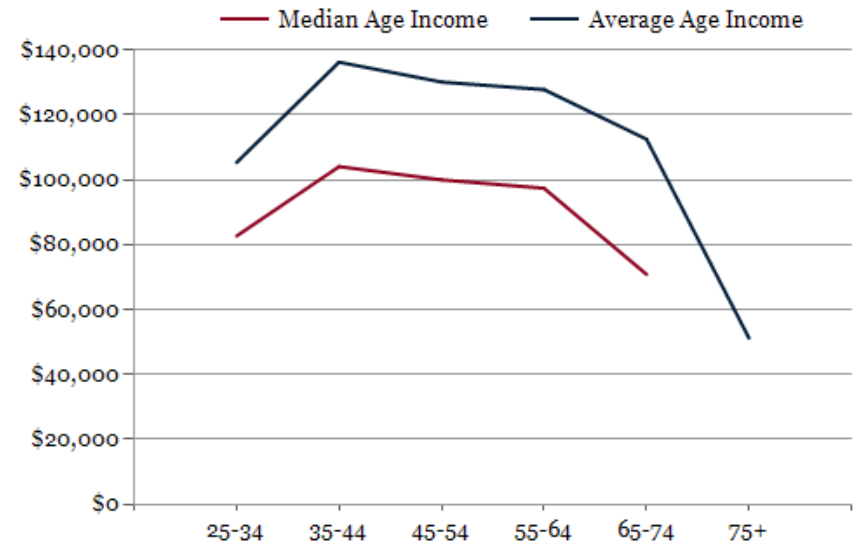
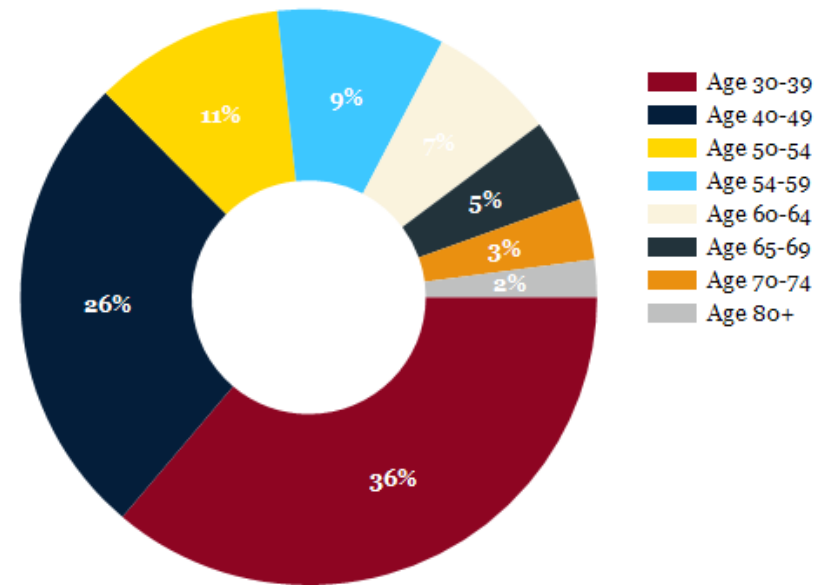


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	421	9,342	32,050
2026 Population Age 35-39	353	9,540	32,831
2026 Population Age 40-44	315	9,289	32,034
2026 Population Age 45-49	249	8,769	32,171
2026 Population Age 50-54	229	9,787	36,911
2026 Population Age 55-59	201	9,392	35,971
2026 Population Age 60-64	152	8,846	34,667
2026 Population Age 65-69	101	6,967	26,401
2026 Population Age 70-74	73	5,754	22,784
2026 Population Age 75-79	45	4,743	19,017
2026 Population Age 80-84	30	3,638	14,748
2026 Population Age 85+	24	3,979	15,944
2026 Population Age 18+	2,926	108,807	407,502
2026 Median Age	36	43	44
2031 Median Age	36	44	45

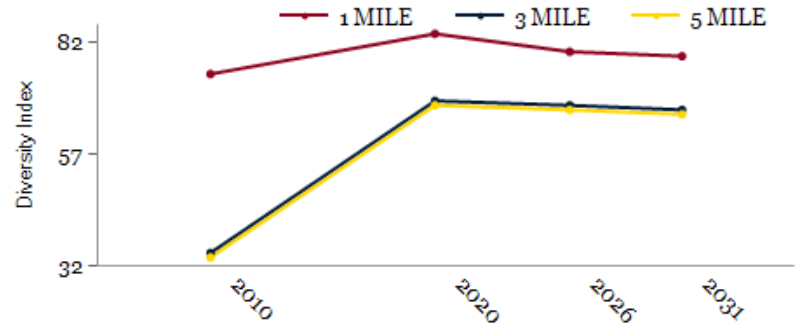
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,687	\$79,210	\$77,606
Average Household Income 25-34	\$105,362	\$98,780	\$100,757
Median Household Income 35-44	\$104,108	\$89,525	\$85,468
Average Household Income 35-44	\$136,300	\$115,199	\$117,684
Median Household Income 45-54	\$100,000	\$90,998	\$88,609
Average Household Income 45-54	\$130,171	\$117,639	\$120,167
Median Household Income 55-64	\$97,415	\$78,978	\$73,973
Average Household Income 55-64	\$127,843	\$105,214	\$104,643
Median Household Income 65-74	\$70,872	\$53,772	\$51,902
Average Household Income 65-74	\$112,543	\$80,925	\$79,792
Average Household Income 75+	\$51,218	\$56,709	\$59,108

Population By Age

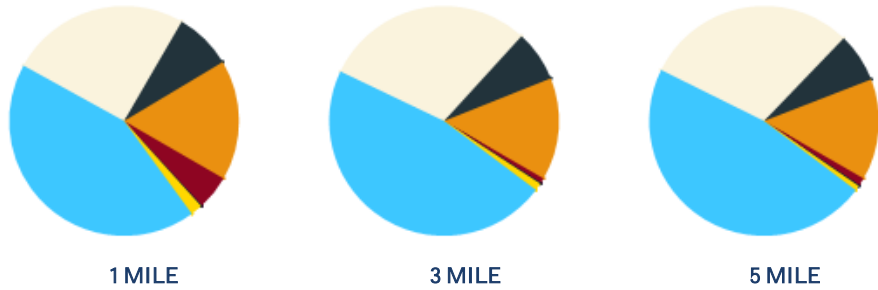


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	79	67	66
Diversity Index (current year)	80	68	67
Diversity Index (2020)	84	69	68
Diversity Index (2010)	75	35	34

POPULATION DIVERSITY



POPULATION BY RACE

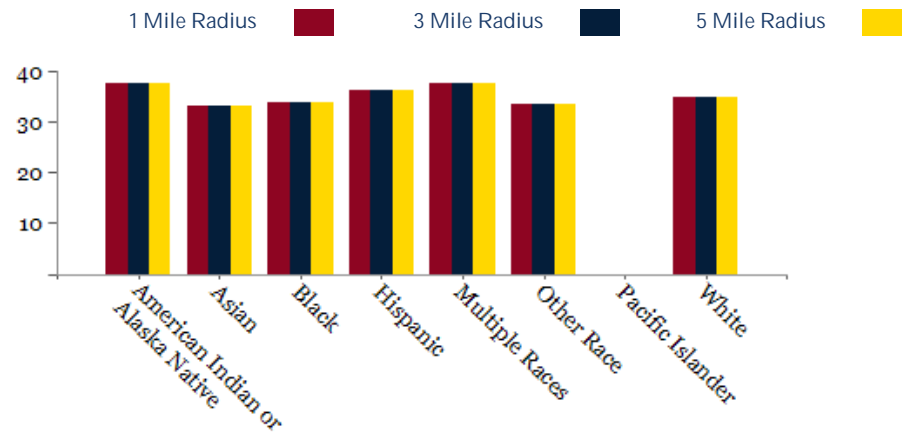


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	37	39
Median Asian Age	33	35	35
Median Black Age	34	37	35
Median Hispanic Age	36	44	46
Median Multiple Races Age	38	46	47
Median Other Race Age	34	40	40
Median Pacific Islander Age	0	38	38
Median White Age	35	40	41

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	1%	1%
American Indian	0%	0%	0%
Asian	2%	1%	1%
Hispanic	43%	47%	47%
Multiracial	25%	30%	30%
Other Race	8%	7%	7%
White	17%	14%	14%

2026 MEDIAN AGE BY RACE



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INTERNATIONAL REALTY

Manny Chamizo III

786.453.3171

TheREbroker.com

Each Office Is Independently Owned And Operated

Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

Airport West Class A Industrial For Sale



MANNYCHAMIZO, III
COMMERCIAL REAL ESTATE

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“Connect with the well connected.”

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