

MIAMI COLD STORAGE

±77,607 SF Industrial Cold Storage Facility

AVAILABLE FOR LEASE

Available **Immediately**

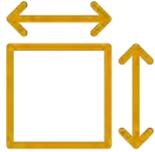
Fairchild Partners presents for lease Miami Cold Storage, a temperature-controlled warehouse facility located at 2323 NW 72nd Avenue within Miami's Airport West submarket. The Property contains **±77,607 rentable square feet (RSF)** and includes **±65,118 SF of refrigerated and mechanical warehouse space**, with **±6,289 SF of first floor office and an additional ±6,200 SF of second floor mezzanine office**.

The warehouse features **±30-FT clear ceiling heights, nine (9) dock-high loading doors, and one (1) drive-up ramp**. The building is ESFR sprinkler-compatible and includes a **fenced truck court, forklift and cart charging stations**, and an strategically placed **security cameras**. The building is equipped with robust electrical and mechanical infrastructure, including **4,200-amp, 480/277V, three-phase** electrical service and a **1250 KVA enclosed standby diesel generator**, providing critical power redundancy for temperature-sensitive users. The facility includes a specialized refrigeration build-out comprising multiple coolers and temperature-controlled workrooms supported by redundant **compressor rack systems designed to maintain operations in the event of partial system downtime**.

The Property offers convenient access to SR 836 (Dolphin Expressway), SR 826 (Palmetto Expressway), and Florida's Turnpike, and is located approximately **one mile from Miami International Airport and its cargo operations**, making it well suited for cold storage, distribution, and air-cargo oriented users.



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±77,607 RSF
TOTAL RENTABLE SQUARE FEET
- 

±12,289 SF OFFICE
FIRST + SECOND FLOOR MEZZANINE OFFICE AREA
- 

I-INDUSTRIAL
INDUSTRIAL DISTRICT
- 

9 DOCKS
DOCK DOORS + ONE (1) RAMP
- 

30' CLEAR
CLEAR CEILING HEIGHT
- 

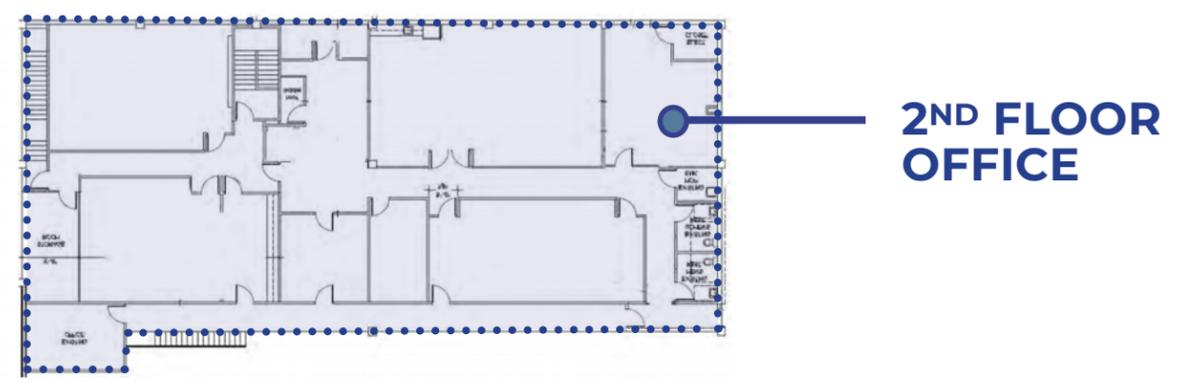
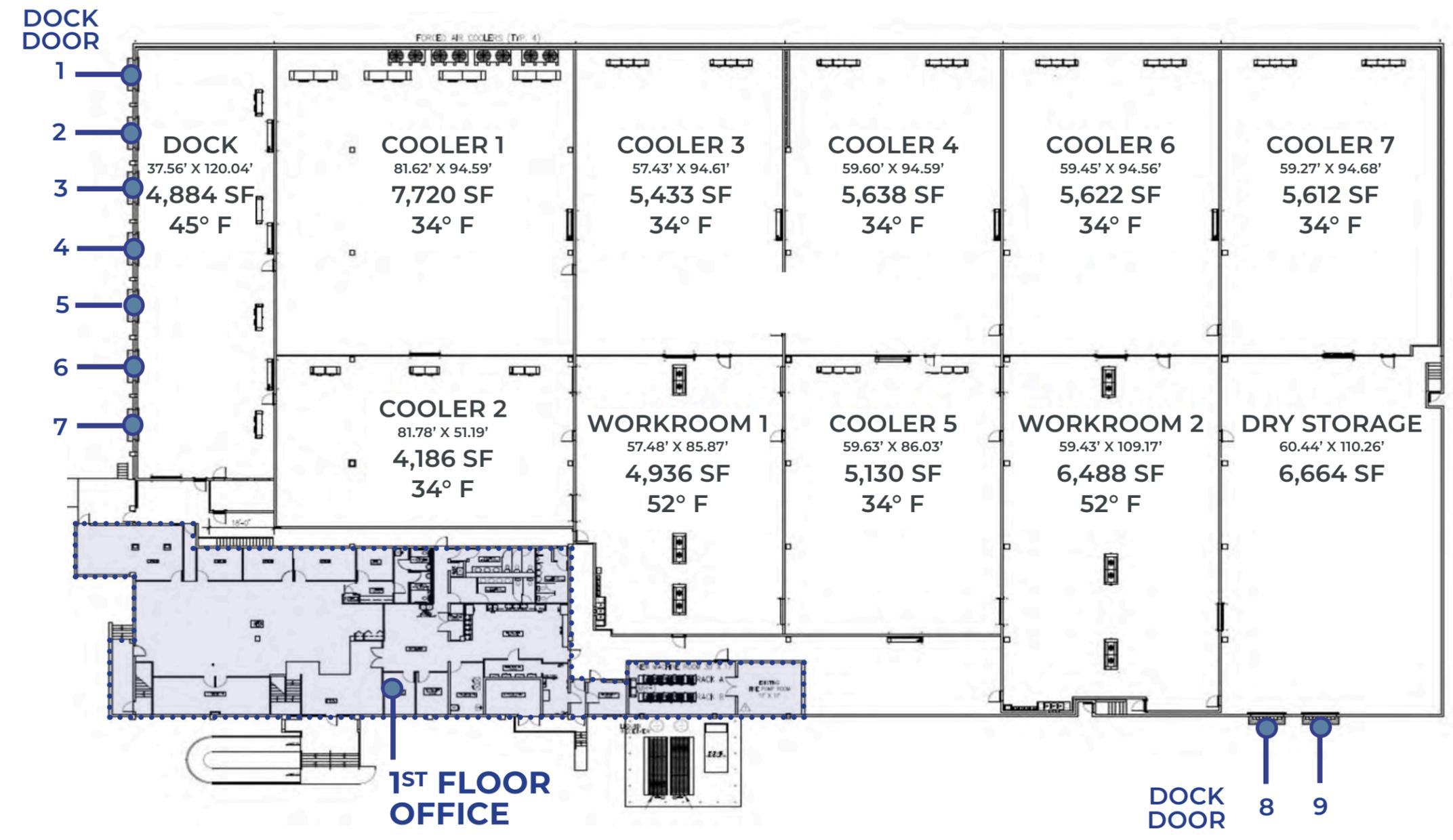
37 PARKING SPACES
SURFACE PARKING
- 

7 COOLERS
34° to 57° DEGREES WITH STANDARD EVAPORATORS
- 

SECURED
SECURITY CAMERAS IN BUILDING + FENCED TRUCK COURT
- 

GENERATOR
1250 KVA ENCLOSED STANDBY DIESEL GENERATOR

MIAMI COLD STORAGE FLOOR PLAN



±77,607
Total Available Rentable Square Feet (RSF)

±65,118
Square Feet of Warehouse
(Refrigerated + Dry Mechanical)

±6,289
Square Feet of First Floor Office

±6,200
Square Feet of Second Floor Office

9 Docks

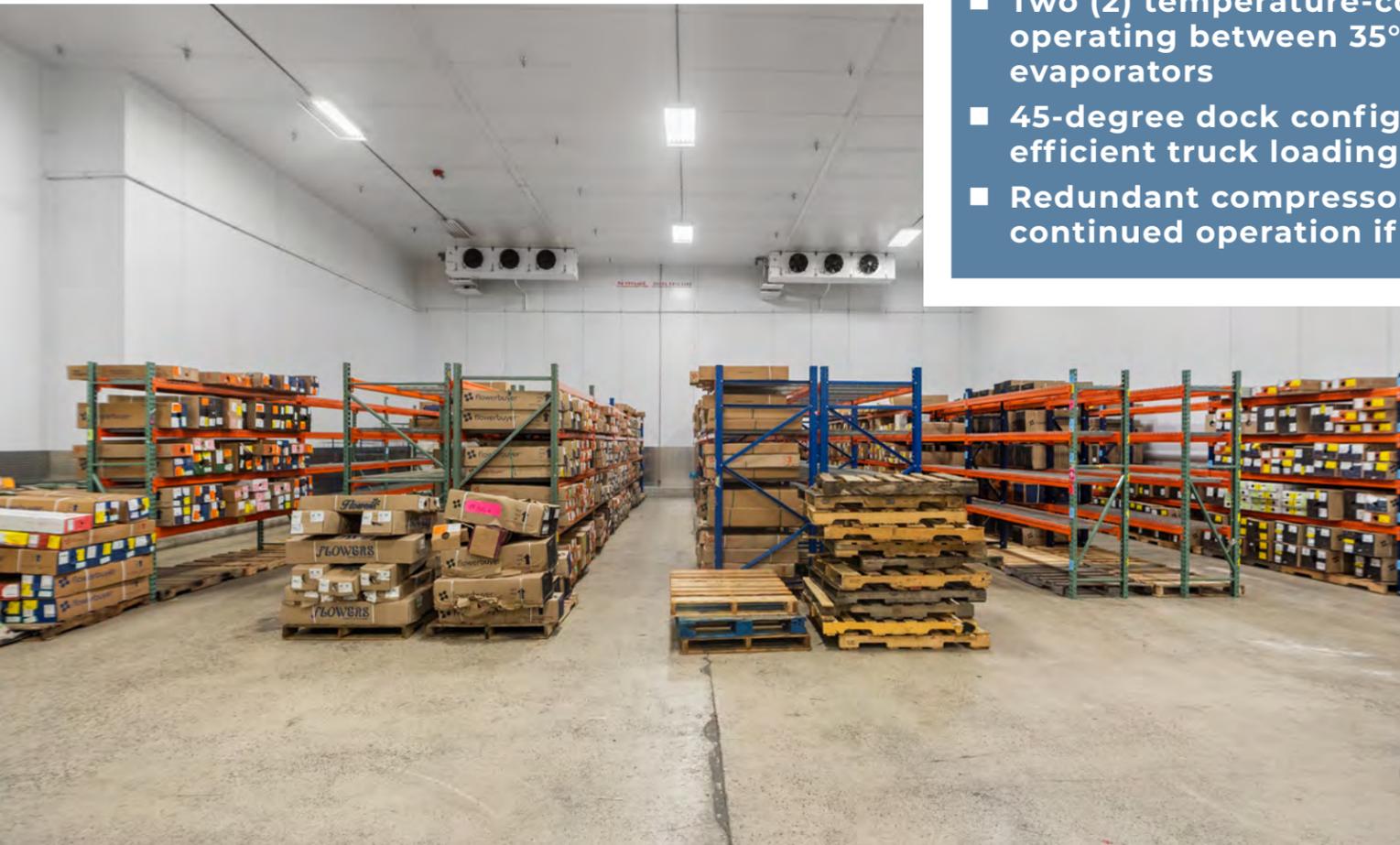
1 Drive-Up Ramp

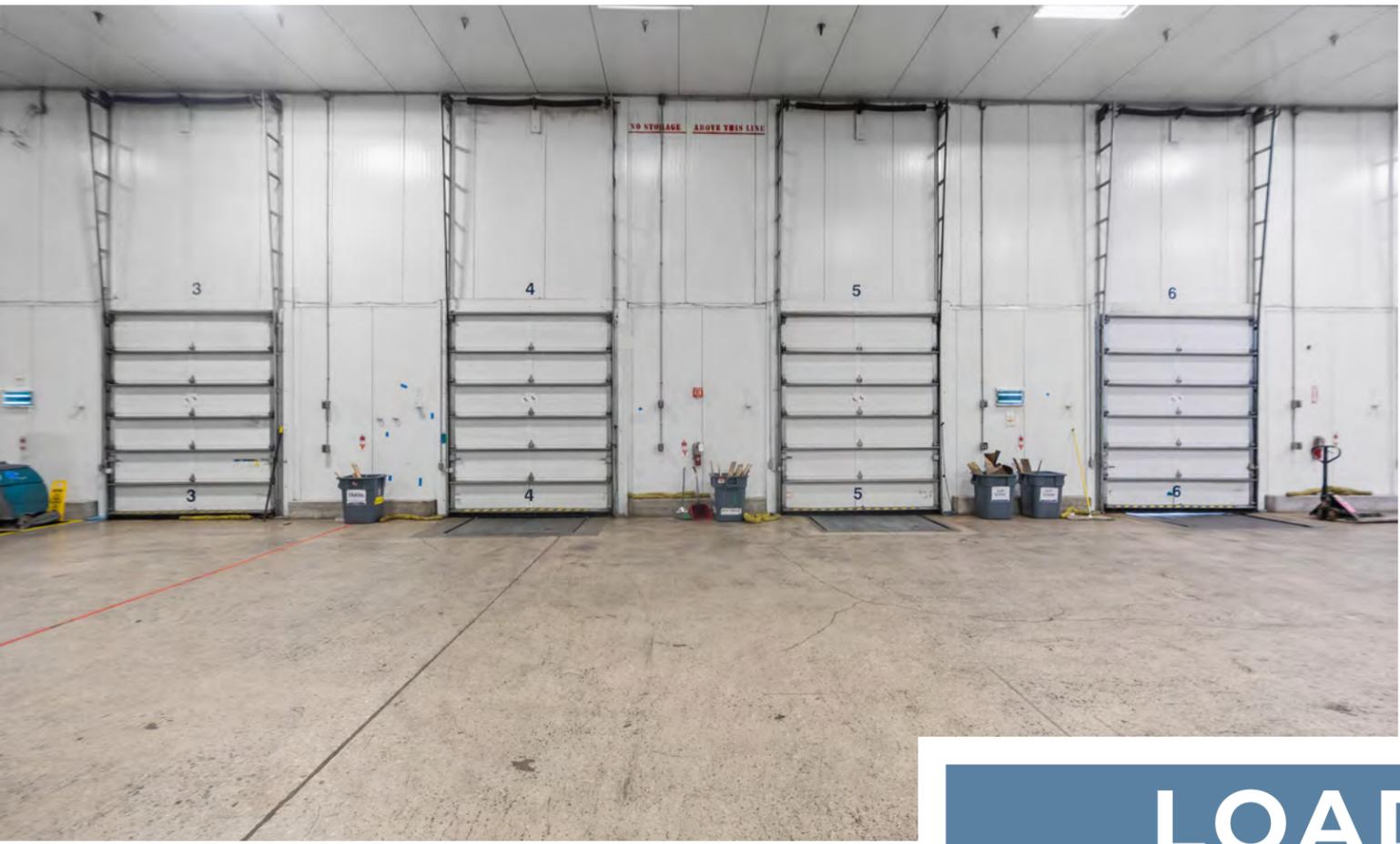
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COLD STORAGE

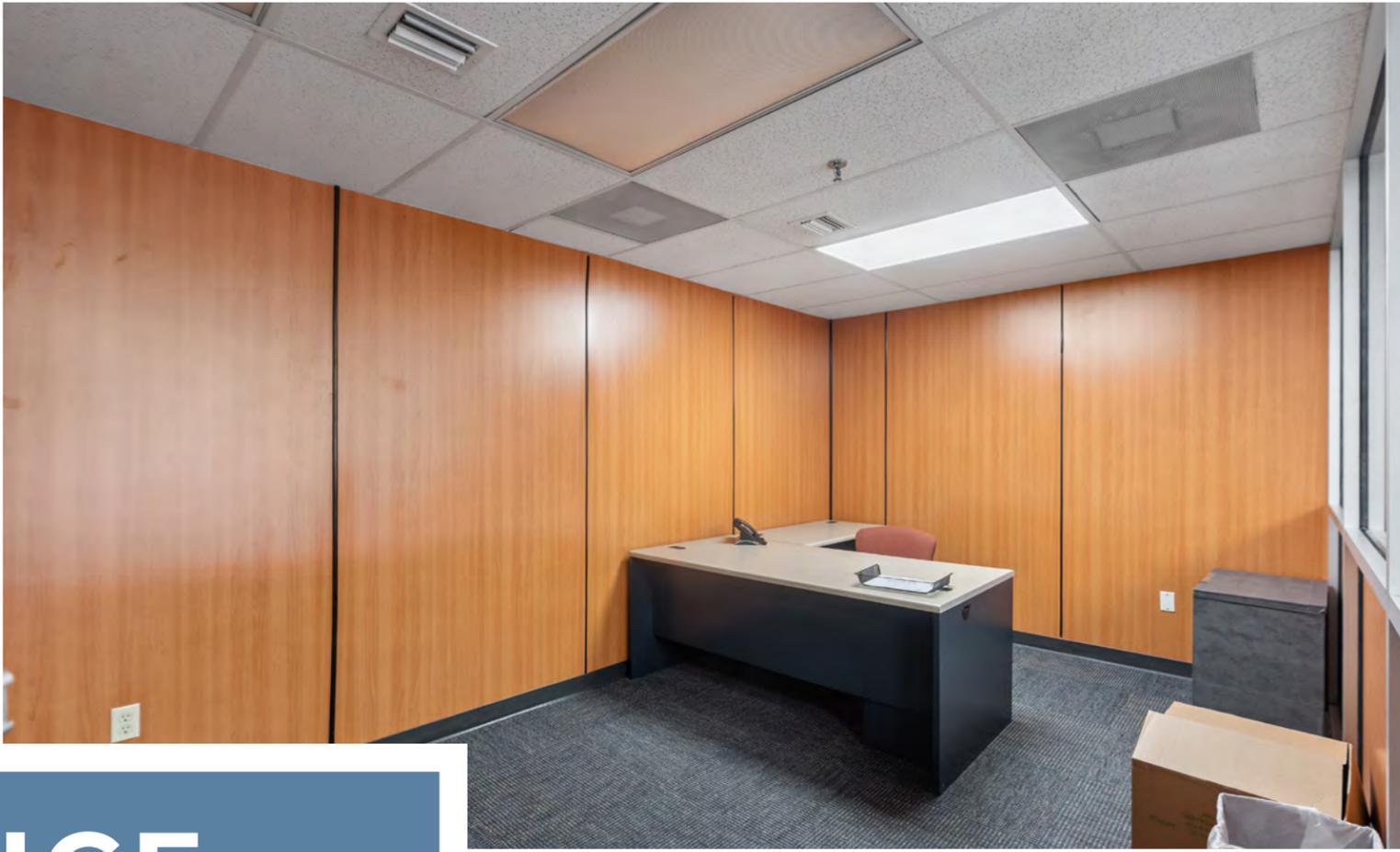
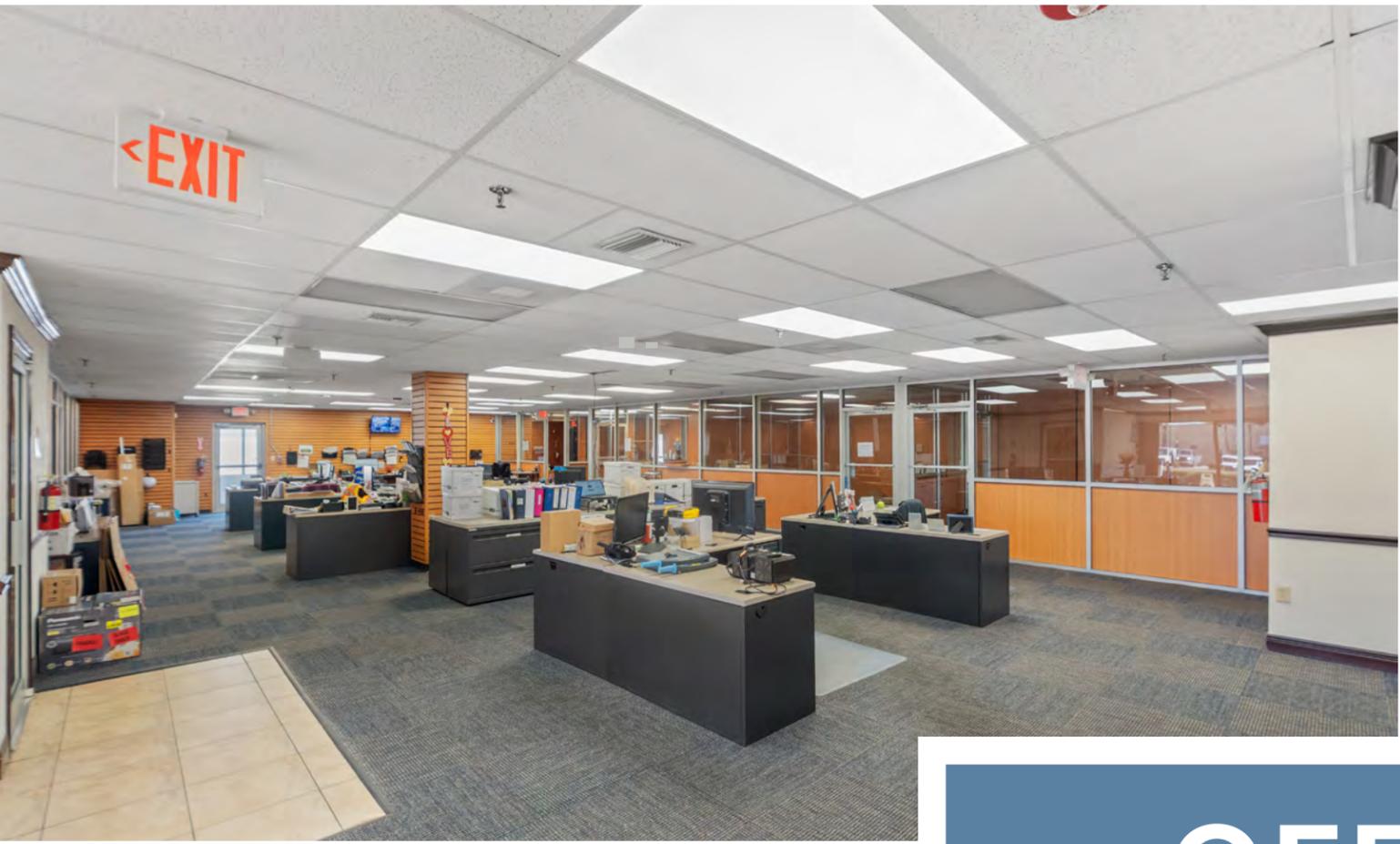
- Seven (7) coolers operating between 33°–57°F with standard evaporators
- Two (2) temperature-controlled workrooms operating between 35°–57°F with low-velocity evaporators
- 45-degree dock configuration supporting efficient truck loading
- Redundant compressor rack systems allowing continued operation if one rack is offline





LOADING AREAS





OFFICE



MIAMI DADE COUNTY'S AIRPORT WEST SUBMARKET

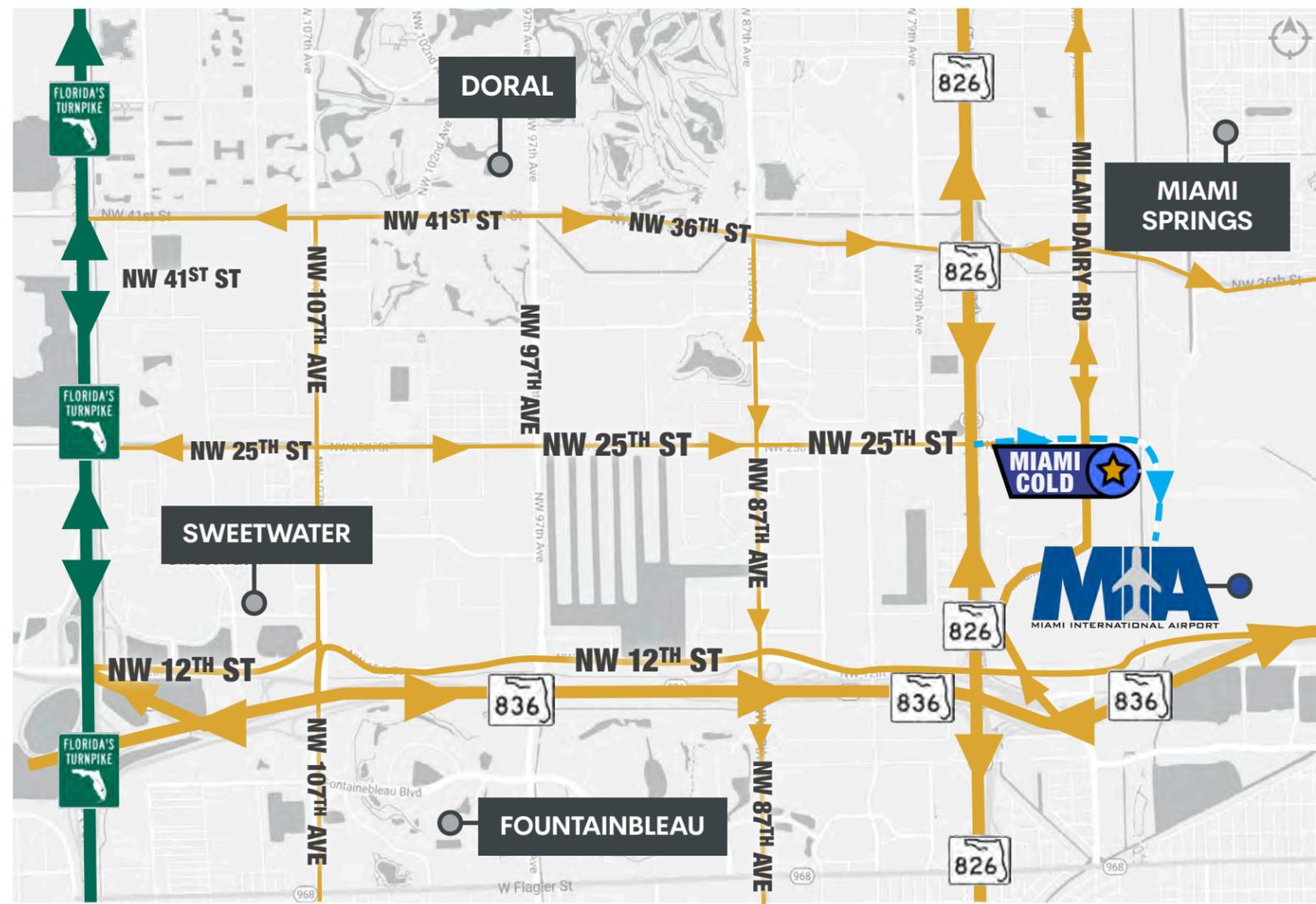
AIRPORT WEST

The City of Miami is one of the principal economic engines of Miami-Dade County and a global center for international trade, aviation, finance, and logistics. Centrally positioned within South Florida, the City of Miami is home to more than 455,000 residents and offers direct access to regional, national, and international markets through its robust transportation infrastructure, deep labor pool, and dense urban core.

The Airport West submarket is located entirely within the City of Miami, immediately west of Miami International Airport (MIA) and approximately ±7-Mi from Downtown Miami. The Airport West Submarket includes the City of Doral, Sweetwater, and unincorporated areas of Miami-Dade County located directly west of the Miami International Airport. Recognized as a premier hub for international commerce, Airport West supports a high concentration of logistics, freight forwarding, aviation-related, and light industrial users that rely on immediate proximity to MIA's cargo facilities. The submarket benefits from exceptional connectivity via the NW 25th Street Cargo Viaduct, SR 826, and SR 836, enabling efficient access to PortMiami, Downtown Miami, and the broader South Florida distribution network.

3-MILE DEMOGRAPHICS

	
±141,165 POPULATION	±73,500 2024 AVERAGE HH INCOME
	
3.2% UNEMPLOYMENT RATE	±143,800 TOTAL EMPLOYEES
±17,200 TOTAL BUSINESSES	



TRANSIT + CONNECTIVITY

Miami Cold Storage offers unmatched access to Miami's primary transportation corridors, located just ±2-Mi from SR 836 (Dolphin Expressway) and ±3-Mi from both Florida's Turnpike and SR 826 (Palmetto Expressway). This central Airport West location provides efficient citywide distribution and seamless regional connectivity throughout Miami-Dade County, with convenient access to Broward and Palm Beach counties. The Property also benefits from immediate proximity to Miami International Airport, offering direct access to air cargo and passenger networks.

 ±1 MILE	 ±2 MILES	 ±6 MILES
 ±1 MILE	 ±4.5 MI	 ±8.5 MILES



**+77,607 SF
AVAILABLE**



Strategic location within the Airport West Submarket offering excellent access and connectivity via SR-836, SR-826 and FL's Turnpike



Located just ±5-mi from Miami International Airport, the #1 U.S. Airport in International Freight (9th Worldwide) and ±35-min from PortMiami



The area supports a diverse mix of nationally recognized employers, with major corporate and regional operations from companies including Carnival Corporation, Walmart, Univision, Florida Blue, and Leon Medical Centers



Dense demographics with access to a deep, diverse labor pool; Airport West benefits from its central Miami location and proximity to major workforce and employment centers

Miami Cold Storage is positioned within the Airport West submarket which supports a long-standing concentration of industrial, logistics, and cold-chain users that benefit from proximity to Miami's primary aviation and maritime gateways. The surrounding area offers access to a deep and diverse workforce, established supply-chain vendors, and time-sensitive distribution networks that support food, perishables, and import-export operations. This infill location continues to attract users seeking operational efficiency and scalability within one of Miami-Dade County's most supply-constrained industrial corridors.



Miami International Airport

±1 Mile from The Property

Driving Billions in Trade and Job Creation

Miami International Airport (MIA) continues to stand as one of Florida's most critical economic engines and a premier global gateway for both cargo and passenger travel. In FY 2024, MIA generated approximately \$181.4 billion in annual business revenue and supported more than 842,700 jobs across Florida. Within Miami-Dade County alone, MIA contributed about \$41.2 billion in business revenue and supported over 311,000 jobs locally, underscoring its role as one of the region's largest employment hubs.

Spanning ±3,000 acres, the airport encompasses ±8.7 million square feet of facilities, including state-of-the-art cargo warehouses, office space, maintenance shops, and aircraft hangars. MIA's cargo operations remain a cornerstone of international trade, with shipments growing by nearly 9% in FY 2024 to 3 million tons, and total import and export trade values reaching approximately \$78 billion. At the same time, MIA welcomed a record nearly 56 million passengers in 2024, highlighting its significance as both a logistics hub and a global tourism driver.

Located just ±3.5 miles from 5530 NW 32nd Court, the Property is strategically positioned to capitalize on MIA's unparalleled connectivity. Tenants benefit from direct access to global air cargo networks and passenger services, ensuring efficient supply chain operations and unmatched reach into domestic and international markets.

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

±\$41.2B
ANNUAL ECONOMIC IMPACT

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



PortMiami

±11 Miles from The Property

Powering Global Trade and Economic Growth

PortMiami remains a cornerstone of Florida's economy and a premier hub for global trade and travel. In FY 2024, the Port generated approximately \$61.4 billion in economic impact and supported more than 340,000 jobs statewide. Spanning over 500 acres, PortMiami operates advanced cargo terminals, state-of-the-art warehousing facilities, and comprehensive logistics infrastructure that positions it as Florida's #1 container port and one of the busiest in the United States. In FY 2024 alone, the Port handled over 1.08 million TEUs, underscoring its strength as the leading container gateway for the state.

Beyond cargo, PortMiami is also a global leader in cruise traffic, welcoming a record 8.23 million passengers in FY 2024. This performance reflects a robust post-pandemic recovery, reinforcing the Port's critical role as an economic engine driving commerce, tourism, and job creation throughout South Florida. Located just ±8 miles from 5530 NW 32nd Court, the Property benefits from unmatched proximity to the Port, ensuring efficient connectivity to international shipping routes and providing tenants with a strategic advantage for distribution, import/export, and logistics operations.



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

1 Million+ TEUs
HANDLED ANNUALLY

±\$43B
IN ANNUAL ECONOMIC ACTIVITY

In 2024, PortMiami Handled Over 1.08 Million TEUs reflecting strong post-pandemic recovery in cargo and trade volumes.

In 2024, Miami International Airport Welcomed Nearly 56 Million Passengers reflecting a recovery in air travel following the pandemic and a continued surge in travel volume.



ACCESSIBLE & CONVENIENT LOCATION



Minutes from Dolphin Expressway (836), Palmetto Expressway (826), Florida's Turnpike and U.S. 27 (Okeechobee Rd)



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MIA Cargo Viaduct

±77,607 SF
AVAILABLE

NW 72ND AVE

MIAMI COLD STORAGE

Fairchild Partners[®]
Licensed Real Estate Brokers

**FOR MORE INFORMATION,
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