

5530 NW 32ND Court,
Miami, FL 33142

±52,943 SF INDUSTRIAL/IOS FACILITY

AVAILABLE
FOR LEASE

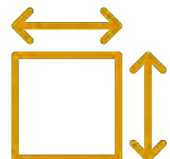
Available Immediately

Fairchild Partners presents a premier leasing opportunity at 5530 NW 32nd Court, a ±52,943 RSF free-standing industrial facility in Miami-Dade County’s Airport East/Southeast Hialeah submarket. Positioned on a ±2.4-acre IU-1 zoned site, the Property offers both functionality and accessibility within one of South Florida’s top logistics hubs. **The building features 20’ clear ceilings, 13 loading positions with six (6) double-wide doors (two positions each), one a double-wide concrete ramp, plus one (1) single door, a 195’ truck court with ±50,000 SF (±1.14 acres) of secured loading and outdoor storage.** The Property recently completed an extensive capital improvement program, including: New roof with a 20-year warranty; Gutted and refinished office and all bathrooms; New interior and exterior paint; New lighting throughout the warehouse and office; Brand-new electric roll-up doors; and Refinished truck court and loading area. The warehouse is fully sprinklered with a wet-pipe system and supported by ample surface parking and circulation to meet modern distribution needs. Currently operating as a national roofing supply distribution center, the facility provides plug-and-play functionality for logistics, e-commerce, light manufacturing, building materials, cold storage conversion, or freight forwarding operations.

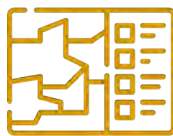
Ideally located in Southeast Hialeah, the Property is situated less than ±3 miles from Miami International Airport cargo facilities and benefits from immediate proximity to SR-112, NW 36th Street, Okeechobee Road, SR-836, and I-95, ensuring seamless connectivity across Miami-Dade, Broward, and the greater South Florida region. Its close proximity to PortMiami further enhances import and export capabilities, making this a compelling opportunity for operators seeking efficiency and access at the core of Miami’s eastern industrial corridor.



±52,943 RSF
TOTAL AVAILABLE
RENTABLE SQUARE
FEET



±2.4 AC
LAND SIZE
IN ACRES



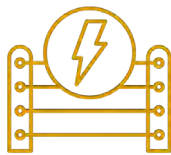
IU-1 ZONING
INDUSTRIAL, LIGHT
MANUFACTURING
DISTRICT



13 LOADING
POSITIONS
6 DOUBLE-WIDE
DOORS (2 POSITIONS
EACH), 1 DOUBLE-WIDE
CONCRETE RAMP, PLUS
1 SINGLE DOOR



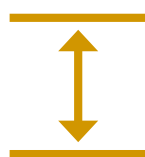
195’
TRUCK COURT
DEPTH



±50k SF FENCED
STORAGE AREA
PROTECTED BY AN
ELECTRIC FENCE FOR
LOADING, PARKING +
OUTDOOR STORAGE



212’
BUILDING
DEPTHS



20’
CLEAR
HEIGHT



AMPLE
PARKING
AMPLE SPACE FOR
PARKING + LOADING



NEW ROOF
NEWLY COMPLETED
ROOF WITH 20-YEAR
WARRANTY



FULLY
SPRINKLERED
WITH WET-PIPE
FIRE SUPPRESSION



RECENT CAPITAL
IMPROVEMENTS
RECENTLY COMPLETED
AN EXTENSIVE CAPITAL
IMPROVEMENT PROGRAM



Strategic location within the Airport East / Southeast Hialeah Submarket offering excellent access and considered one of Miami's most important industrial areas in terms of inventory size and connectivity.



Unmatched Proximity to Key Transport Hubs; Ideally located near Miami Int'l Airport—the #1 U.S. airport for international freight and 9th worldwide—as well as the PortMiami, one of the nation's leading container ports, with convenient access to the MIA Cargo Entrance.



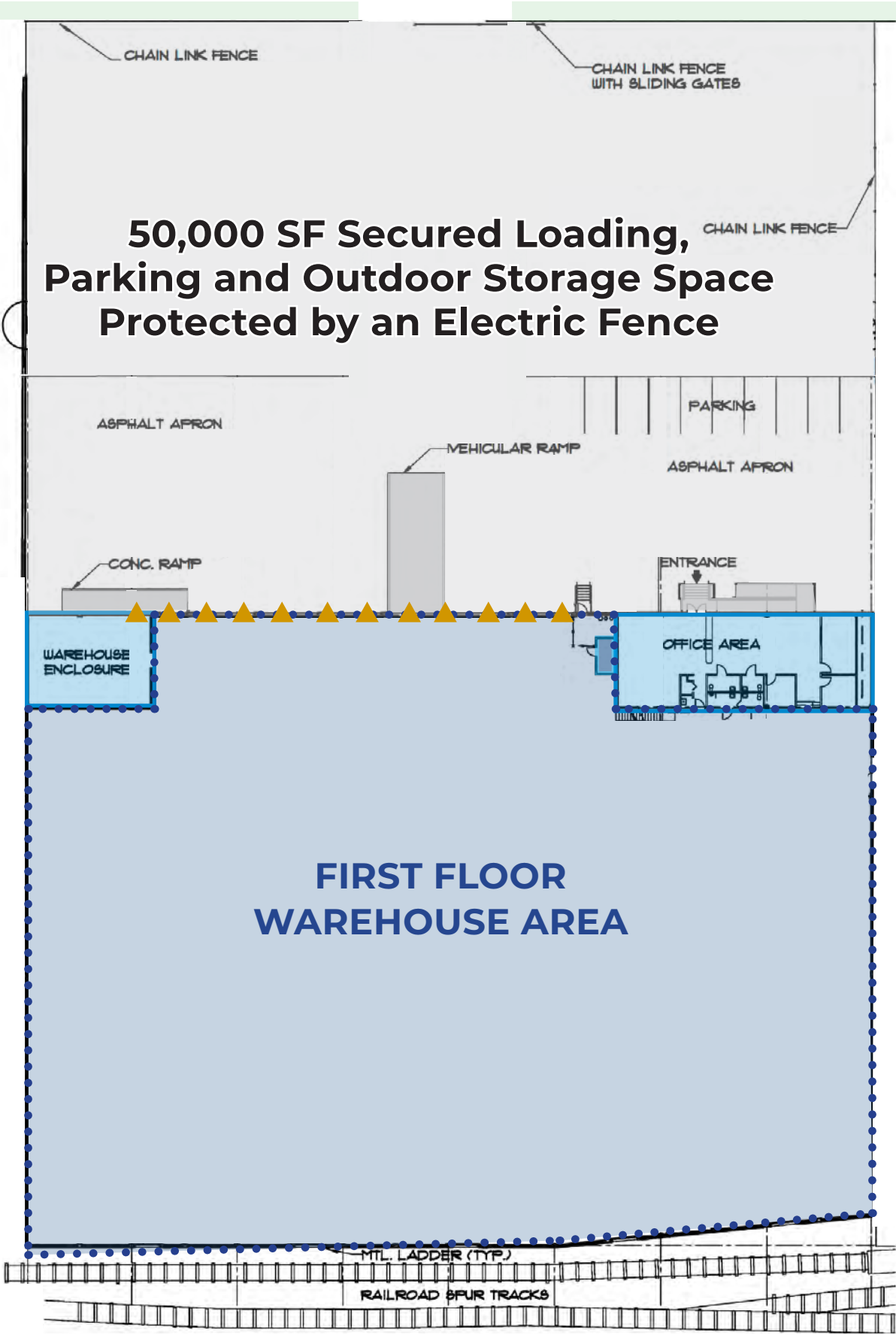
The area attracts numerous national companies drawn by Hialeah's proximity to Miami's urban core, including Macy's, Caterpillar, Winn Dixie, USPS, UPS, Amazon, AmeriKooler, and Carnival.



Prime Location in Hialeah, Miami's 2nd Most Populous City; Surrounded by a dense demographic base, with ±600k residents and access to a robust, diverse labor pool of ±320k employees within a 5-mile radius.

5530 NW 32ND COURT

BUILDING LAYOUT

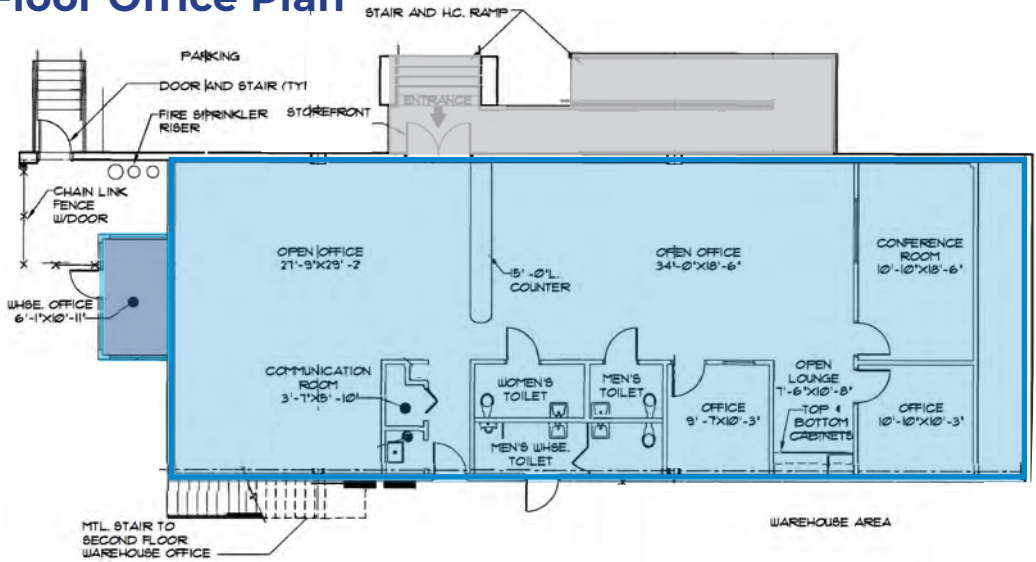


AREA CALCULATIONS

FIRST FLOOR OFFICE	±2,283 SF
WAREHOUSE OFFICE	±76 SF
WAREHOUSE	±50,584 SF
FIRST FLOOR TOTAL	±52,943 SF
SECOND FLOOR WAREHOUSE OFFICE	±821 SF
WAREHOUSE MEZZANINE	±1,594 SF
SECOND FLOOR OFFICE/MEZZANINE TOTAL*	±2,415
FIRST FLOOR RENTABLE SF TOTAL	±52,943 SF
WAREHOUSE MEZZANINE*	±2,415
COMBINED TOTAL	±55,358 SF

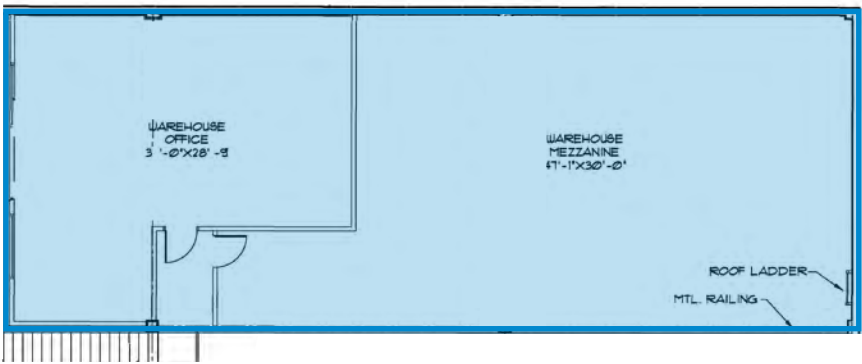
*Not included in RSF

1st Floor Office Plan



2nd Floor Office/Mezzanine

Not included in RSF



AVAILABLE

±52,943 SF

TOTAL RENTABLE SQUARE FEET



±2,283 SF

OF FIRST FLOOR OFFICE

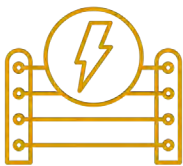
±897 SF OF TOTAL WAREHOUSE OFFICE + 2ND FLOOR OFFICE NOT INCLUDED IN RSF



±2,415 SF*

TOTAL SECOND FLOOR OFFICE/MEZZANINE AREA

*NOT INCLUDED IN RSF



±50k SF (±1.14 AC)

OF FULLY SECURED LOADING, PARKING AND OUTDOOR STORAGE SPACE PROTECTED BY AN ELECTRIC FENCE

Disclaimer: The information and images contained herein are from sources deemed reliable. However, all sketches are for illustrative purposes only and are not to scale and may be out-of-date. Property images and aerials have been digitally modified for illustrative purposes.



BUILDING PHOTOS

RECENT CAP EX INCLUDES:

- New roof with a 20-year warranty
- New exterior paint
- Brand-new electric roll-up doors
- Refinished truck court and loading area





INTERIOR PHOTOS

RECENT CAP EX INCLUDES:

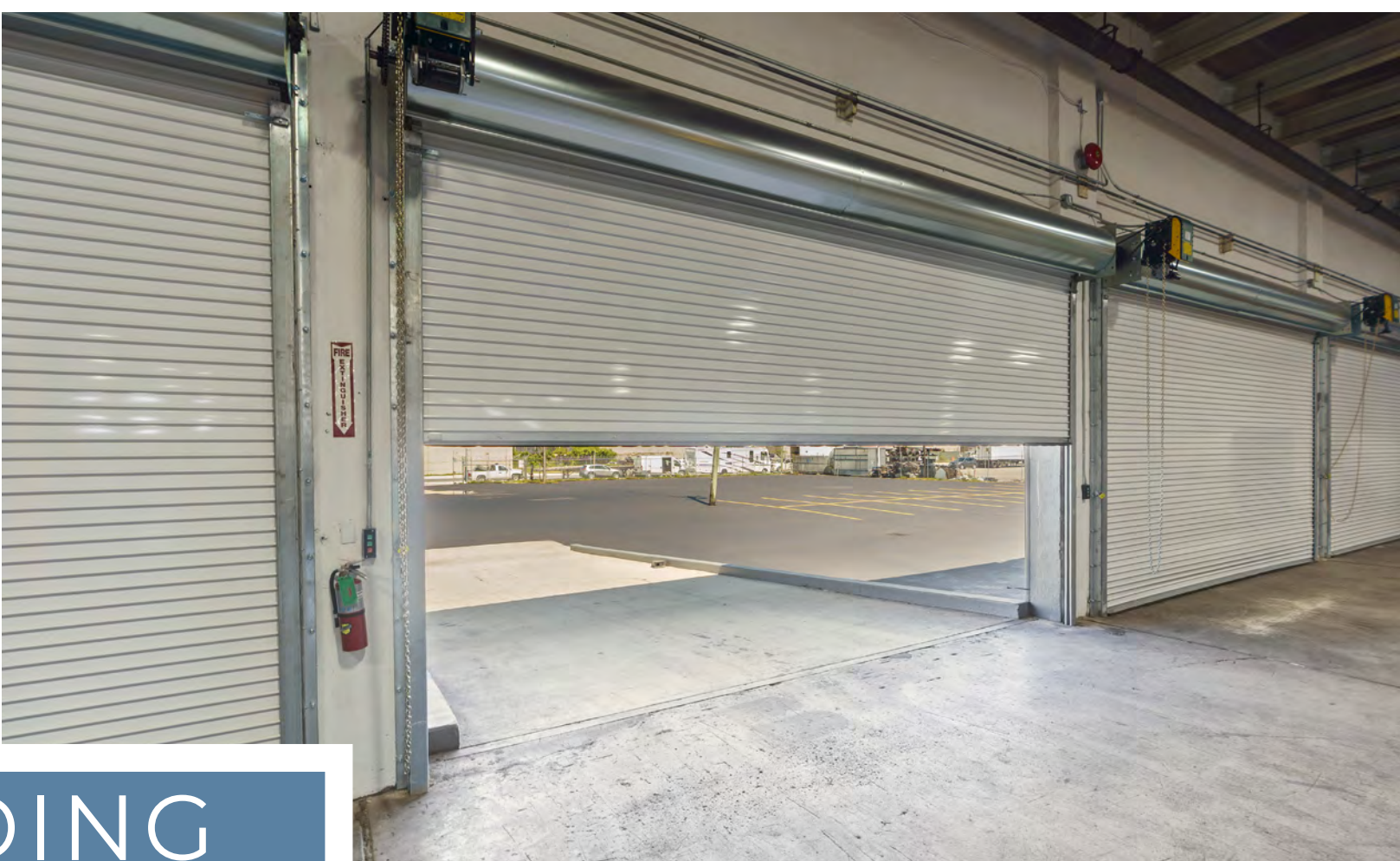
- Gutted and Refinished Office
- Gutted and Refinished Bathrooms
- New Interior Paint
- New Lighting Throughout Office and Warehouse





WAREHOUSE
PHOTOS





LOADING
PHOTOS



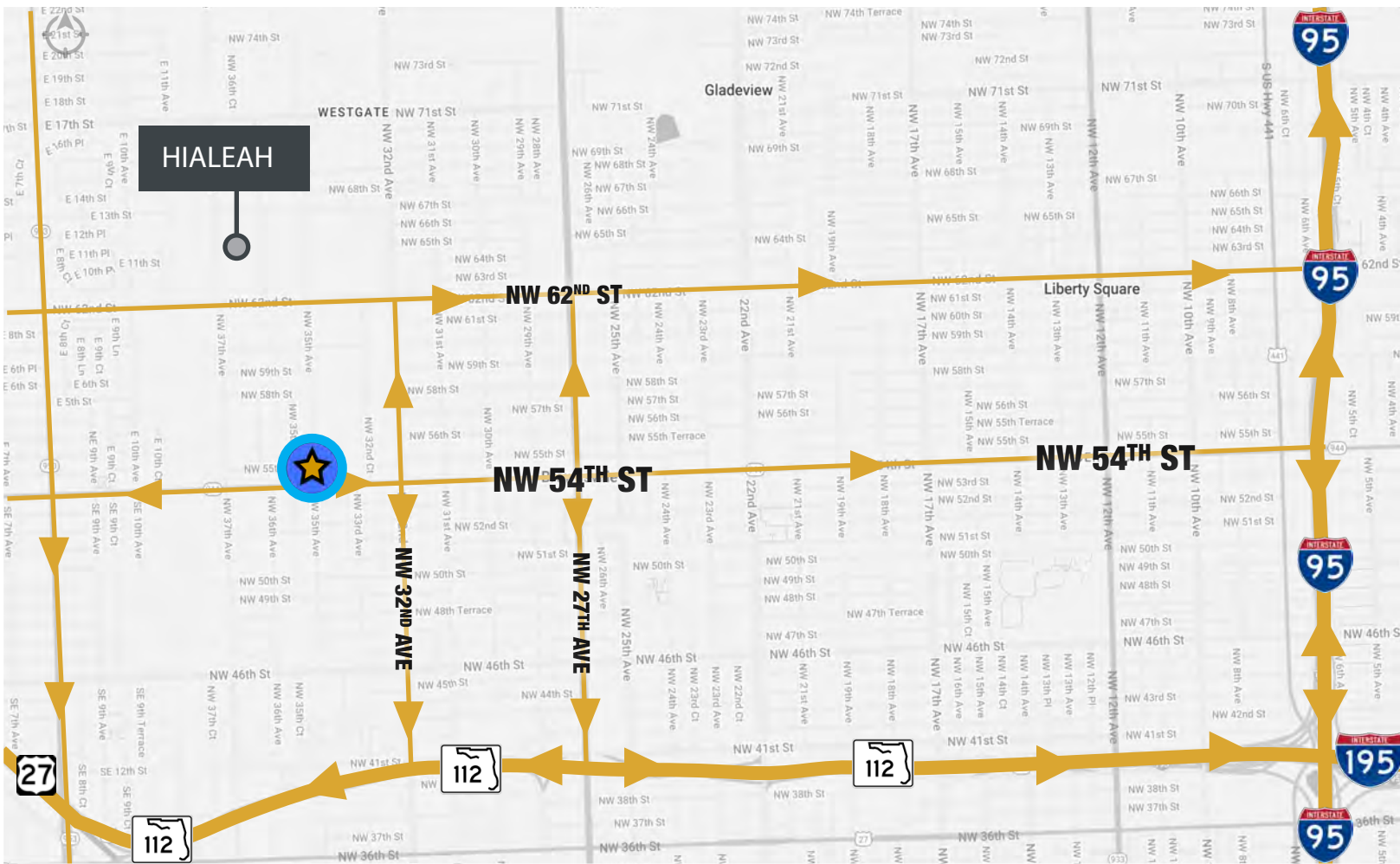
AIRPORT EAST/SOUTHEAST HIALEAH SUBMARKET

MIAMI-DADE COUNTY

Hialeah, the 6th-largest city in Florida and Miami-Dade County's second most populous city, serves as a prominent industrial and economic hub with over 224,000 residents within a 20-square-mile area. With its established industrial base and business-friendly atmosphere, Hialeah plays a critical role in South Florida's economy, supporting diverse industries such as manufacturing, logistics, distribution, and trade. Ongoing economic development initiatives and recent infrastructure upgrades have further enhanced the city's connectivity, facilitating seamless operations for businesses across the Greater Miami area and beyond.

The Property benefits from dense demographics with a population of over 600,000 people living within a 5-mile radius of the Site. The city's workforce, primarily bilingual and predominantly Hispanic, provides an advantageous environment to attract labor for industrial users with large needs for personnel. This demographic strength is matched by steady economic growth and consistent job creation. As a result, Hialeah remains a resilient economic contributor, offering strategic advantages in location, cultural diversity, and long-term economic stability.

The Property sits within Miami-Dade's Airport East submarket, one of the county's most established and tightly held industrial corridors, defined by a balanced mix of logistics, distribution, specialized industrial, and flex users. Anchored by proximity to Miami International Airport and the region's deepest labor pool, the submarket offers tenants the connectivity, flexibility, and regional and international market access that make it one of South Florida's premier locations for industrial operations.



EXCELLENT ACCESSIBILITY

TRANSIT

5530 NW 32nd Court boasts excellent proximity to essential transportation routes, located just ±3.5 miles from Miami International Airport, ±8 miles from Port Miami, and with quick access to major highways like SR-836 (Dolphin), SR-826 (Palmetto), and Florida's Turnpike. Access to the MIA Cargo viaduct (±6-mi) ensures a dedicated, expedited route for MIA's cargo operations, enhancing transit options for logistics/distribution companies seeking strategic connectivity.

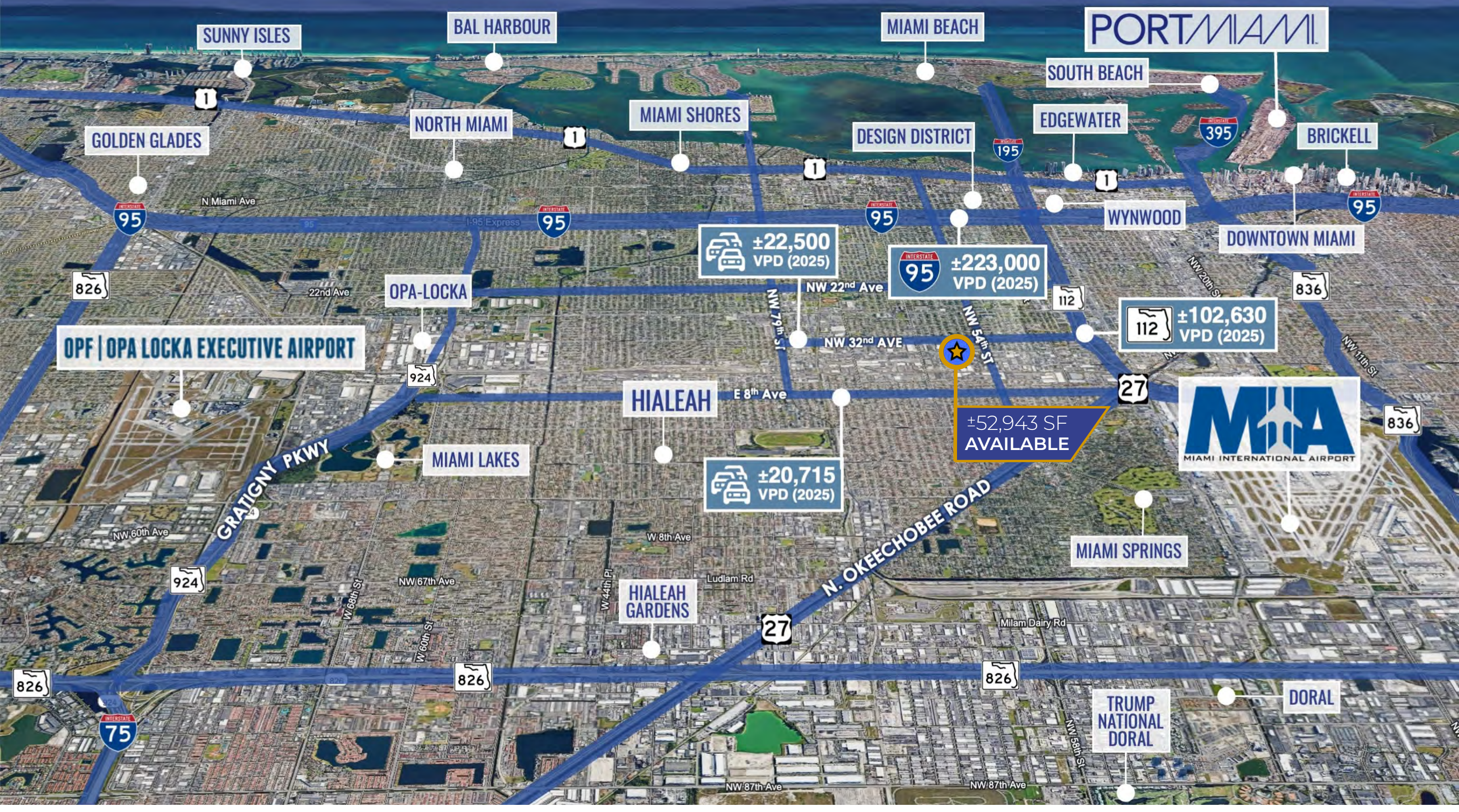
For employees coming from across the county, there is easy access via the East-West Local-Stop Service on the Miami-Dade Transit System, the Miami Metrorail to the north, and the Tri-Rail Station. Additionally, local bus routes are within a few blocks from site and the Hialeah Metrorail station is just ±2-mi from the 5530 NW 32nd Court.

 ±1.5 MILES	 ±2 MILES	 ±3.5 MILES	 ±5 MILES	 ±20 MINUTES
 ±3.5 MILES	 ±6 MILES	 ±6.5 MILES	 ±8 MILES	 ±35 MINUTES

ACCESSIBLE & CONVENIENT LOCATION
MAP VIEW



Minutes from SR-112, U.S. 27 (Okeechobee Rd), I-95, the Gragny (924) and the Dolphin Expressway (836)



CONNECTING SOUTH FLORIDA TO GLOBAL SUPPLY CHAINS

WORLD-CLASS LOGISTICS

Hialeah’s economy is driven by a robust mix of industries, including manufacturing, logistics, and distribution, supported by its proximity to key transportation hubs like Miami International Airport and PortMiami. This strategic location facilitates both domestic and international trade, establishing Hialeah as a vital player in regional commerce. Tenants at 5530 NW 32nd Court can capitalize on this prime location, providing businesses with enhanced logistics and distribution capabilities. With convenient access to Miami Int’l Airport, PortMiami, and major highways the Property offers unparalleled connectivity, enabling seamless access to local and international markets for streamlined business operations.



PortMiami

±12 MILES FROM THE PROPERTY

Powering Global Trade and Economic Growth

PortMiami remains one of Florida’s most important economic engines and the state’s leading container port. In FY 2025, the Port generated an estimated more than **\$61 billion in annual economic impact while supporting over 340,000 jobs statewide. Handling more than 1.1 million TEUs annually**, PortMiami provides direct access to more than 100 countries and over 150 global ports through state-of-the-art cargo terminals and logistics infrastructure.

Beyond cargo, PortMiami continues to rank among the world’s busiest cruise ports, welcoming millions of passengers annually while reinforcing Miami’s position as a global center for international commerce and tourism. Located approximately ±13 miles from the Property, the Port provides tenants with immediate access to one of the nation’s premier international shipping gateways for import/export, distribution, and supply chain operations.



Miami International Airport

±5-MI FROM THE PROPERTY

Driving Billions in Trade + Job Creation

Miami International Airport (MIA) remains one of the world’s premier international aviation gateways and the nation’s leading airport for international air freight. In 2025, MIA handled more than 3.5 million metric tons of cargo, generating approximately \$181 billion in annual economic impact statewide and supporting more than 842,000 jobs across Florida. Within Miami-Dade County alone, MIA supports over 311,000 local jobs and approximately \$41 billion in annual business revenue.

Located approximately ±5 miles from the Property, tenants benefit from immediate access to one of the world’s largest international cargo networks, connecting South Florida businesses with Latin America, the Caribbean, Europe, and global markets while supporting efficient time-sensitive distribution and logistics operations.

#1

FOR INT’L FREIGHT
VOLUME HANDLING
±3.5 MILLION TONS
OF CARGO IN ‘25
(+13.6% YOY GROWTH)

±\$41.2B

ANNUAL ECONOMIC
IMPACT

55.3 MILLION
PASSENGERS

SERVED BY MIA IN 2025;
SOUTH FLORIDA’S 3 MAJOR
AIRPORTS PROVIDE 2,000+
DAILY DEPARTURES



In 2025, PortMiami Handled Over 1.11 Million TEUs reflecting strong cargo and trade volumes

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

1.1 Million+
TEUs
HANDLED
ANNUALLY

±\$61B
ANNUAL
ECONOMIC IMPACT
SUPPORTING
340,000+

In 2025, Miami International Airport Welcomed over 55 Million Passengers reflecting continued growth in international and domestic air travel.



±52,943 SF
AVAILABLE

MAJOR TENANTS IN THE SURROUNDING AREA

3-MILE DEMOGRAPHICS

±212,036
2025 POPULATION

±\$65,401
2024 AVERAGE HH INCOME

±8,409
TOTAL BUSINESSES

±61,143
TOTAL EMPLOYEES

±5.7%

SUBMARKET VACANCY RATE

±\$19.75

SUBMARKET NNN ASKING RENT/SF



5530 NW 32nd Court, Miami, FL

INDUSTRIAL FACILITY AVAILABLE



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdraw without notice.

Fairchild Partners
Licensed Real Estate Brokers

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