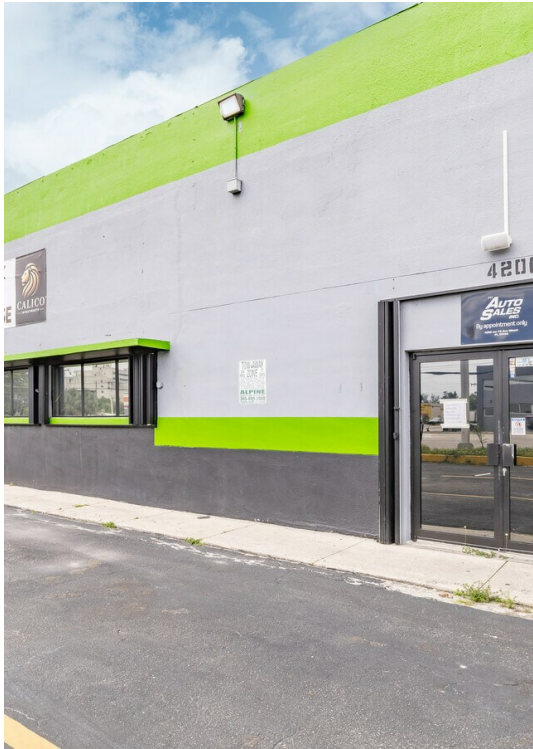




4200-4250 NW 72nd Ave

4200-4250 NW 72nd Ave, Miami, FL 33166



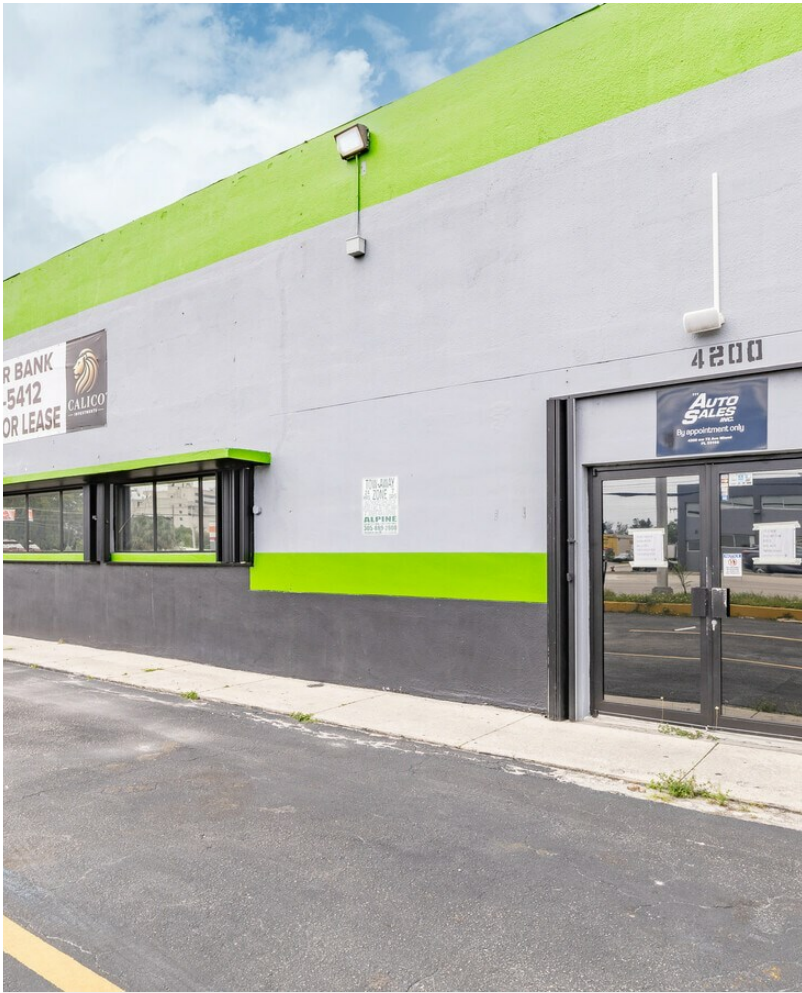
Jesus 'Alvi' Alvarez

Calico Investments LLC

16215 NW 15th Ave, Miami, FL 33169

JAlvarez@calicoinv.com

(305) 986-3682



4200-4250 NW 72nd Ave

\$22.00 /SF/YR

Within Miami’s Airport West industrial submarket, 4200-4250 NW 72nd Avenue delivers a high-visibility industrial/flex warehouse with outstanding exposure along NW 72nd Avenue, a major arterial bearing more than 36,000 vehicles per day (VPD).

Subdividable...

- High-visibility industrial/flex warehouse with direct exposure along NW 72nd Avenue, a major arterial carrying over 36,000 vehicles per day.
- Flexible footprint with divisible options from 3,836 square feet to 22,500 square feet, including up to 2,000 square feet of office space.
- Car dealerships are welcome, with configurations that support showroom, service, administration, storage, and last-mile functionality.
- Near the Hialeah Rail Yard in a booming logistics hub serving logistics, contractors, manufacturers, auto users, and various light industrial users.
- Immediate access to Milam Dairy Road, State Road 826 (Palmetto Expressway), and nine minutes to Miami International Airport (MIA).



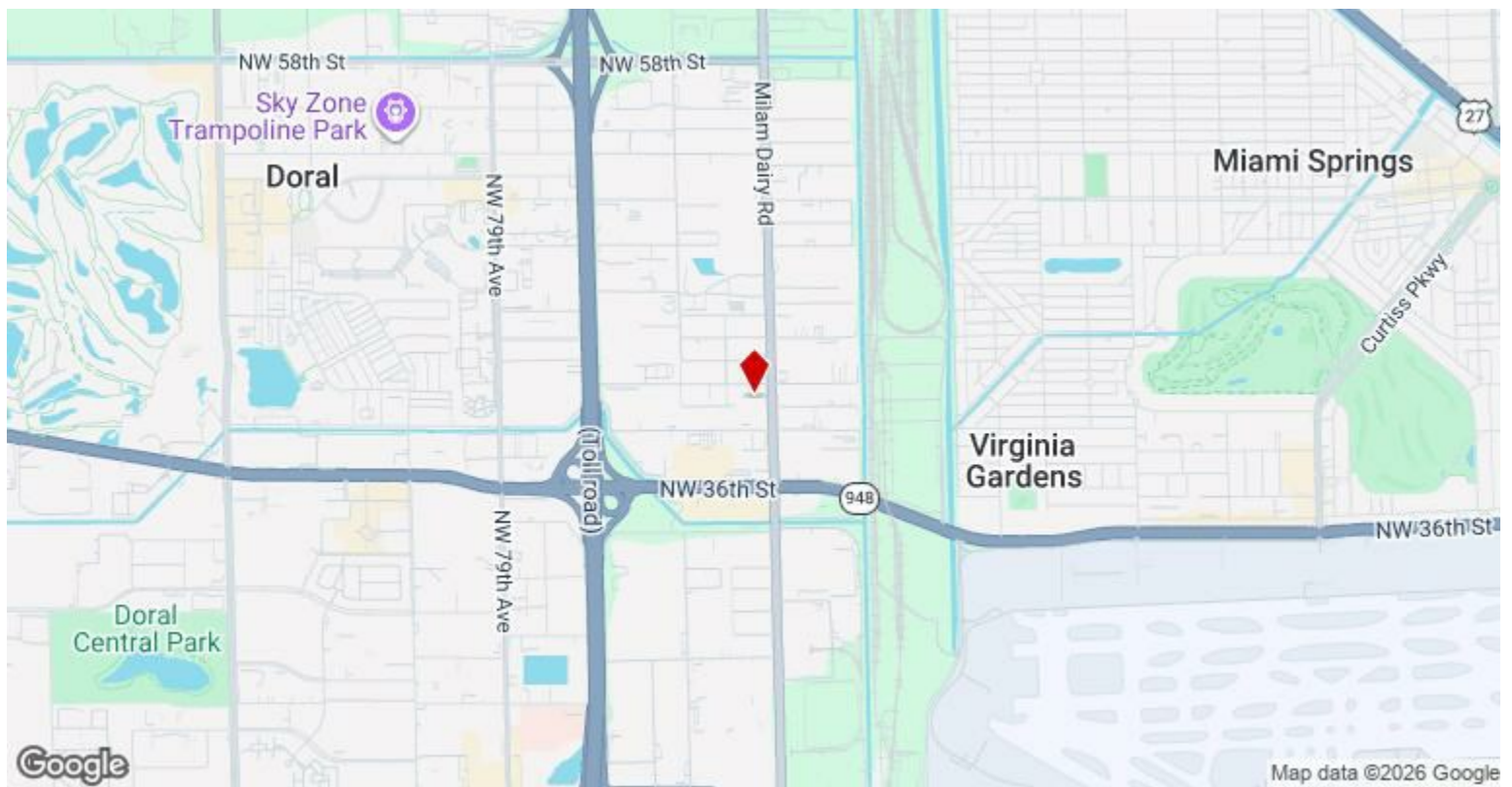
Rental Rate:	\$22.00 /SF/YR
Min. Divisible:	3,836 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	26,904 SF
Year Built:	1982
Rental Rate Mo:	\$1.83 /SF/MO

1

1st Floor Ste 4200-4244

Space Available	3,836 - 22,500 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Office Size	2,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Options include 22,500 square feet with 2,000 square feet of office (Bays 4200–4244 combined), 14,500 square feet with 2,000 square feet of office (Bays 4200–4208 combined), 3,836 square feet (Bay 4242), and 4,363 square feet (Bay 4244).



4200-4250 NW 72nd Ave, Miami, FL 33166

Within Miami's Airport West industrial submarket, 4200-4250 NW 72nd Avenue delivers a high-visibility industrial/flex warehouse with outstanding exposure along NW 72nd Avenue, a major arterial bearing more than 36,000 vehicles per day (VPD).

Subdividable to accommodate operational needs, multiple configurations are available for the space. Options include 22,500 square feet with 2,000 square feet of office (Bays 4200–4244 combined), 14,500 square feet with 2,000 square feet of office (Bays 4200–4208 combined), 3,836 square feet (Bay 4242), and 4,363 square feet (Bay 4244). Car dealerships are welcome, expanding potential uses.

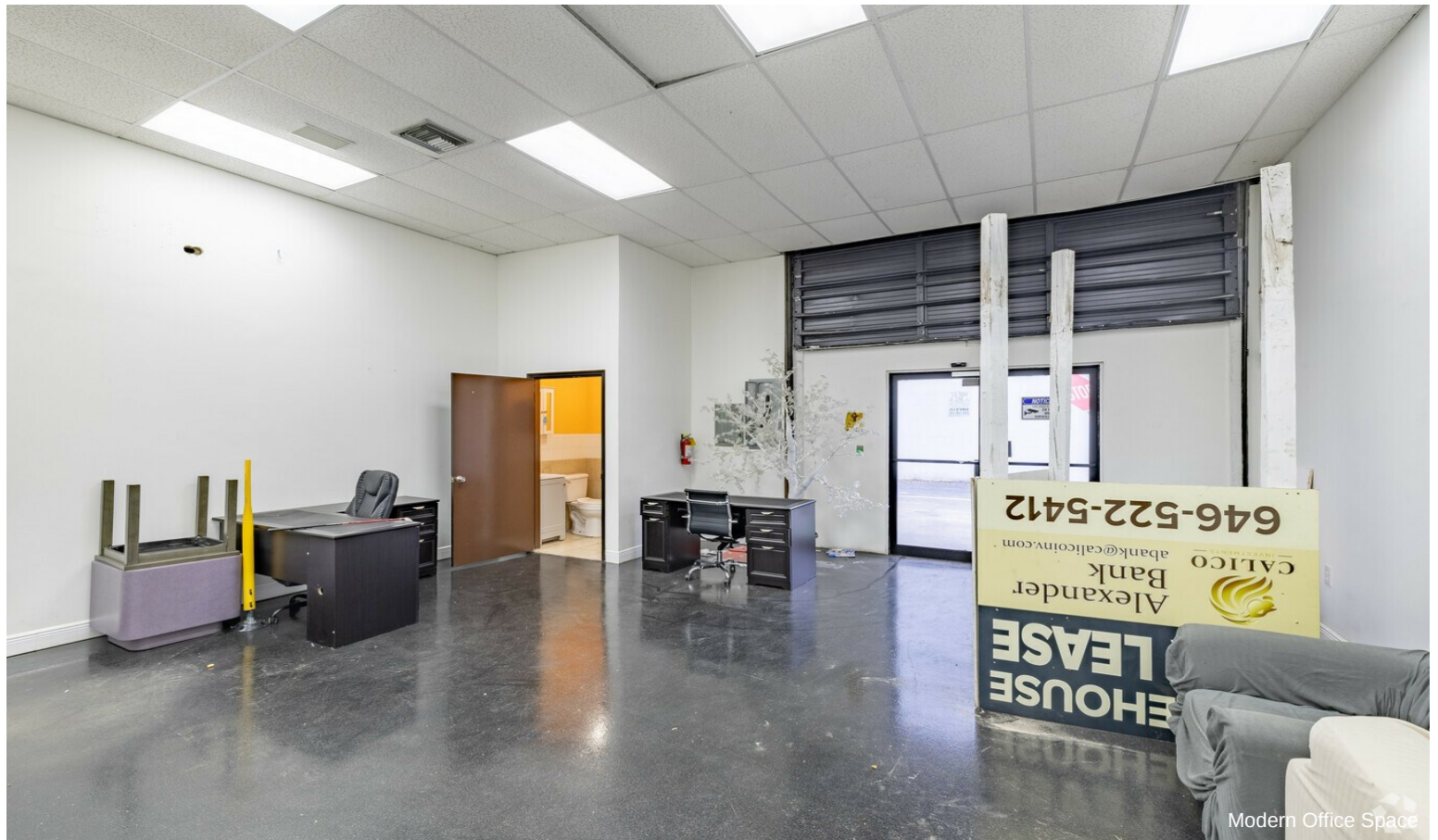
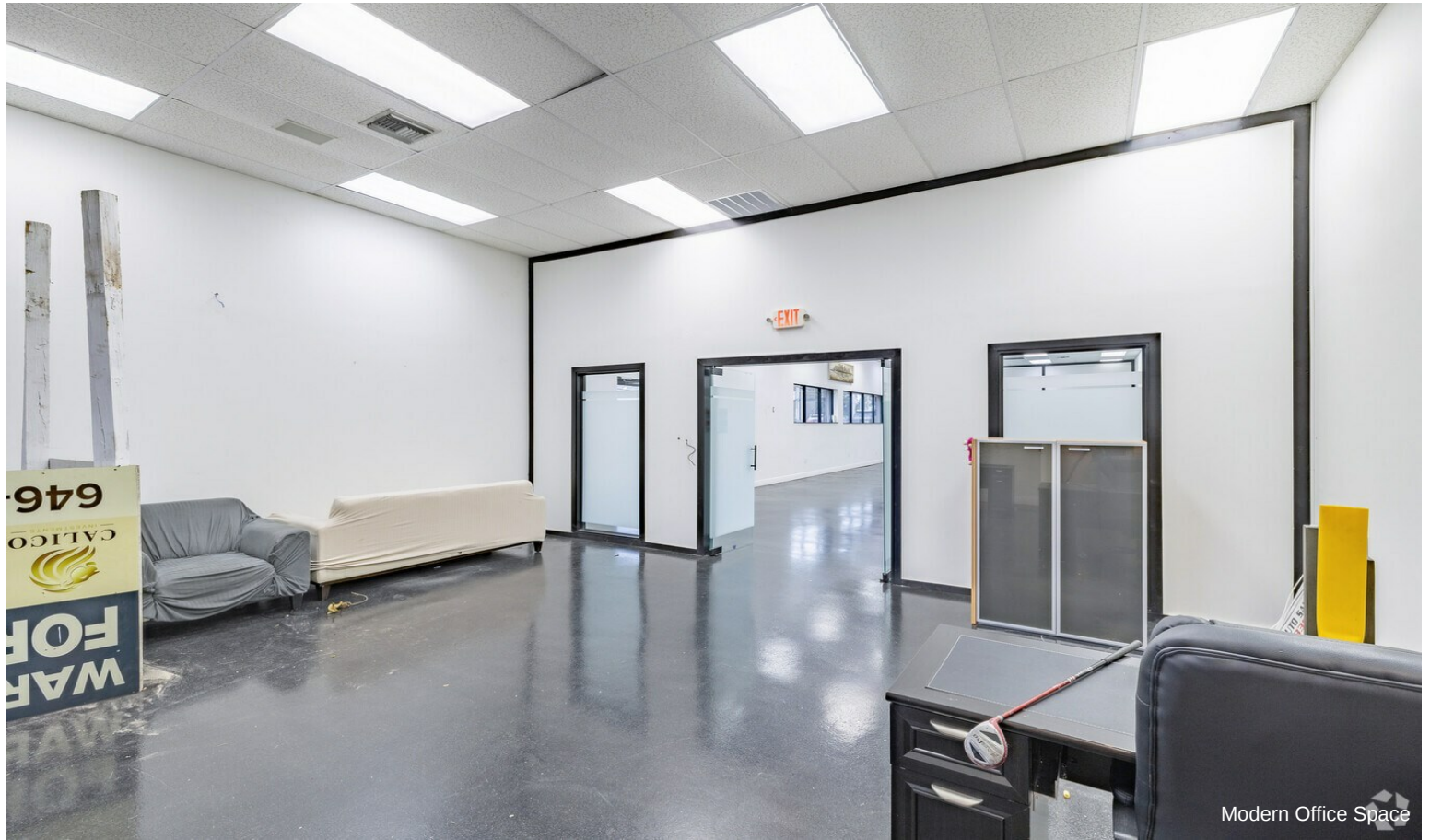
4200-4250 NW 72nd Avenue sits near the Hialeah Rail Yard in a booming industrial hub anchored by courier and freight services, floral wholesalers, general and specialized contractors, automotive dealers and services, and light manufacturers, making it a strong fit for various synergistic users. Connectivity is a standout advantage, with immediate access to State Road 826 (Palmetto Expressway) and a nine-minute drive to Miami International Airport (MIA), supporting efficient regional access for logistics, distribution, and service-oriented operations.

For tenants seeking a high-exposure industrial/flex facility in a core infill location, the offering presents a compelling opportunity with strong market fundamentals and flexible suite options.

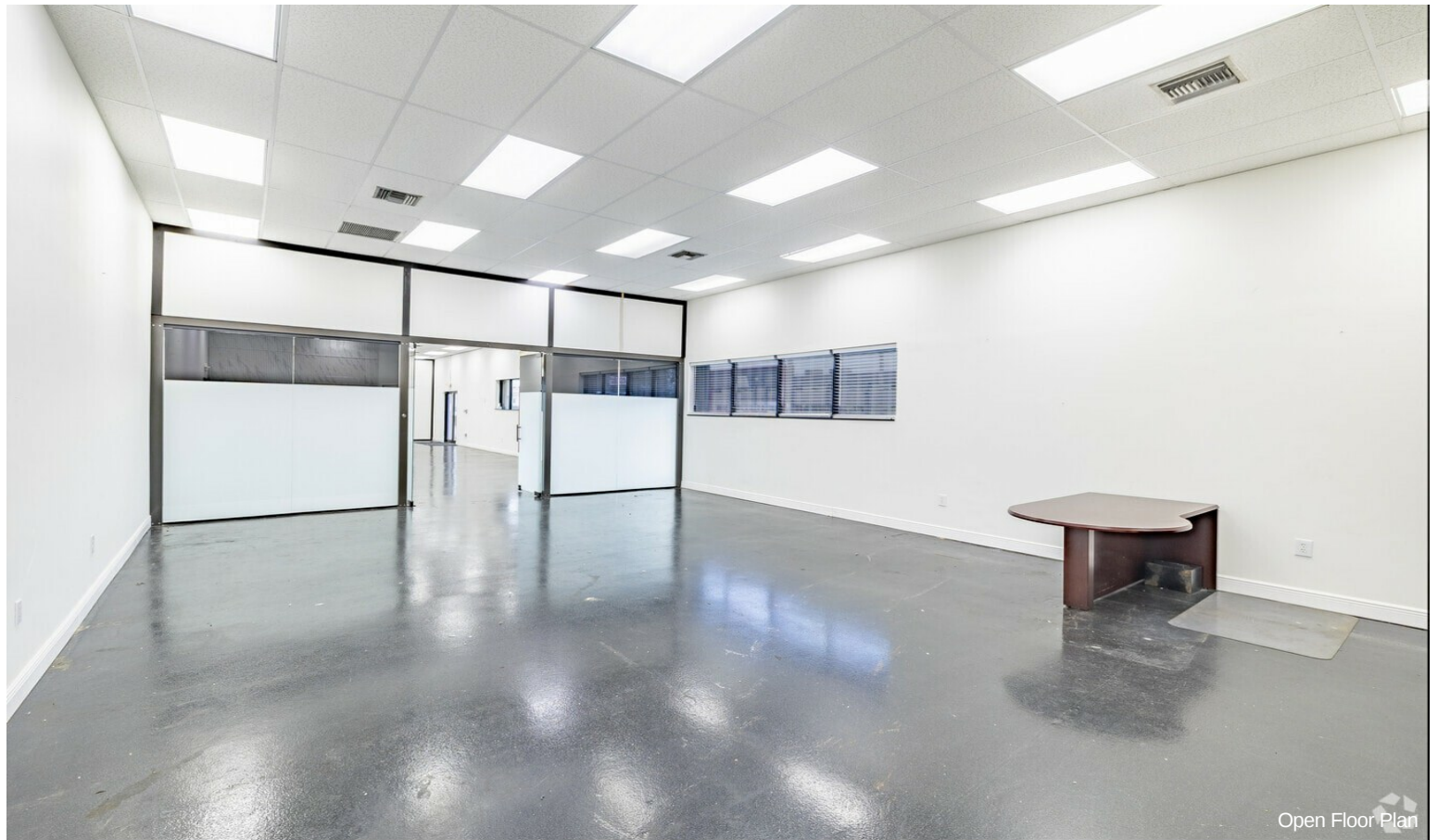
Property Photos



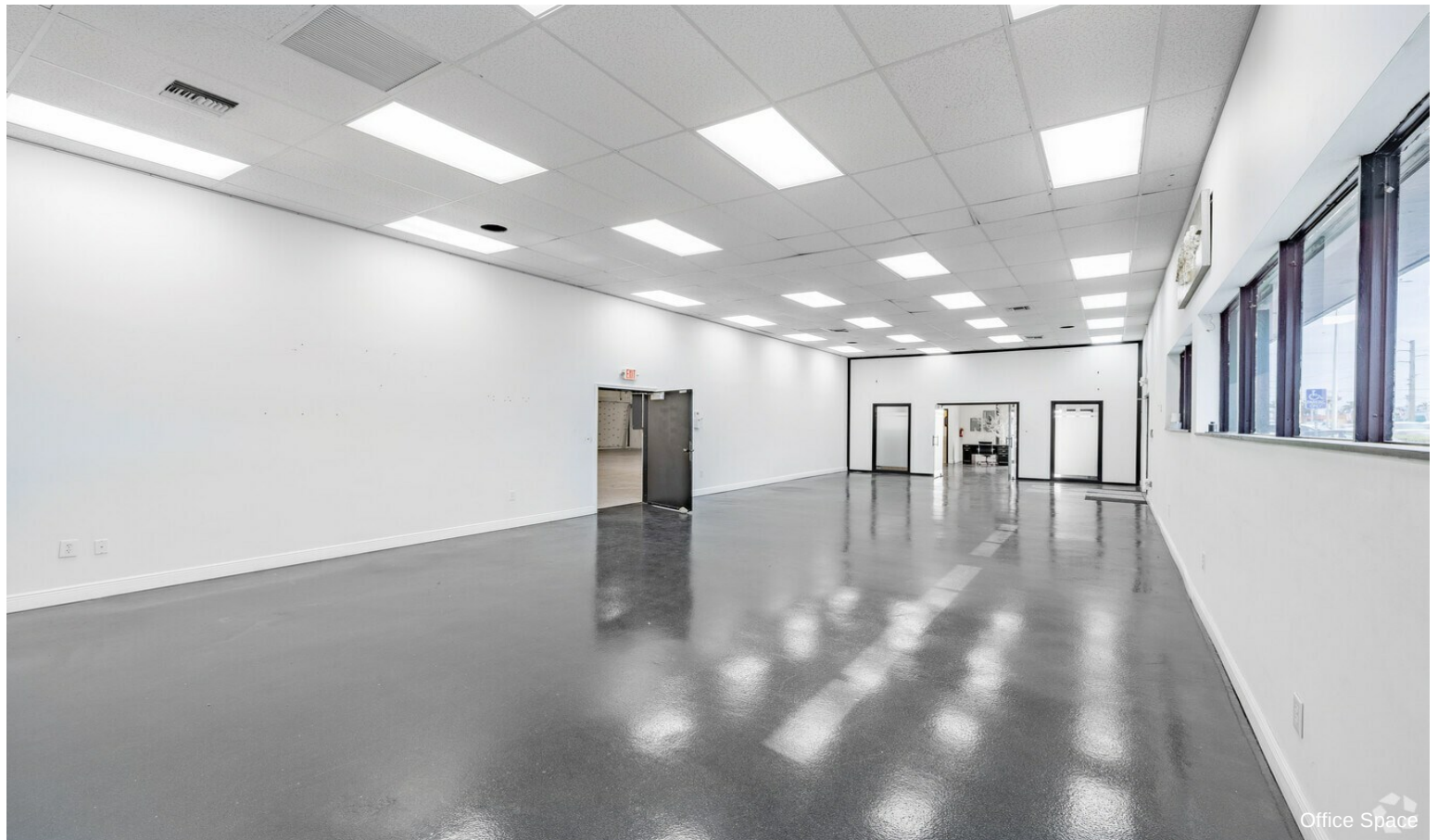
Property Photos



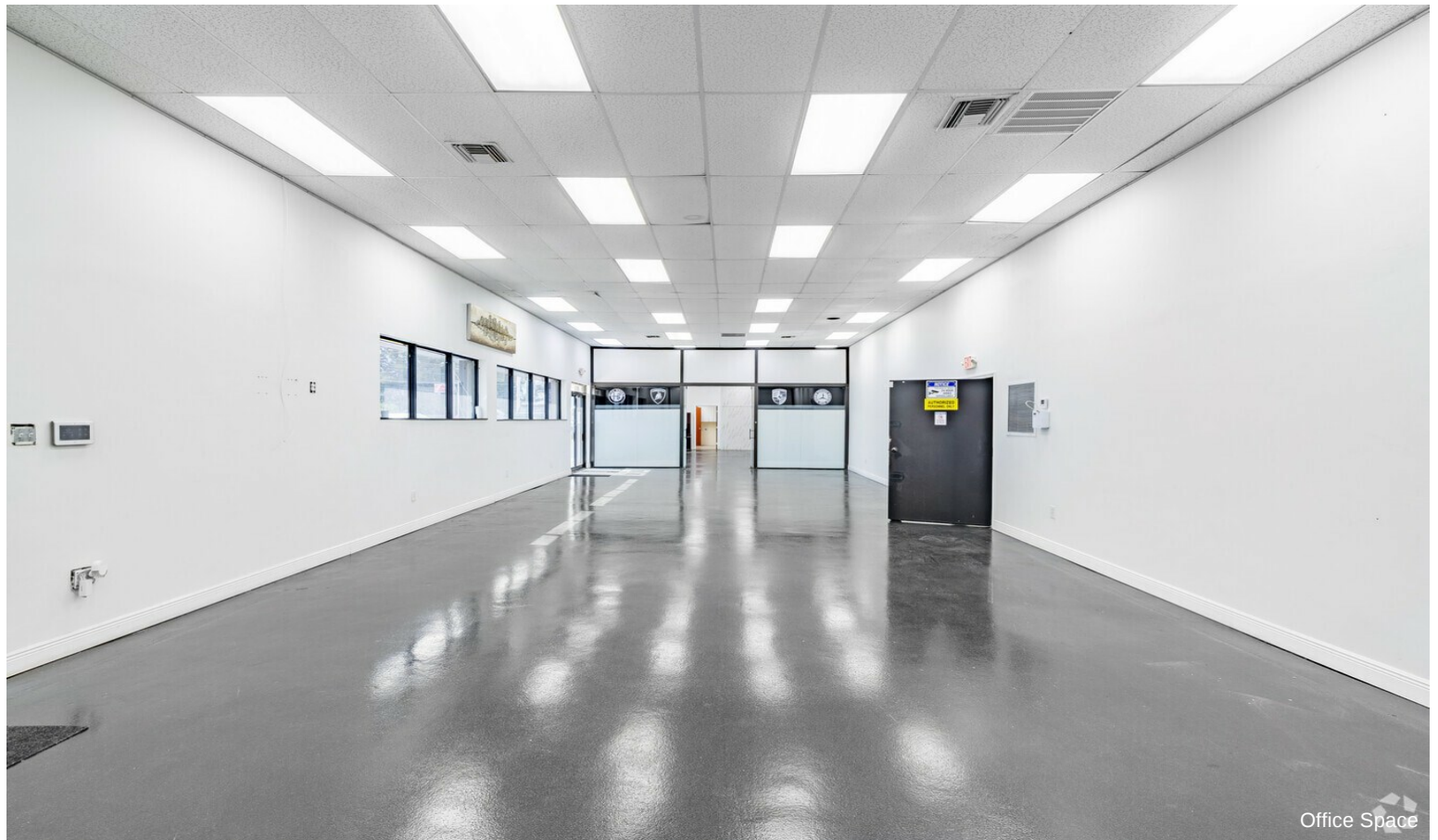
Property Photos



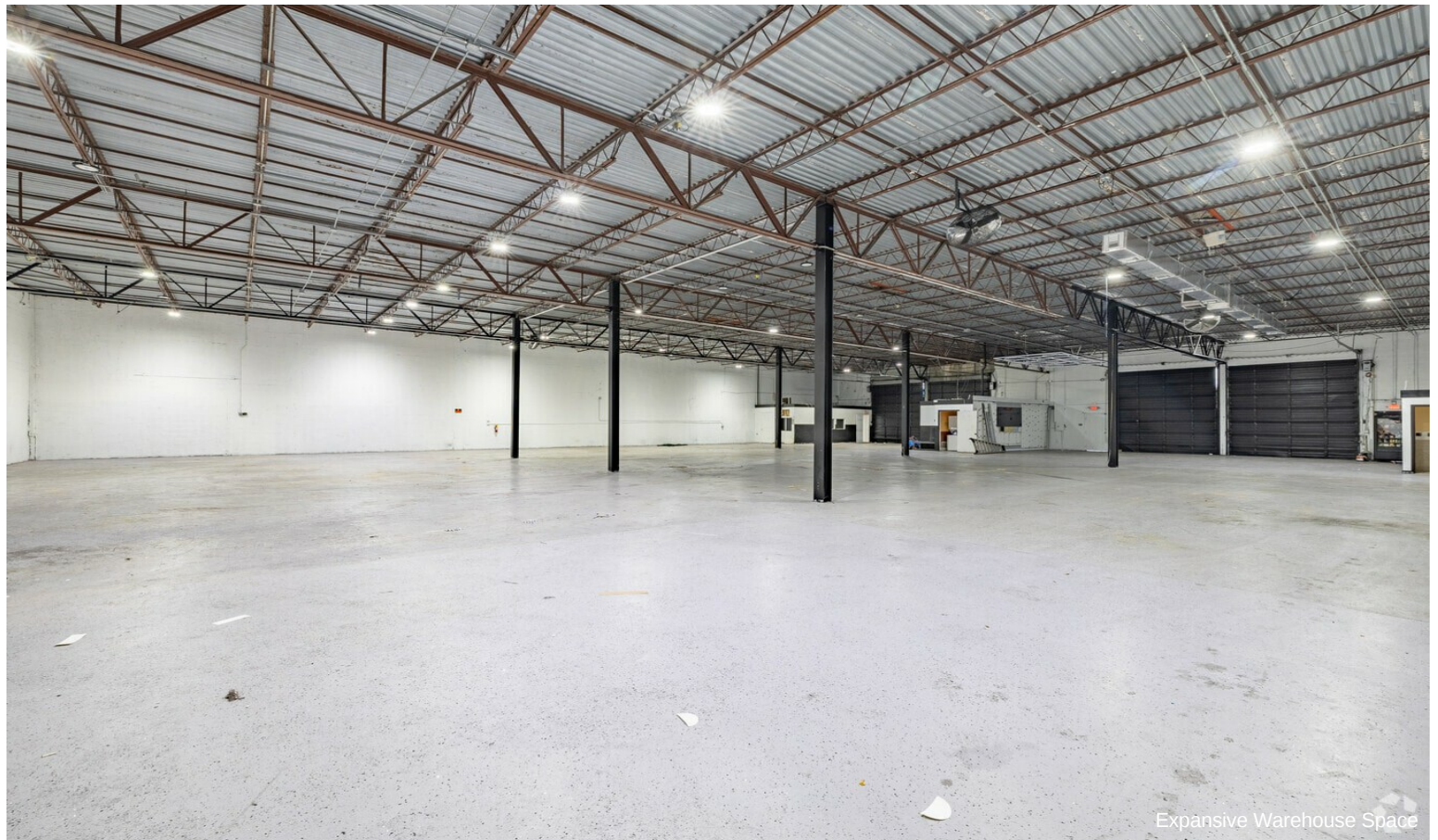
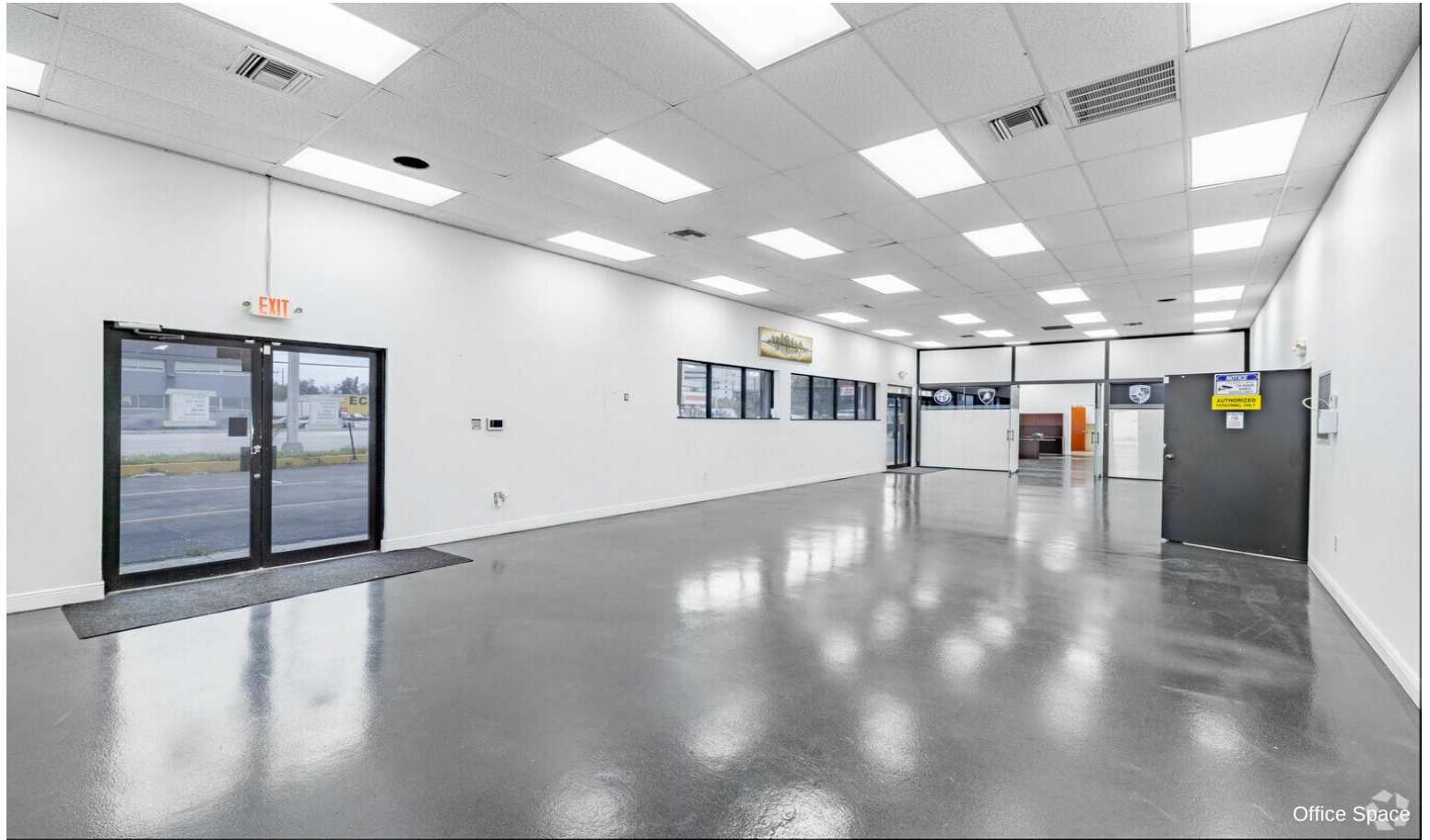
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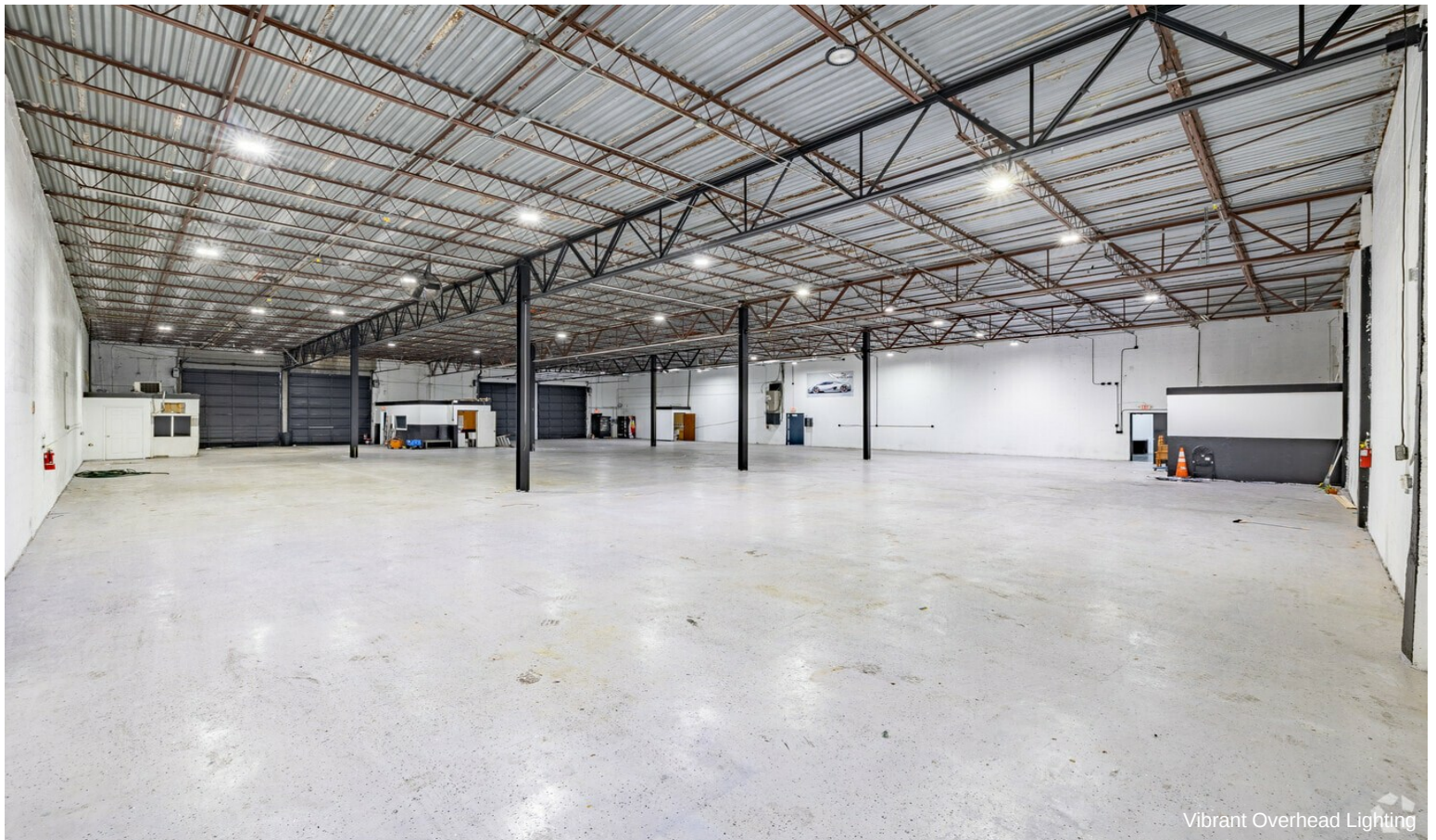
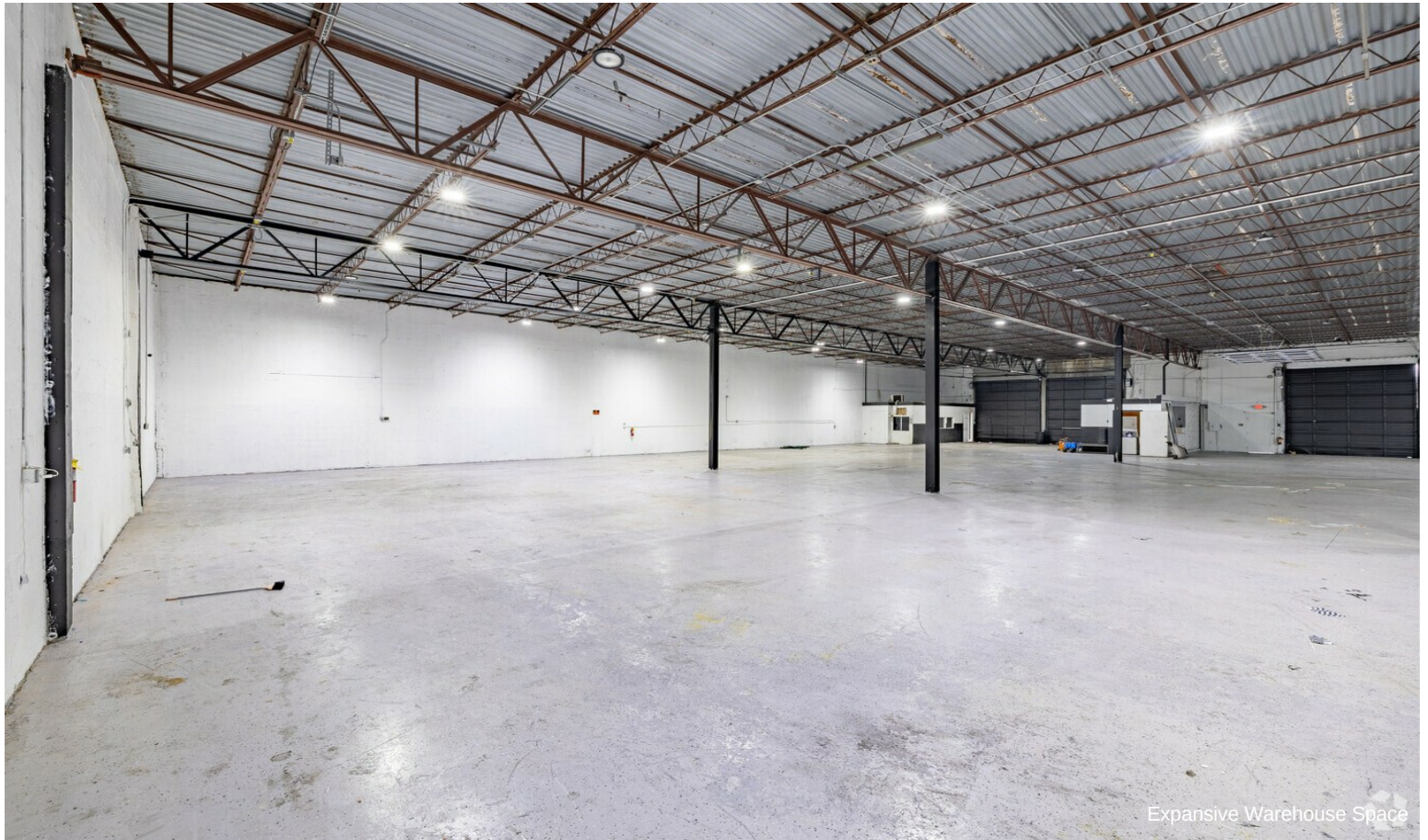
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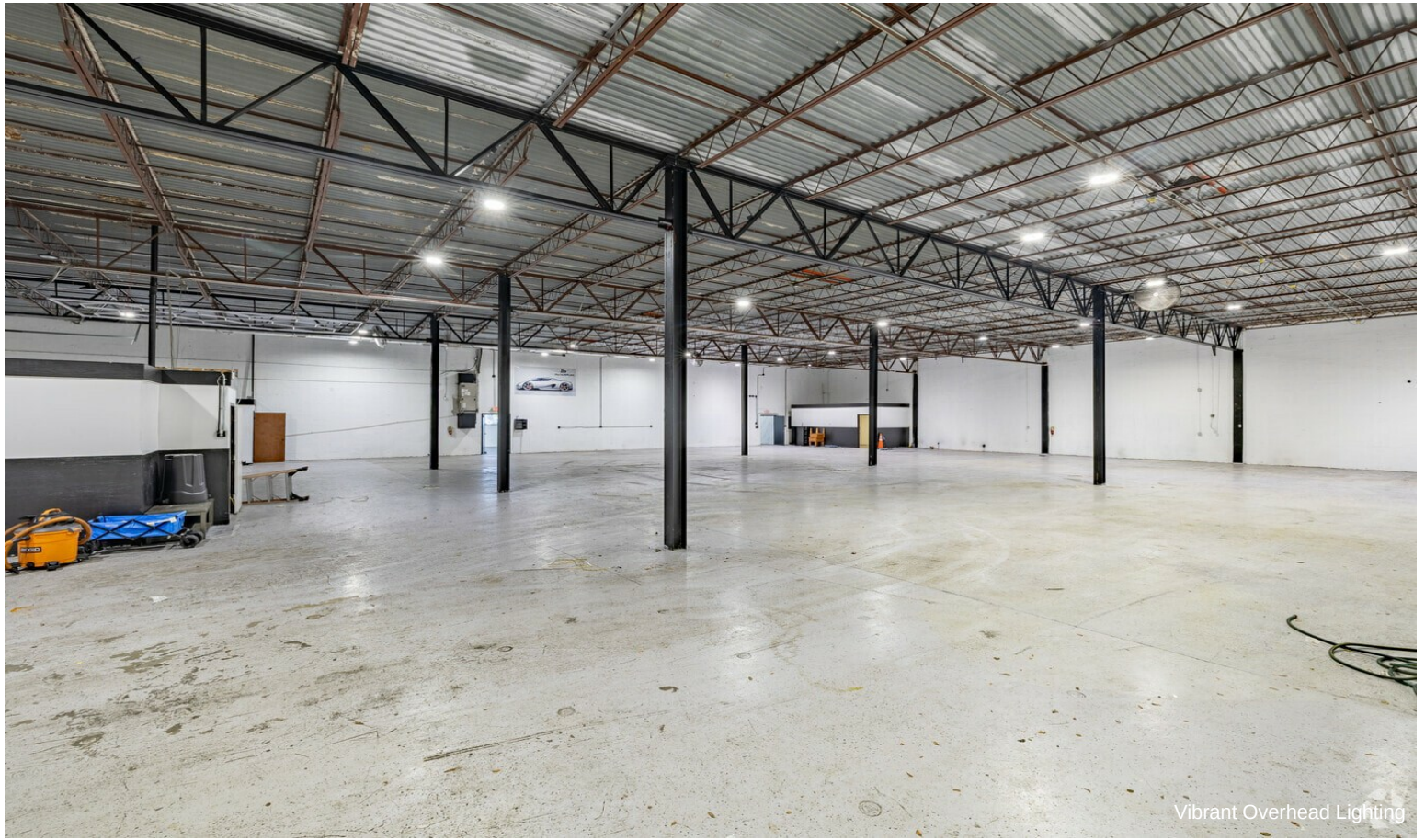
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Property Photos



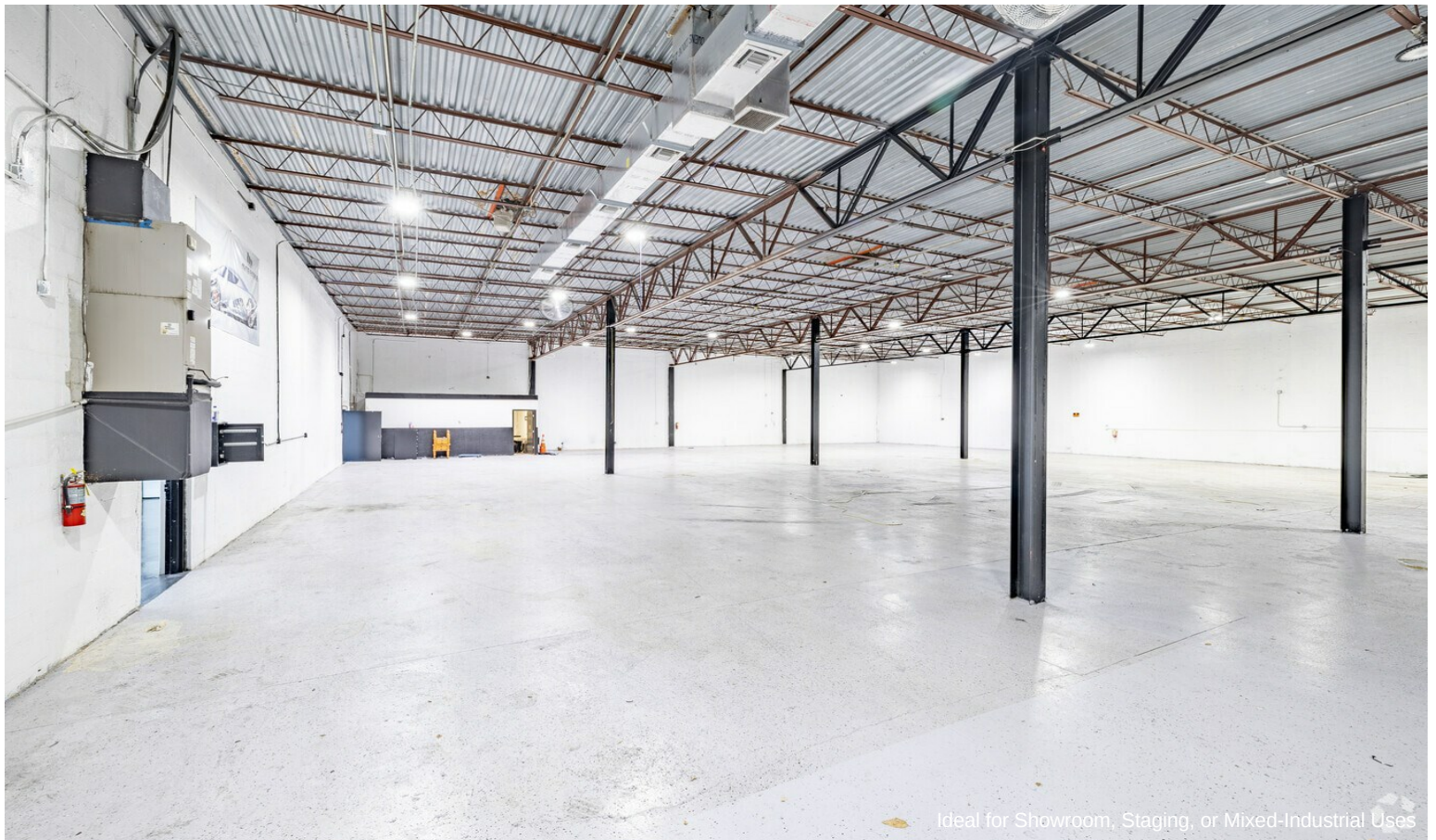
Property Photos



Property Photos

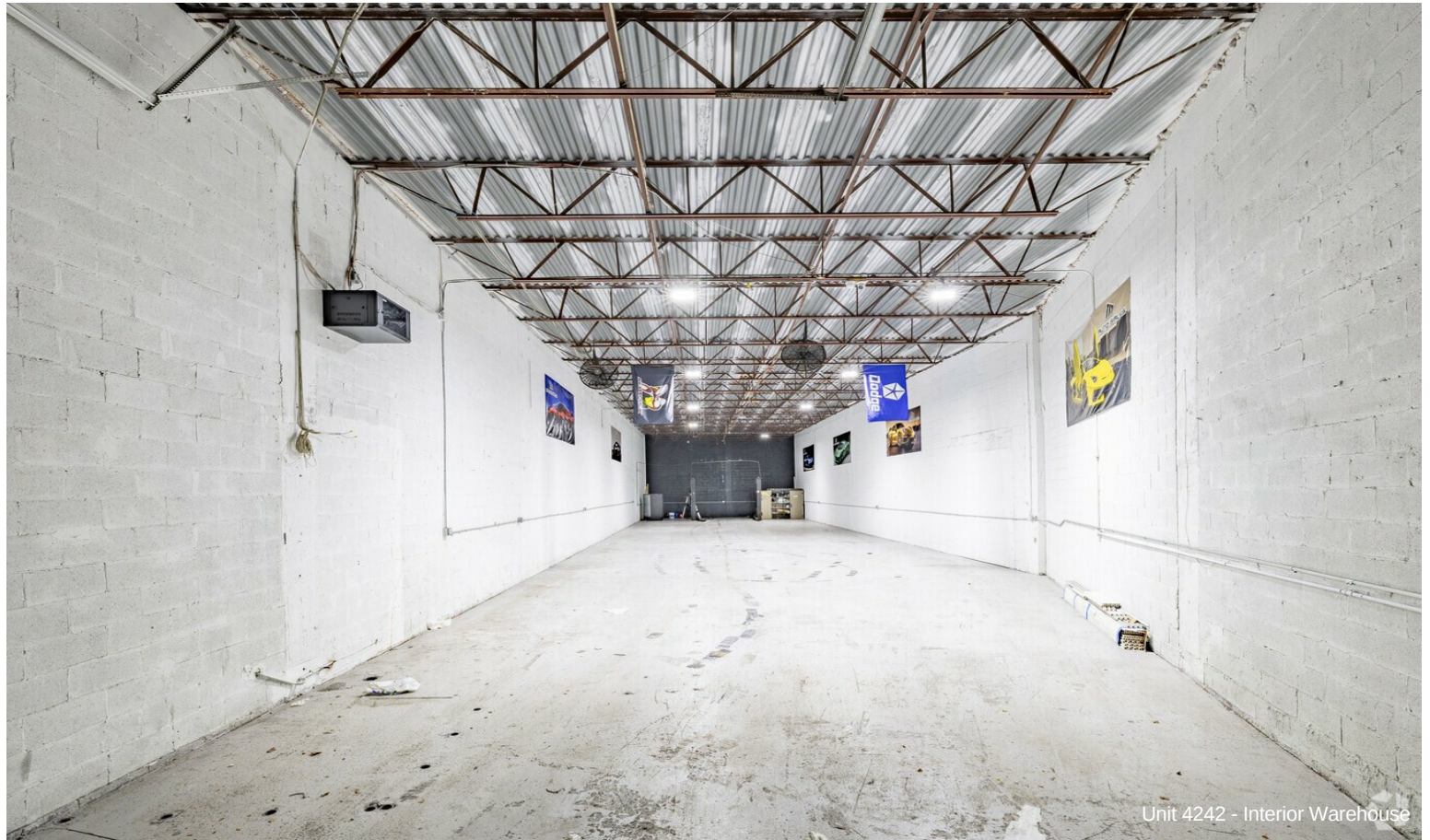


Large Grade-Level Loading

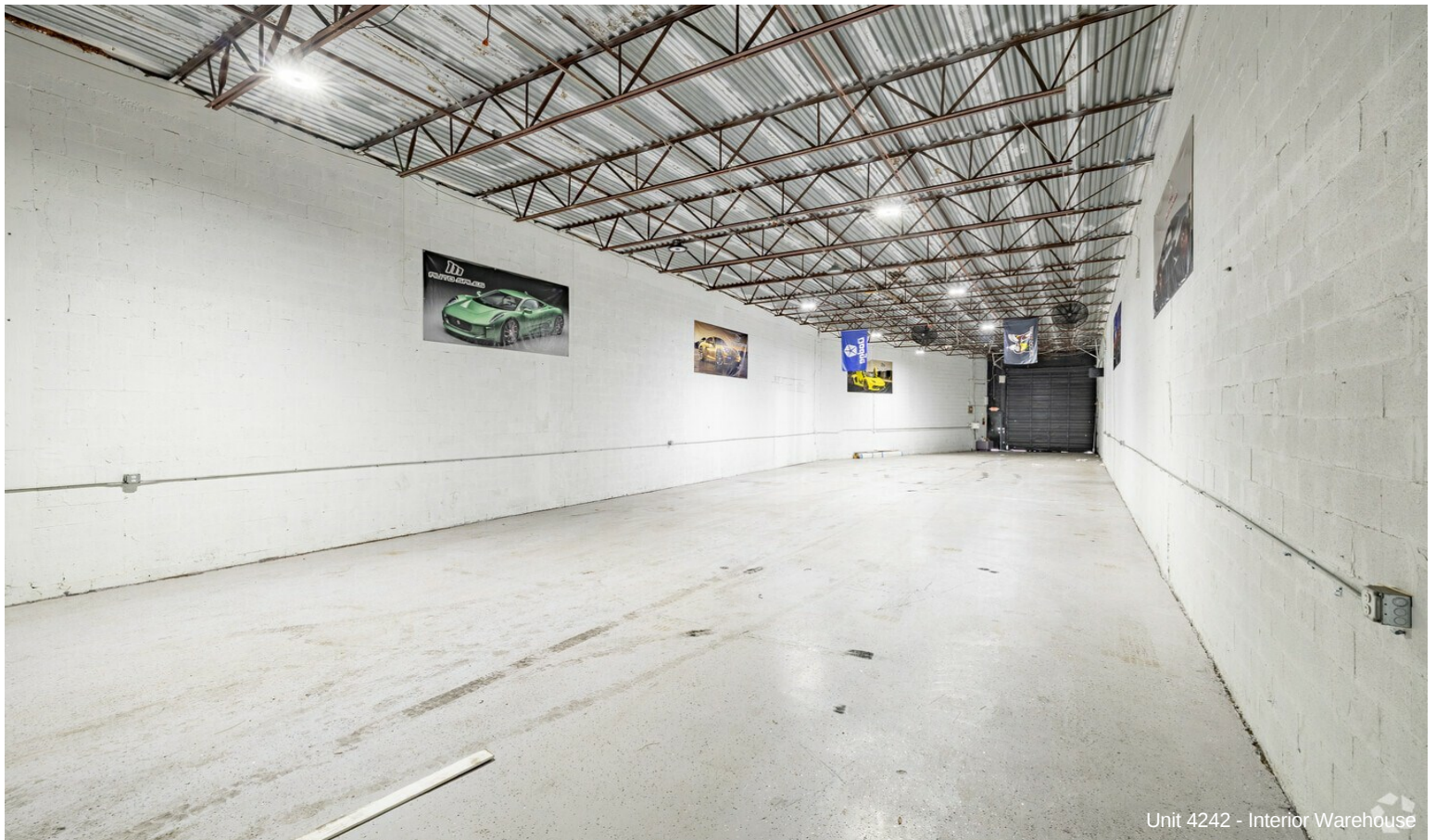
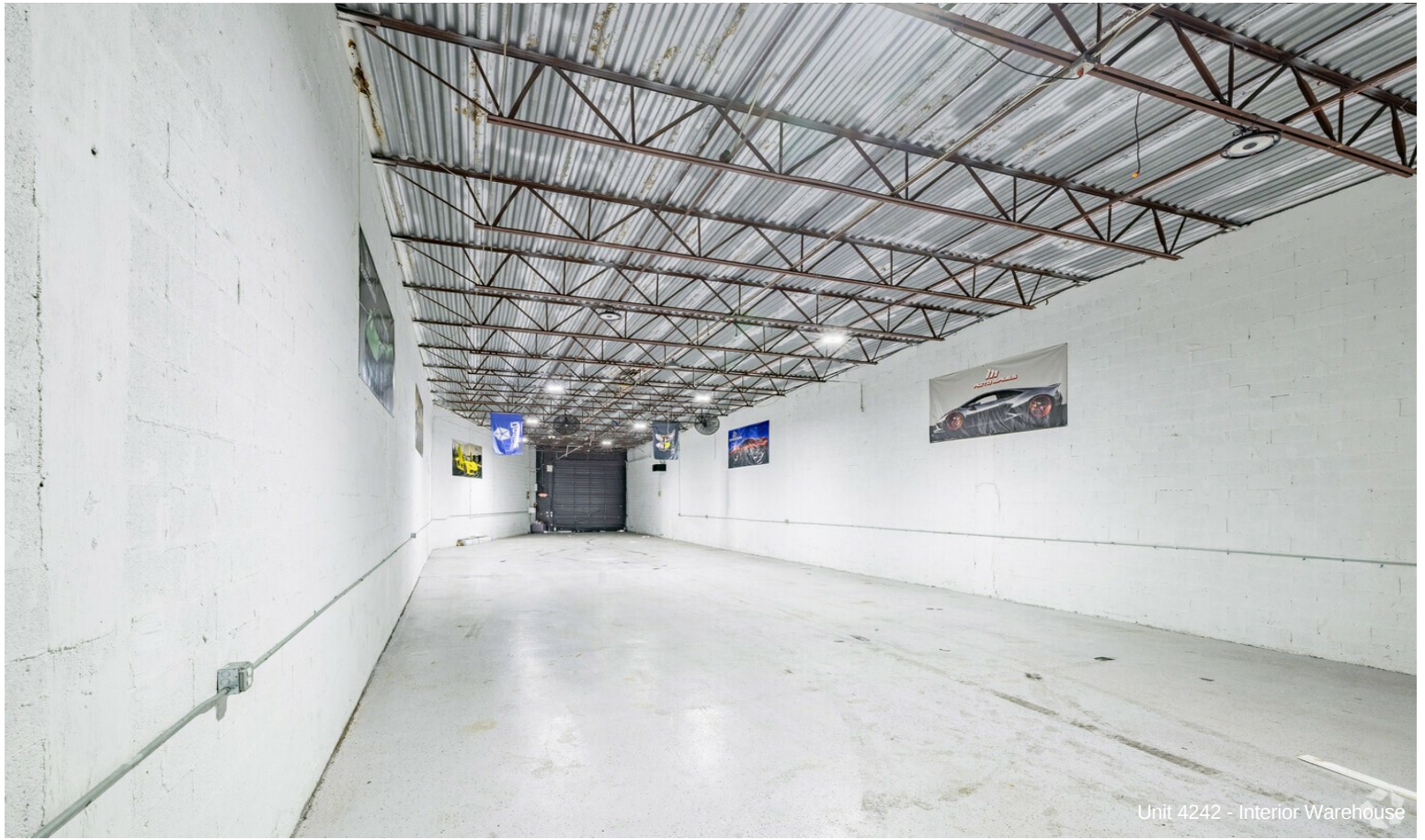


Ideal for Showroom, Staging, or Mixed-Industrial Uses

Property Photos



Property Photos



Property Photos



Property Photos

