# POWER LOGISTICS

4995 NW 77TH Avenue, Miami FL 33166

## PALMETTO EXPRESSWAY FRONTAGE
## 140,000 SF CLASS A WAREHOUSE DISTRIBUTION BUILDING

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**POWER LOGIST⚡CS** is a ±7.8-acre industrial property site featuring a ±140,000-square-foot, front-loaded warehouse facility. Prominently situated along the east side of the heavily trafficked Palmetto Expressway (SR 826), one of Florida's most vital transportation arteries—the site offers unparalleled visibility and access. Its prime location within the Miami metropolitan area, makes it exceptionally well-suited for logistics, distribution, and industrial operations requiring seamless regional connectivity and high exposure.

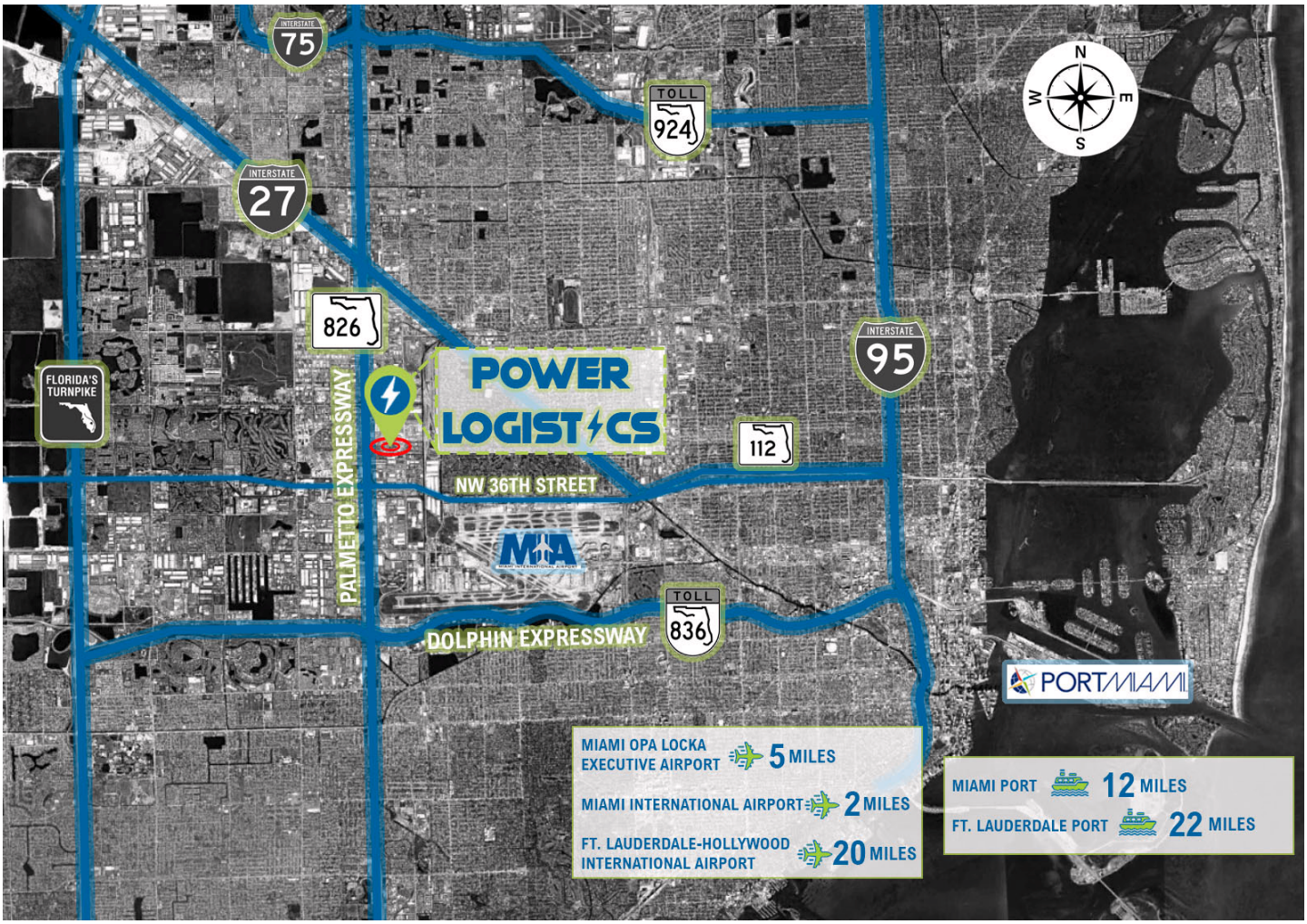
## PROPERTY HIGHLIGHTS

- Available SF: 35,000-140,000 SF
- Clear Height: 32'
- Depth/Width: 175'D x 972' W
- Column Spacing: 54' x 60'
- Docks: (48) 9' x 10' docks
- Ramps: (4) 12' x 14' ramps
- Truck Court: 120'
- Roof: R-19 roof insulation
- Power: 277/480 volt, 3-phase
  1,600 amps expandable to 3,200
- Ample parking – 130 total spaces
- LED lighting
- ESFR fire sprinklers
- Q2-2026 Delivery
- Call for rate

## LOCATION HIGHLIGHTS

- 275' Palmetto Expressway frontage
- 2 miles / 7 minutes away to Miami International Airport (MIA)
- MIA is the busiest air cargo airport in the USA and demands the highest rental rates in the Tri-County
- With 275' of frontage on the east side of the Palmetto Expressway, **POWER LOGIST⚡CS** provides a unique opportunity for companies desiring highway exposure (i.e. furniture, flooring, wholesale) and immediate access to Miami International Airport (MIA).

**POWER LOGISTICS** is strategically located along the east side of the Palmetto Expressway (SR 826), offering unmatched visibility and direct access to one of Florida's busiest transportation corridors. Situated in the heart of Miami-Dade County's industrial core, the site provides seamless connectivity to major highways including I-75, I-95, and the Florida Turnpike. and Miami International Airport (MIA).



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