

THE AIRPORT PALMETTO CORRIDOR

It's all business here

255

Total Warehouses over
25,000 SF

17,500,000

Total SF

96.9%

Occupied

Contact:

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CURRENT MARKET RATES & RECENT LARGE SALES

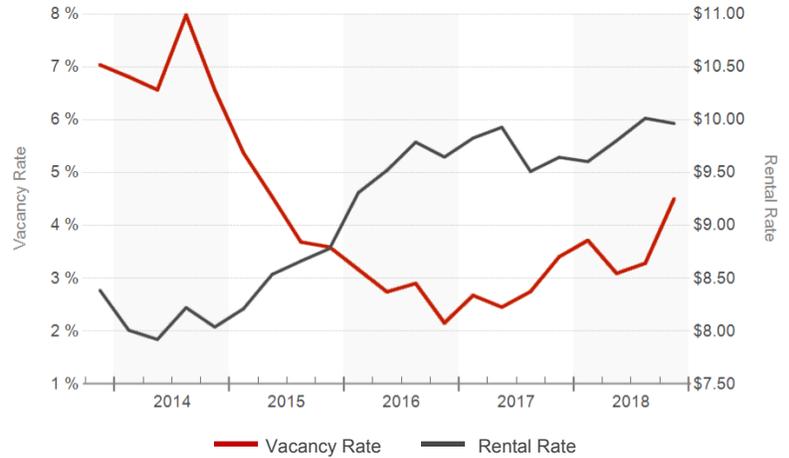
Looking to Sell?

This market is at an all-time high with \$135/SF avg. asking price



Rental and Vacancy Rates

3.1% Vacancy & Rental Rates above \$10.00, creating a Seller/Landlord Market



RECENT SALES TRANSACTIONS

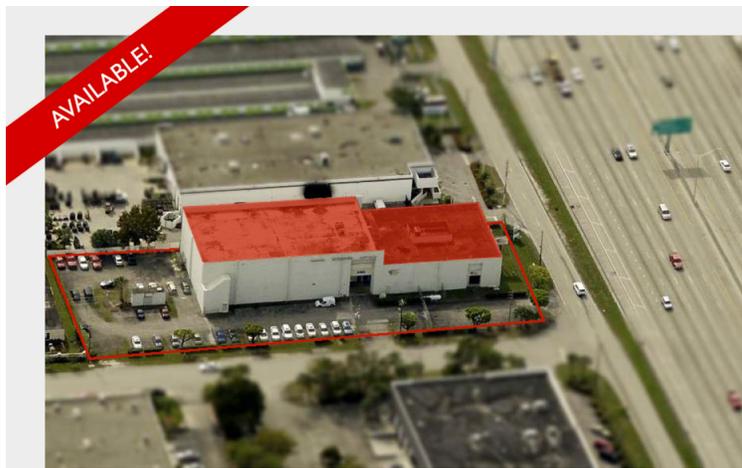
For 25,000 SF+ in Airport Palmetto Corridor

Address	Sale Price	PSF	Size
2875 NW 77 Ave	\$7,230,000	\$122	43,091 SF
6955 NW 52 St	\$5,253,500	\$121	74,718 SF
1775 NW 70 Ave	\$8,400,000	\$112	59,135 SF

AVERAGE RENTAL RATES

For +/- 25,000 SF in Airport Palmetto Corridor

Class	Rate
A	\$10.50 - \$11.50 / SF
B	\$8.50 - \$9.50 / SF



Currently on the Market for Sale and/or Lease!
Palmetto Frontage Building | 5195 NW 77 Avenue

- Freestanding Flex Building
- +/- 36,000 SF
- +/- 16,000 SF Office Space
- Fully air-conditioned warehouse
- 1.2 Acres

Buyer Opportunity

The Airport Palmetto Corridor offers buyers the opportunity for pride of ownership as this sub-market has many unique freestanding buildings that you may not find in Doral. This business hub in unincorporated Miami-Dade County is an efficient and economical environment for business with less taxes, less regulation, less traffic, and easier access to MIA than the surrounding areas.

Contact us for a free and confidential analysis!



OUR RECENT DEALS & CLIENT EXPANSIONS IN YOUR NEIGHBORHOOD



- ◇ Apollo Export Warehouse's lease at Peter Lawrence Company's warehouse located at 2930 NW 75 Ave 60,000 SF at World Distribution Center
- ◇ Queen's Flowers purchase of warehouse located at 7001 NW 25 St 123,381 SF build out scheduled to be finished by end of 2018 for upcoming flower season
- ◇ D.A.S. Audio's purchase of warehouse located at 6900 NW 52 St for \$1,800,000 27,000 SF currently expanding
- ◇ Diaz family's sale of eight-acre site located on the Palmetto Expressway Sold to Synergy Equipment for \$5,500,000
- ◇ Henry Edwards Equipment's lease at 7501 NW 72nd Ave 8,400 SF on 2.6 acres of land

Our team has closed over 1,000,000 SF of deals worth over \$100,000,000 in the corridor!

AIRPORT PALMETTO CORRIDOR NEWS

Costex's Corporation is breaking ground on their new 380,000 sq. ft warehouse located at 5800 NW 74th Avenue at the intersection of the Palmetto Expressway and 58th Street near Miami Int'l. Airport. Back in 2007, we represented them in their purchase of the site for \$21,000,000 or about \$28 psf based on the land.



South Florida Logistics Center

Building 8 is currently under construction and Building 9 is expected to break ground in December of 2018. Spaces are available from 10,000 SF. **Our team has represented more tenants than any other commercial real estate firm in Miami at South Florida Logistics Center, leasing over 350,000 SF for clients such as American Consolidation & Logistics, Solutions 2GO, G&G Cargo, Seafrigo, and Elite Flower Services.**



Local Municipalities Threaten Annexation

The cities of Virginia Gardens and Miami Springs continue their attempts to annex portions of The Airport Palmetto Corridor. Property owners that are concerned about this increase in taxes and the lack of representation that would result can contact Derick Ferrao of Citizens Against Triple Taxation, Inc. at 786-252-3669 or annex.sayno@gmail.com for further information.



Contact for more information:

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ABOUT PAT MCBRIDE

Pat McBride focuses on sales of industrial property and both landlord and tenant representation in The Airport Palmetto Corridor. Prior to joining ComReal, Pat practiced law at a well-known construction law firm where he represented various notable architects and engineers in South Florida. He also gained invaluable experience representing developers and owners. While Pat enjoyed his time in the legal profession, he is following his true passion in Commercial Real Estate.