FOR LEASE • OUTPOST MIA1

Runway Adjacent Transportation Hub

OUTPOST

3200 NW 67th Ave, Miami, FL 33122

MiamiAirportYard.com



17 ACRES, DIVISIBLE • IU-2 HEAVY INDUSTRIAL ZONING • 500 TRUCK PARKING SPACES

ComReal

Patrick McBride, SIOR, Esq.
(305) 619-2937 • pmcbride@comreal.com

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PROPERTY HIGHLIGHTS



17 AC
SECURE YARD, DIVISIBLE

MIA
AIRPORT-ADJACENT LOCATION

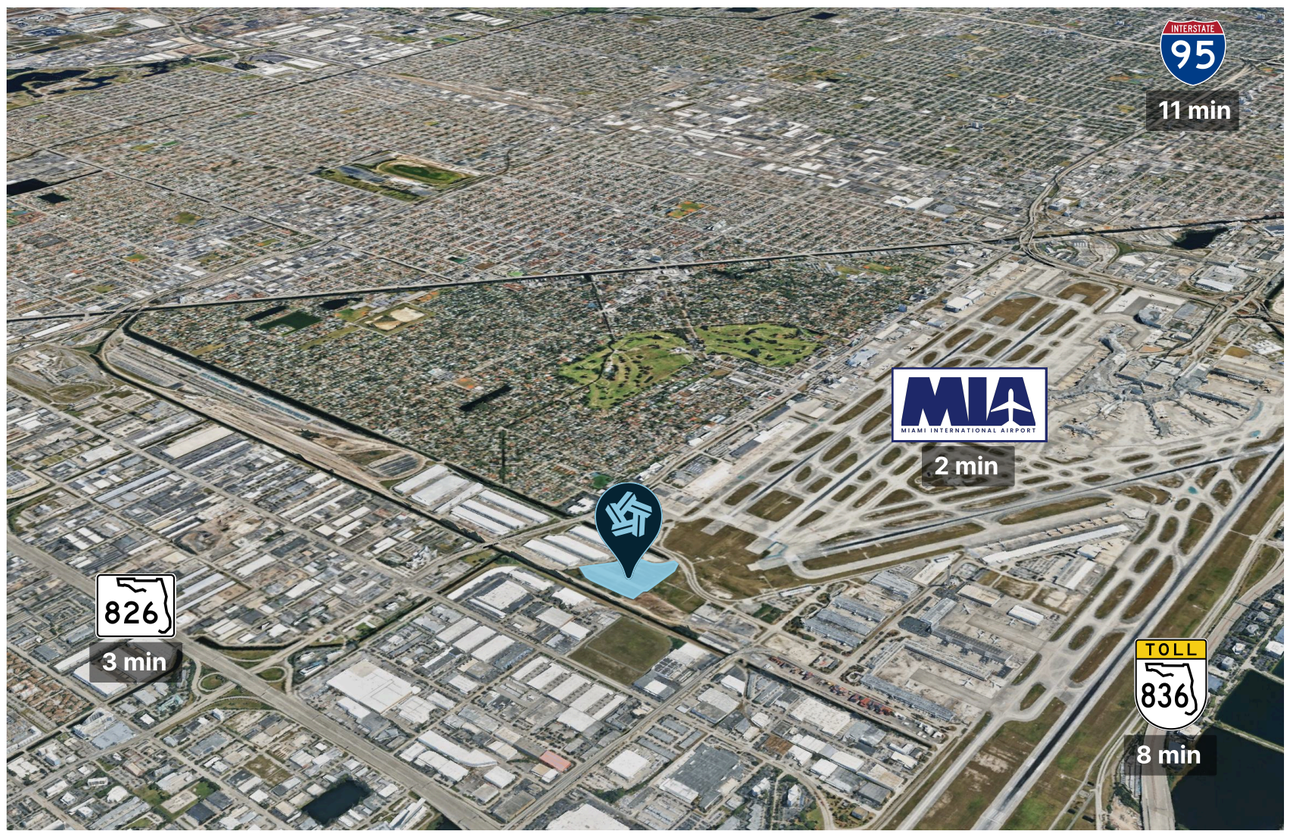
500
SEMI-TRUCK PARKING SPACES

1,100
AUTO PARKING SPACES

IU-2
HEAVY INDUSTRIAL ZONING

PROPERTY FEATURES & AMENITIES

- Chain link fencing
- Asphalt surface
- Demarcated spaces
- Disposals
- Highways nearby
- LED lighting
- Portable restrooms
- Wide aisles



Located just off the runways of Miami International Airport, within Foreign Trade Zone 281, and less than 9 miles from PortMiami, this Outpost offers direct access to the Palmetto Expressway (SR-826) and Doral Boulevard (SR-948), minutes from the Dolphin Expressway (SR-836) for drayage and local distribution.

The 17 acre property offers 500 semi-truck or 1,100 automobile parking spaces on asphalt surface, fenced, gated, and lit. It's ideal for large fleets serving major nearby shippers, supporting drayage between MIA and PortMiami, and enabling last-mile delivery to Miami's consumer markets.

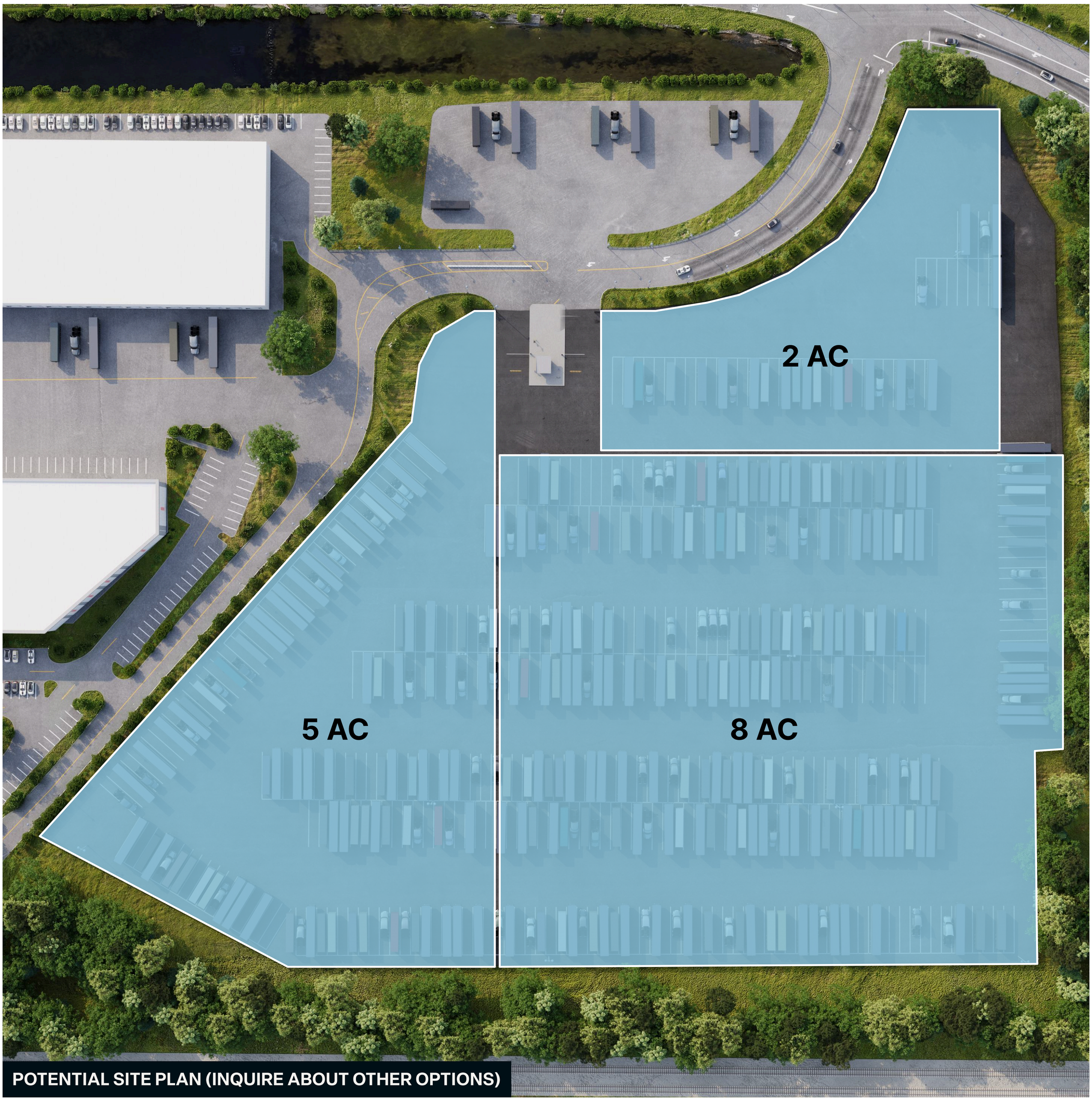
Please reach out for more information regarding rates and availability.

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FLEXIBLE SITE PLANS



POTENTIAL SITE PLAN (INQUIRE ABOUT OTHER OPTIONS)

Flexible layout and terms. Lease from 1 acre to the full property on terms that fit the needs of your operation. The parcels shown are one option, and we can redraw them based on your size requirements. With up to 10 MW of power in the immediate area, the site can support electric vehicle charging stations and other upgrades. Common uses include last-mile distribution, fleet staging, trailer storage, and import/export support.

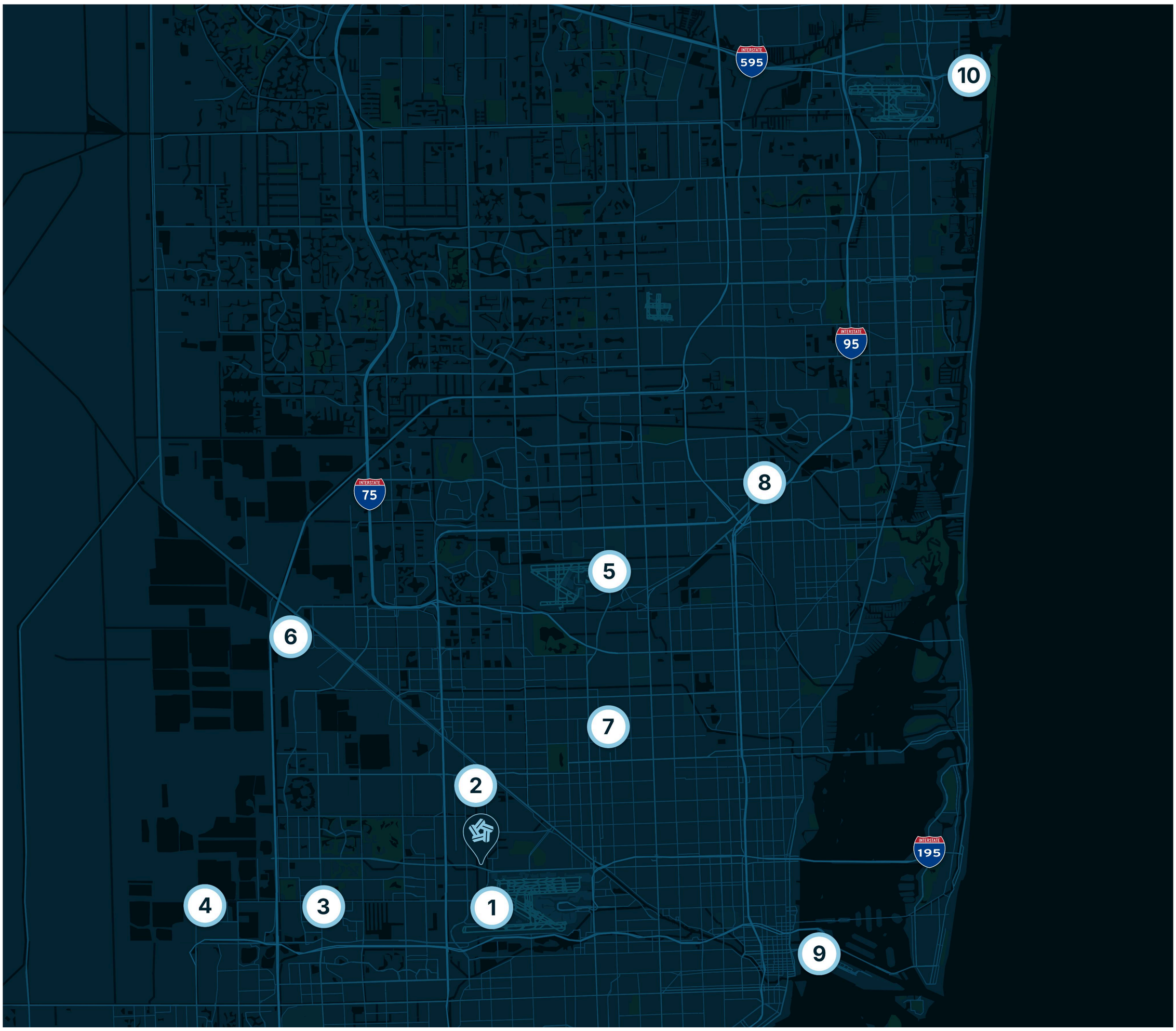
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REGIONAL POINTS OF INTEREST

OUTPOST



1. **3 min** to Miami International Airport Cargo Area
2. **8 min** to FEC Hialeah Intermodal Facility
3. **15 min** to Miami Free Zone (FTZ 32), Doral
4. **20 min** to Goya Foods Miami Distribution Center
5. **20 min** to Amazon FC, Opa-locka
6. **20 min** to Sysco South Florida, Medley
7. **25 min** to CSX Hialeah Yard
8. **25 min** to Publix Distribution Center, North Miami
9. **25 min** to PortMiami
10. **40 min** to Port Everglades

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GATE AUTOMATION



Many facilities run the gate as a simple checkpoint: a guard looks at credentials and lifts the barrier arm. We treat every gate event as an asset transaction, verifying the driver, tractor, and trailer against the system of record before authorizing entry and exit. Outpost Gate Automation serves as a theft deterrent, point of authorization, and ledger of every asset movement. Here's a sample of what the platform verifies.

Truck and Trailer Plates

Detected even when dirty, angled, or partially obscured

USDOT and MC Numbers

Captured directly from door panels and side markings

Trailer and Container IDs

Includes stenciled, faded, or non-standard formats

Reefer Temp and Fuel Levels

Confirms trailer temperature and verifies the unit has enough fuel

Seal Presence Verification

Identifies seal, lock, and latch status while trucks are in motion

Driver Identification

CDL scanning prevents credential sharing and unauthorized access

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OUTPOST



Nationwide Network of Logistics Infrastructure, Built to Suit Your Operations

Our Miami facility is part of Outpost's nationwide network of logistics infrastructure, including truck terminals, secure yards, transload facilities, and other low-coverage industrial sites.

We buy properties in the busiest freight markets, helping our customers expand their supply chain footprint and operate more efficiently. With $750 million of equity raised and the ability to invest more than $2 billion, we're adding sites across the U.S., from Southern California and Seattle to Miami and New Jersey.

We build each site around your operations. That can include fuel, EV charging, maintenance shops or mobile maintenance, chassis and container stacking, office and warehouse space, cross-docking, and private convenience stores. Our sites run on Outpost Gate Automation™, which checks each driver, truck, and trailer at the gate and logs every entry and exit.

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