

2955 Northwest 75th Street

Miami, FL 33147

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Activity ID #



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2955 Northwest 75th Street

Miami | FL



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Marcus & Millichap is pleased to present 2955 Northwest 75th Street, a 9,938-square-foot industrial facility located in Miami's West Little River district. Offered at \$1,975,000 (\$198.73 per SF), this property sits on a 0.77-acre parcel and features an Industrial Outdoor Storage (IOS) yard, providing a unique opportunity for logistics operations. The building offers a flexible floor plan with dock-high loading and enhanced electrical capacity, making it ideal for owner-users or single tenants needing secured outdoor storage.

Positioned just 0.2 miles south of the Northwest 79th Street corridor, the property offers immediate access to major highways, including Interstate 95, which is 2.5 miles away, and Miami International Airport, just 5.2 miles to the southeast. This central location allows for rapid transit across Miami-Dade County and provides a strategic advantage for logistics and distribution users, with access to a growing labor pool and the broader South Florida market.

Offered at a competitive price, the property provides investors with a 7.69% pro forma cap rate upon stabilization. With its unique features, including scarce outdoor storage and flexible space, this asset offers immediate upside through lease-up. The property's location in a high-demand, supply-constrained corridor further enhances its long-term value and appeal for both investors and owner-users.



\$1,975,000
Asking Price



0.77 Acres
Lot Size



9,938 SF
Rentable Built Area (RBA)



1
No. of Suites

PROPERTY OVERVIEW

Marcus & Millichap is proud to present 2955 Northwest 75th Street, a highly strategic industrial facility located in Miami's West Little River district. The property offers a flexible floor plan with multiple loading doors, including dock-high access, and ample electrical power to accommodate a wide range of industrial uses, making it an ideal property for both owner-users and investors looking to capitalize on Miami's booming industrial market.

The property benefits from its prime location just 0.2 miles south of the Northwest 79th Street corridor, providing unparalleled access to major transportation routes, including Interstate 95 and Miami International Airport, just 2.5 miles away. This connectivity ensures fast and efficient distribution to key regional and national markets, further enhancing the property's appeal for logistics operations. Additionally, the proximity to the Port of Miami offers businesses direct access to one of the busiest ports in the U.S., making this location a significant asset for companies reliant on international trade.

The building's large back lot, ideal for industrial outdoor storage, provides substantial upside potential in rent growth, particularly for tenants seeking outdoor storage space in Miami's increasingly supply-constrained market. The property's competitive price per square foot of \$198.73 is notably below replacement cost and current market comparables, presenting an attractive investment opportunity. Additionally, with an extra electrical power supply, the building is equipped to handle a variety of industrial needs, further increasing its versatility for multiple types of tenants.

Offered at \$1,975,000, this property represents a compelling opportunity to acquire an industrial asset in one of the most sought-after corridors in Miami. The current vacancy allows for immediate upside potential through lease-up or owner-occupancy, especially considering the unique availability of outdoor storage and the building's adaptable space. With strong long-term growth potential, particularly as the area continues to develop, 2955 Northwest 75th Street is an outstanding value for investors or businesses seeking a highly functional, well-located property with significant upside in one of the nation's fastest-growing industrial markets.



PROPERTY OVERVIEW

Address	2955 Northwest 75th Street, Miami, FL
Price	\$1,975,000
Number of Suites	1
Price Per SqFt	\$198.73
Rentable Built Area (RBA)	9,938 SF
Lot Size	0.77 Acres

INVESTMENT HIGHLIGHTS

- Prime location with direct access to all major transportation routes
- Just minutes away from Miami International Airport and Port Miami
- Versatile property suitable for both owner-users and investors with a flexible floor plan
- Expansive rear lot offering potential for increased rental income through Industrial Outdoor Storage
- Affordable acquisition with a competitive price per square foot
- Equipped with multiple loading doors, including dock-high access
- Additional electrical capacity to support a variety of industrial operations



\$1,975,000

LIST PRICE



9,938 SF

RENTABLE SF



7.69%

PROFORMA CAP RATE



0.77 AC

LOT SIZE

2955 Northwest 75th Street

Miami | FL



PROPERTY DESCRIPTION

BUILDING DESCRIPTION

\$1,975,000

ASKING PRICE

9,938 SF

RENTABLE BUILT AREA (RBA)

0.77 Acres

LOT SIZE

7.69%

PRO FORMA CAP RATE

\$198.73

PRICE PER SQFT

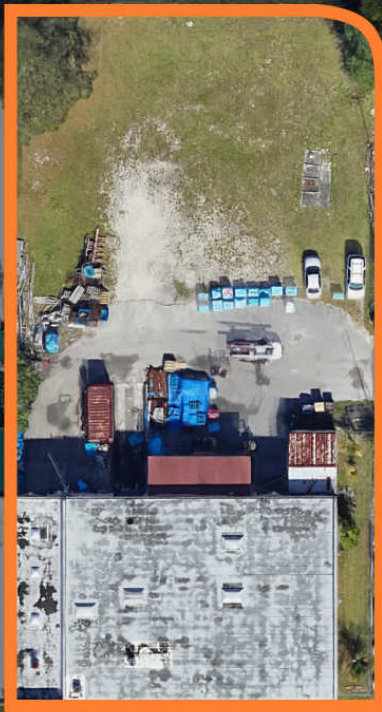




2955

**NORTHWEST 75TH STREET
MIAMI, FL**

NW 76TH ST



NW 29TH CT

NW 75TH ST

PROPERTY PHOTOS



PROPERTY PHOTOS

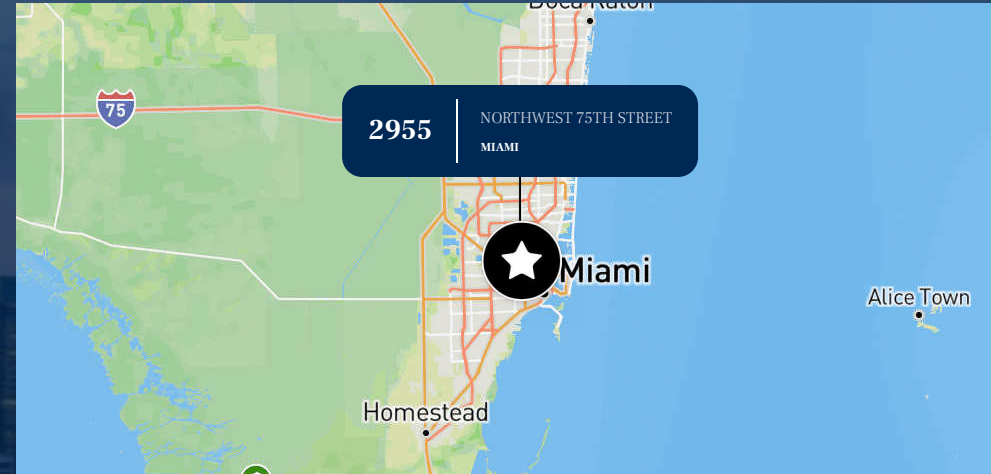


PROPERTY PHOTOS



LOCATION OVERVIEW

The Miami industrial market continues to experience strong demand, driven by the region’s strategic location, growing population, and robust economy. Miami’s proximity to key transportation hubs, including Miami International Airport and Port Miami, positions the city as a vital logistics and distribution hub for global trade. The industrial sector has seen significant growth, fueled by e-commerce, international trade, and the increasing need for last-mile distribution centers. With limited availability of industrial land and a growing demand for industrial outdoor storage, Miami’s industrial market remains competitive, making properties like 2955 Northwest 75th Street highly sought after by both investors and owner-users. The area’s supply constraints and the continued expansion of the global trade and logistics sectors make this a prime location for industrial real estate investment.



DEMOGRAPHICS WITHIN A THREE-MILE RADIUS



196,828

2024 Total Population



41

Average Age



\$46,030

Median Household Income



\$300,437

Median Home Value



65,789

2024 Total Households



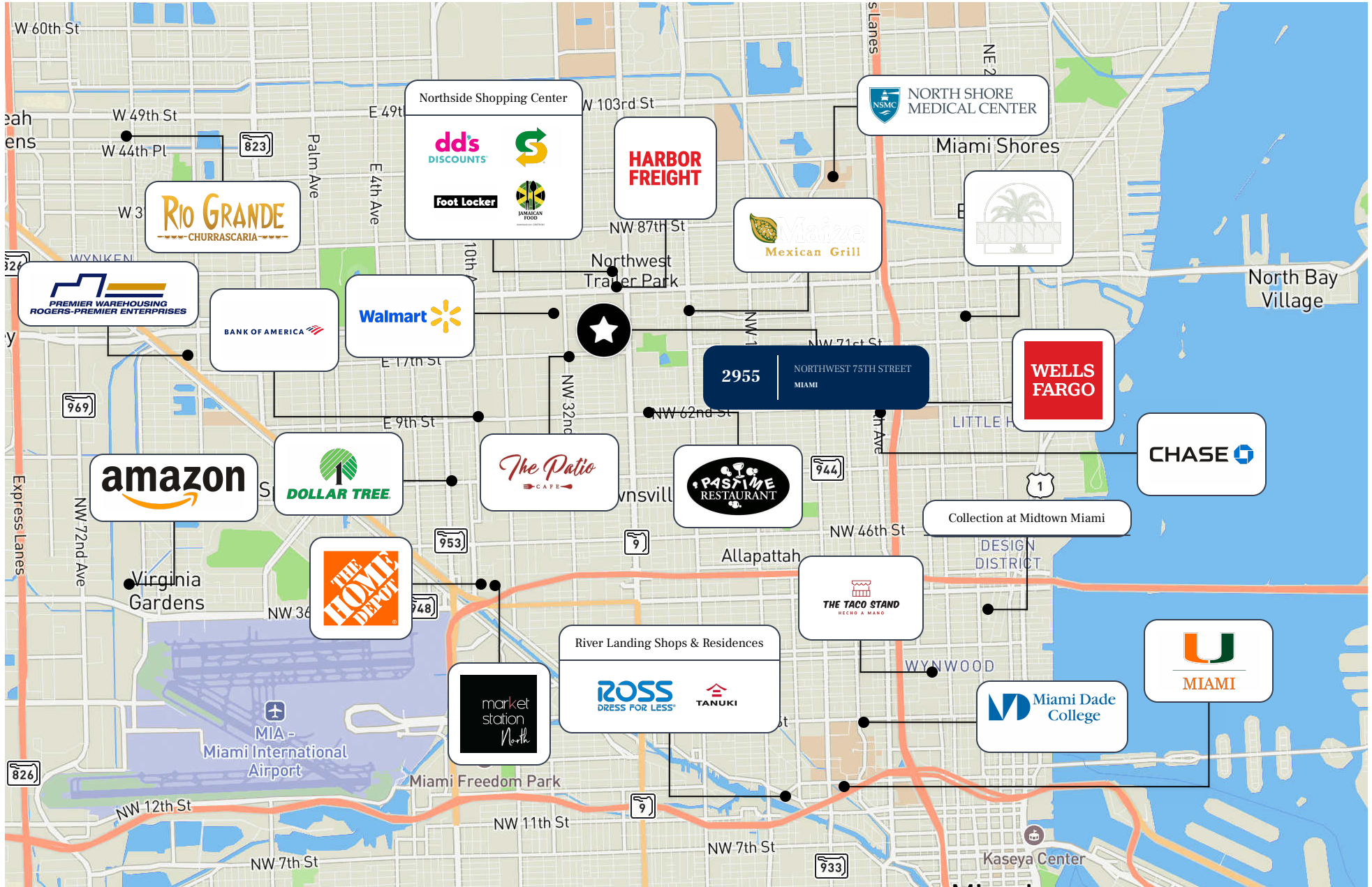
3.31%

HH Growth 2024-2029

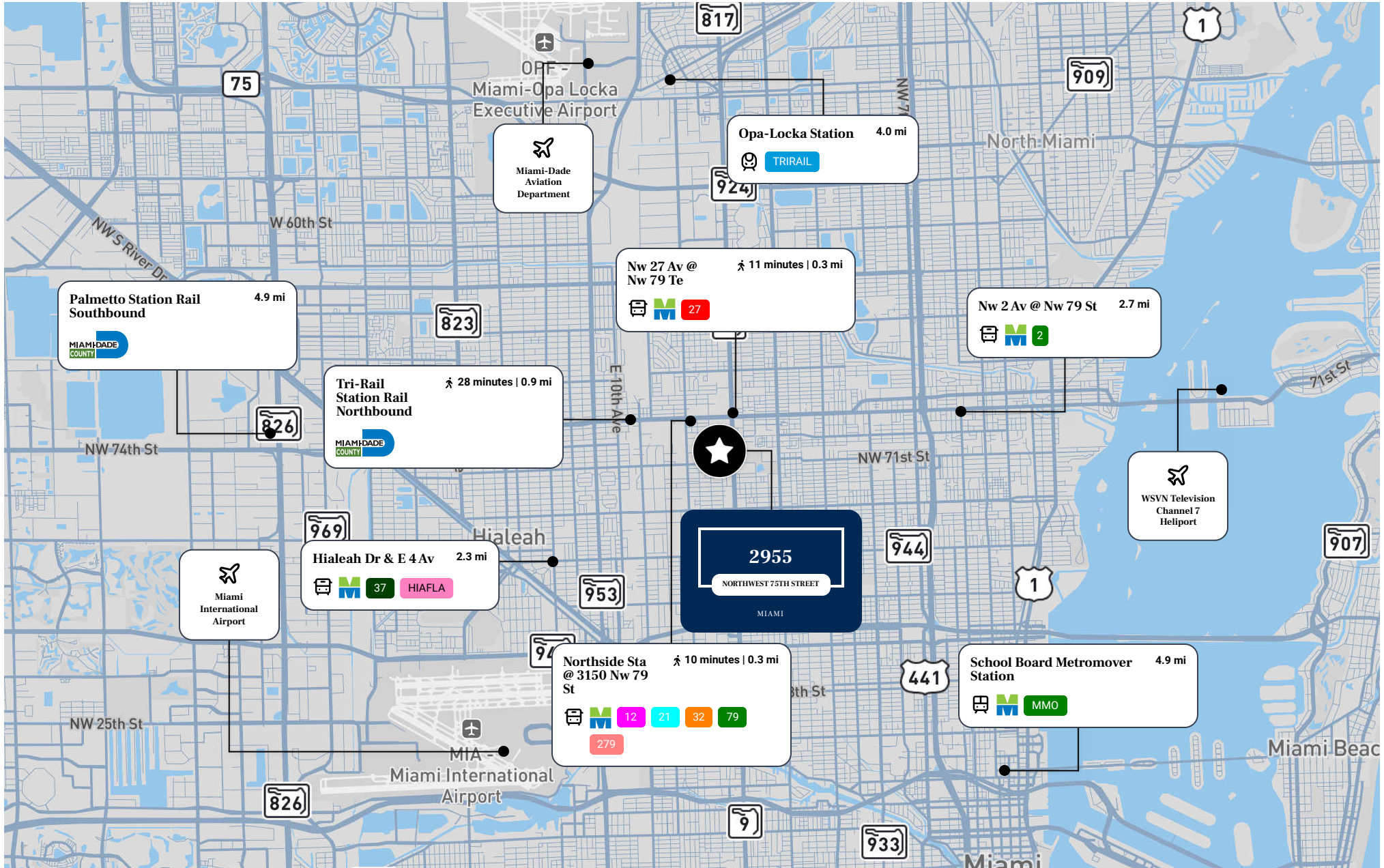
AREA MAP



AREA MAP



TRANSPORTATION MAP



2955 Northwest 75th Street

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FINANCIAL SUMMARY

FINANCIAL OVERVIEW

PRICING DETAILS

Price	\$1,975,000
Number of Suites	1
Price Per SqFt	\$198.73
Rentable Built Area (RBA)	9,938 SF
Lot Size	0.77 Acres
Occupancy	Vacant

\$1,975,000

PRICE

9,938 SF

SQUARE FOOTAGE

1

NUMBER OF SUITES

Returns	Pro Forma
CAP Rate	7.69%

0.77 Acres

LAND ACREAGE

INCOME & EXPENSES

Income		Pro Forma
Scheduled Base Rental Income		\$159,008
Industrial Outdoor Storage		\$42,000
Effective Gross Revenue		\$201,008
Less: Operating Expenses	24.4%	(\$49,115)
Net Operating Income		\$151,893

Operating Expenses	Pro Forma
Insurance	\$22,361
Real Estate Taxes	\$26,755
Total Expenses	\$49,115
Expenses/SF	\$4.94



OPERATING STATEMENTS

Income	Pro Forma	Per SF
Scheduled Base Rental Income	159,008	16.00
Industrial Outdoor Storage 8,400ft ² X 5ft ²	42,000	4.23
Effective Gross Revenue	\$201,008	\$20.23
Operating Expenses		
	Pro Forma	Per SF
Insurance	22,361	2.25
Real Estate Taxes	26,755	2.69
Total Expenses	\$49,115	\$4.94
Expenses as % of EGR	24.4%	
Net Operating Income	\$151,893	\$15.28

Notes and assumptions to the above analysis are on the following page.

TENANT SUMMARY

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual	Total Rent		Pro Forma		Rent Increase	Lease Type	Renewal Options and Option Year
				Comm.	Exp.	Rent per Sq. Ft.	Per Month	Per Year	Per Year	Changes on	Rental Information		
Vacant	100	9,938	100.0%	-	-	\$16.00	-	-	\$159,008	-	-	Industrial Gross	-
Total	-	9,938	-	-	-	\$16.00	-	-	\$159,008	-	-	-	-
		Occupied Tenants: 0		Unoccupied Tenants: 1		Occupied GLA: 0.00%		Unoccupied GLA: 100.00%					
				Total Current Rents: \$0		Occupied Current Rents: \$0		Unoccupied Current Rents: \$0					

2955 Northwest 75th Street

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LEASE COMPARABLES

LEASE COMPARABLES



2955 Northwest 75th Street

Submarket	Hialeah Submarket
Asking Rent	-
Start Date	-
Term	-
Building Area	1.2 Acres
Industrial Space	9,938 SF
Built/Renov	1974
On Market	Yes
Property Type	Industrial Class C



7640 Northwest 36th Avenue

Submarket	Hialeah Submarket
Asking Rent	\$17.00/MG
Start Date	Apr-26
Term	2 Months
Building Area	26,304 SF
Industrial Space	7,500 SF
Built/Renov	1959/Jun 1999
On Market	2 Months
Property Type	Industrial Class C



3590 Northwest 71st Street

Submarket	Hialeah Submarket
Asking Rent	\$16.00/MG
Start Date	Feb-26
Term	3 Months
Building Area	36,400 SF
Industrial Space	6,000 SF
Built/Renov	1952
On Market	3 Months
Property Type	Industrial Class C

LEASE COMPARABLES



6865 Northwest 36th Avenue

Submarket	Hialeah Submarket
Asking Rent	\$15.00/IG
Start Date	Dec-25
Term	5 Years
Building Area	57,012 SF
Industrial Space	25,000 SF
Built/Renov	1951/2023
On Market	5 Months
Property Type	Industrial Class B

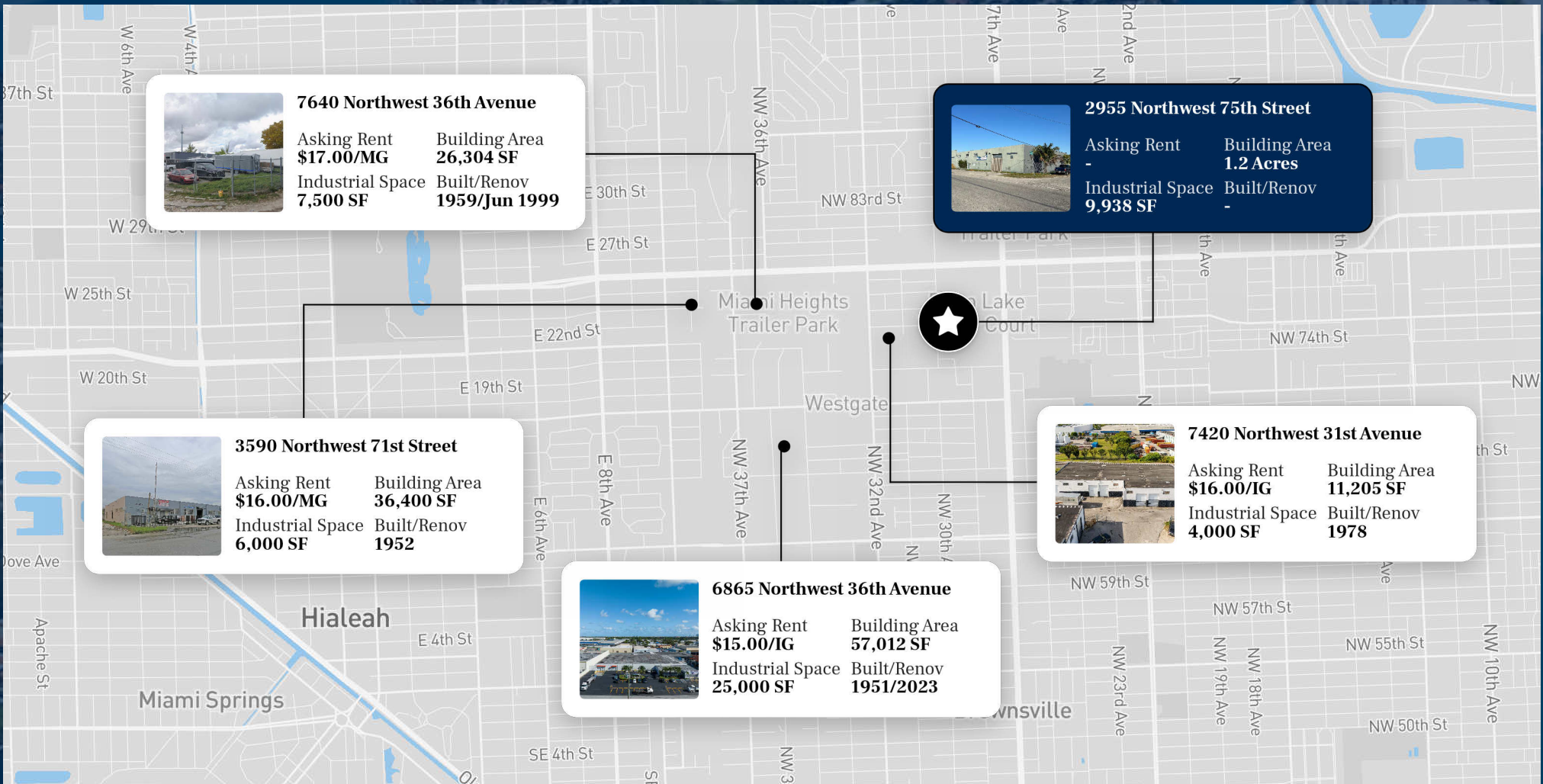


7420 Northwest 31st Avenue

Submarket	Hialeah Submarket
Asking Rent	\$16.00/IG
Start Date	Jul-24
Term	4 Years
Building Area	11,205 SF
Industrial Space	4,000 SF
Built/Renov	1978
On Market	8 Months
Property Type	Industrial Class C

LEASE COMPARABLES SUMMARY AND MAP

Address	Submarket	Asking Rent	Start Date	Term	Building Area	Industrial Space	Built/Renov	On Market	Property Type
7640 NW 36th Ave, Hialeah, FL 33147	Hialeah Submarket	\$17.00/MG	Apr-26	2 Months	26,304 SF	7,500 SF	1959/Jun 1999	2 Months	Industrial Class C
3590 NW 71st St, Miami, FL 33147	Hialeah Submarket	\$16.00/MG	Feb-26	3 Months	36,400 SF	6,000 SF	1952	3 Months	Industrial Class C
6865 NW 36th Ave, Hialeah, FL 33147	Hialeah Submarket	\$15.00/IG	Dec-25	5 Years	57,012 SF	25,000 SF	1951/2023	5 Months	Industrial Class B
7420 NW 31st Ave, Miami, FL 33147	Hialeah Submarket	\$16.00/IG	Jul-24	4 Years	11,205 SF	4,000 SF	1978	8 Months	Industrial Class C



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SALES COMPARABLES

SALES COMPARABLES



2955 Northwest 75th Street



2900 Northwest 75th Street



3580 Northwest 54th Street



1030-1060 East 30th Street

Submarket	Hialeah Submarket
Sold	On Market
Sale Price	\$1,975,000
Price per SF	\$198.73/SF
RBA (% Leased)	9,938 SF
Land Area	1.2 AC
Built	1974

Submarket	Hialeah Submarket
Sold	5/12/2025
Sale Price	\$47,250,000
Price per SF	\$239.07/SF
RBA (% Leased)	197,640 SF (100%)
Land Area	6.76 AC/294,466 SF
Built	1967

Submarket	Hialeah Submarket
Sold	12/23/2025
Sale Price	\$11,750,000
Price per SF	\$232.62/SF
RBA (% Leased)	50,512 SF (100%)
Land Area	1.58 AC/68,825 SF
Built	1955

Submarket	Hialeah Submarket
Sold	11/18/2025
Sale Price	\$8,500,000
Price per SF	\$222.29/SF
RBA (% Leased)	38,238 SF (100%)
Land Area	0.97 AC/42,158 SF
Built	1957

SALES COMPARABLES



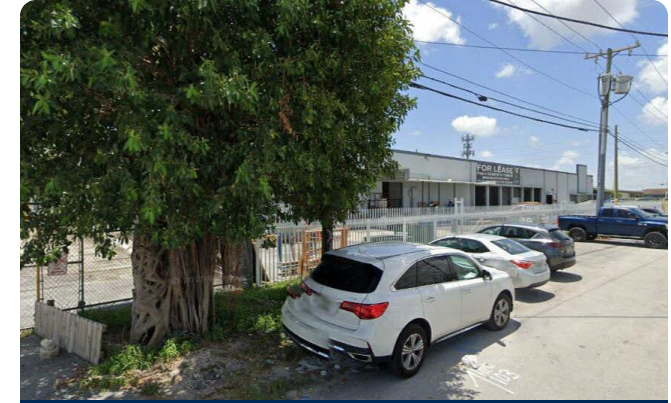
3636 Northwest 48th Terrace

Submarket	Hialeah Submarket
Sold	Under Contract (111 Days)
Sale Price	\$2,400,000
Price per SF	\$266.46/SF
RBA (% Leased)	9,007 SF (100%)
Land Area	0.10 AC/4,356 SF
Built	1961



3560 Northwest 59th Street

Submarket	Hialeah Submarket
Sold	12/10/2025
Sale Price	\$2,266,653
Price per SF	\$226.67/SF
RBA (% Leased)	10,000 SF (100%)
Land Area	0.60 AC/26,136 SF
Built	1952

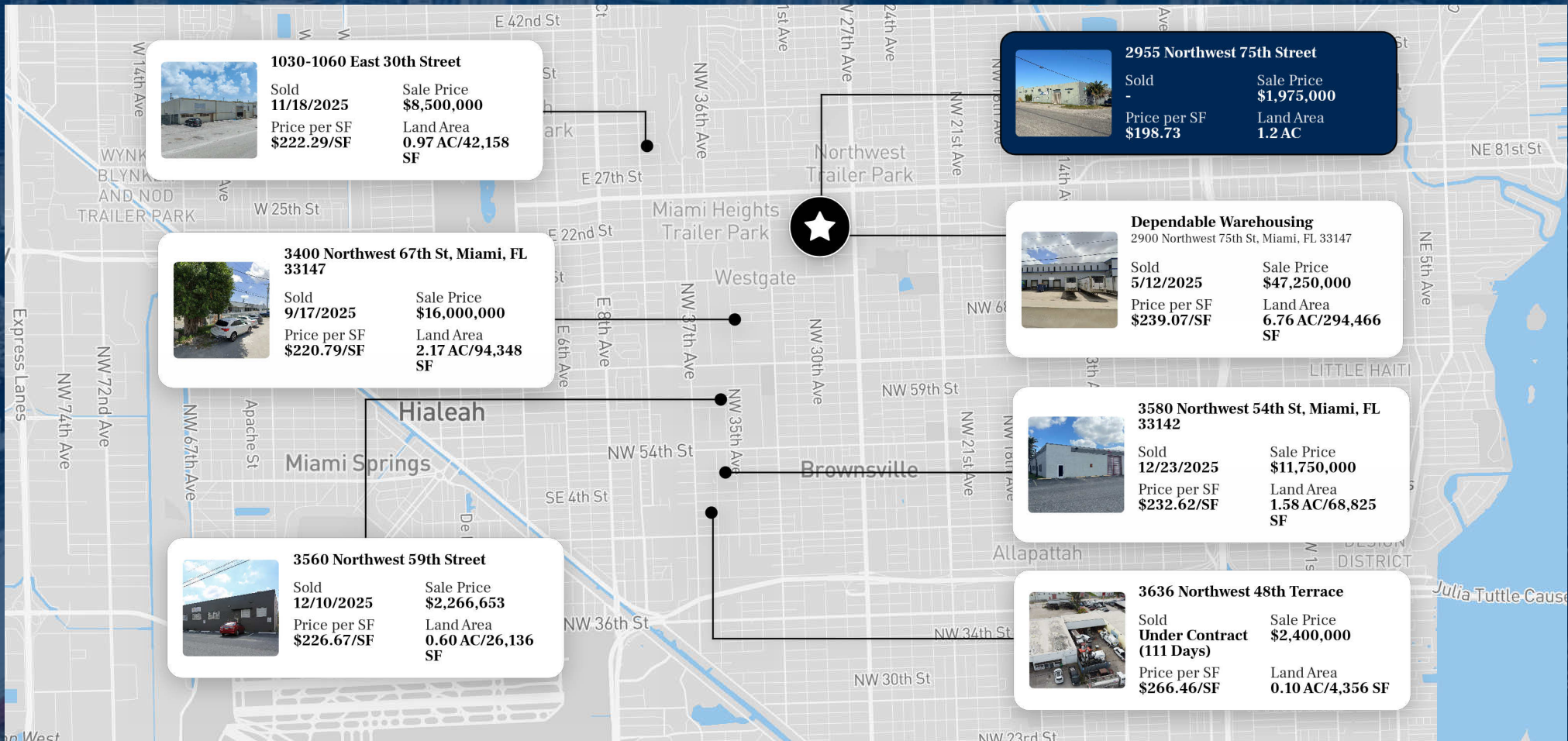


3400 Northwest 67th Street


Submarket	Hialeah Submarket
Sold	9/17/2025
Sale Price	\$16,000,000
Price per SF	\$220.79/SF
RBA (% Leased)	72,466 SF (100%)
Land Area	2.17 AC/94,348 SF
Built	1959

SALES COMPARABLES SUMMARY AND MAP

Address	Submarket	Sold	Sale Price	Price per SF	RBA (% Leased)	Land Area	Built
2900 NW 75th St, Miami, FL 33147	Hialeah Submarket	5/12/2025	\$47,250,000	\$239.07/SF	197,640 SF (100%)	6.76 AC/294,466 SF	1967
3580 NW 54th St, Miami, FL 33142	Hialeah Submarket	12/23/2025	\$11,750,000	\$232.62/SF	50,512 SF (100%)	1.58 AC/68,825 SF	1955
1030-1060 E 30th St, Hialeah, FL 33013	Hialeah Submarket	11/18/2025	\$8,500,000	\$222.29/SF	38,238 SF (100%)	0.97 AC/42,158 SF	1957
3636 NW 48th Ter, Miami, FL 33142	Hialeah Submarket	Under Contract (111 Days)	\$2,400,000	\$266.46/SF	9,007 SF (100%)	0.10 AC/4,356 SF	1961
3560 NW 59th St, Miami, FL 33142	Hialeah Submarket	12/10/2025	\$2,266,653	\$226.67/SF	10,000 SF (100%)	0.60 AC/26,136 SF	1952
3400 NW 67th St, Miami, FL 33147	Hialeah Submarket	9/17/2025	\$16,000,000	\$220.79/SF	72,466 SF (100%)	2.17 AC/94,348 SF	1959



1030-1060 East 30th Street



Sold	Sale Price
11/18/2025	\$8,500,000
Price per SF	Land Area
\$222.29/SF	0.97 AC/42,158 SF

2955 Northwest 75th Street



Sold	Sale Price
-	\$1,975,000
Price per SF	Land Area
\$198.73	1.2 AC

3400 Northwest 67th St, Miami, FL 33147




Sold	Sale Price
9/17/2025	\$16,000,000
Price per SF	Land Area
\$220.79/SF	2.17 AC/94,348 SF

Dependable Warehousing
2900 Northwest 75th St, Miami, FL 33147



Sold	Sale Price
5/12/2025	\$47,250,000
Price per SF	Land Area
\$239.07/SF	6.76 AC/294,466 SF

3560 Northwest 59th Street



Sold	Sale Price
12/10/2025	\$2,266,653
Price per SF	Land Area
\$226.67/SF	0.60 AC/26,136 SF

3580 Northwest 54th St, Miami, FL 33142



Sold	Sale Price
12/23/2025	\$11,750,000
Price per SF	Land Area
\$232.62/SF	1.58 AC/68,825 SF

3636 Northwest 48th Terrace



Sold	Sale Price
Under Contract (111 Days)	\$2,400,000
Price per SF	Land Area
\$266.46/SF	0.10 AC/4,356 SF

2955 Northwest 75th Street

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MARKET OVERVIEW

MIAMI HIGHLIGHTS



Strategic Logistics Hub

Located just 2.5 miles from Interstate 95 and 5.2 miles from Miami International Airport, the property offers exceptional access to major transportation routes, ideal for logistics and distribution.



Proximity to Key Miami Hubs

Close to Miami International Airport, Port Miami, and the 79th Street Corridor, the property benefits from easy access to critical infrastructure for international trade and logistics.



Access to Major Employment Centers

The property is near key employers like American Airlines and Baptist Health, driving a strong local economy and workforce.



Growing Industrial Market

The North Central Miami submarket is seeing strong growth with increasing demand and limited supply of industrial properties, particularly those with outdoor storage.



Competitive Industrial Outdoor Storage Demand

With an IOS vacancy rate near 4.9%, the area has high demand for industrial outdoor storage, and the property's IOS yard is a key advantage.



Attractive Investment Climate

Miami's industrial market remains one of the top in the U.S., offering solid investment opportunities in a high-demand area with access to major infrastructure.

MIAMI BY THE NUMBERS

#4

Miami-Dade County ranked **4th** nationally in hotel occupancy in 2024.

#3

Miami-Dade County ranked **3rd** nationally in average daily room rate in 2024.

#1

Greater Miami ranked **#1** in RevPAR in early 2025

MAJOR EMPLOYERS



The employment market surrounding 2955 Northwest 75th Street, Miami, FL is diverse and robust, with major employers spanning various industries such as education, healthcare, aviation, and tourism. Notable institutions include Miami-Dade County Public Schools with 33,000 employees, University of Miami employing 20,000, and Florida International University with 5,500 employees. The healthcare sector is strong with Baptist Health South Florida and Jackson Health System, employing 14,000 and 10,000 people, respectively. Additionally, aviation plays a significant role in the local economy, with American Airlines employing 14,700 people. The tourism industry is also prominent, with Royal Caribbean Group and Carnival Cruise Line contributing significantly to the workforce with 4,000 and 3,500 employees. These major employers are strategically located within close proximity to the property, contributing to a thriving job market and a diverse economic base in the surrounding area.

Employer	Industry	Employees	Distance
Miami-Dade County Public Schools	Education	33,000	7.2 mi
University of Miami	Education	20,000	10.8 mi
American Airlines	Aviation	14,700	5.4 mi
Baptist Health South Florida	Healthcare	14,000	17.2 mi
Jackson Health System	Healthcare	10,000	6.7 mi
Florida International University	Education	5,500	16.0 mi
Royal Caribbean Group	Tourism	4,000	8.4 mi
Carnival Cruise Line	Tourism	3,500	8.8 mi
Miami Dade College	Education	2,000	7.5 mi

MIAMI REGIONAL AIRPORT CONNECTIVITY

Strategically positioned between Miami International Airport, the property offers unmatched regional and global accessibility for tenants. This central location enhances the property's appeal to users who prioritize direct air access to national and international markets

MIAMI INTERNATIONAL AIRPORT

#1 **50M+**

in International Freight
among U.S. airports¹

Passengers Annually

90+

Airlines Serving 160+ Destinations

FORT LAUDERDALE-HOLLYWOOD INT'L AIRPORT

36M+ **700+**

Passengers Annually

Daily Flights

Top 20

U.S. Airports for Total Passenger Traffic



MIAMI UNEMPLOYMENT FALLS TO NEAR-RECORD LOWS

**~2.5%
UNEMPLOYMENT**

MIAMI-DADE COUNTY'S UNEMPLOYMENT RATE REMAINED LOW AT 2.5% IN JUNE 2025, WELL BELOW THE NATIONAL AVERAGE.

**~20,000 JOBS
ADDED**

MIAMI-DADE ADDED APPROXIMATELY 20,000 JOBS BY DECEMBER 2024, WITH STRONG GROWTH IN TECH, HEALTHCARE, AND HOSPITALITY SECTORS.

~1.4M WORKERS

MIAMI-DADE HAS A WORKFORCE OF 1.4 MILLION, SUPPORTING A DIVERSE, RAPIDLY GROWING ECONOMY.

~ 10 MILES

WITHIN KEY BUSINESS DISTRICTS SUCH AS DOWNTOWN MIAMI, AVENTURA, AND FORT LAUDERDALE.

~ \$200B+

FACILITATES IN ANNUAL TRADE, SUPPORTING THE REGION'S LOGISTICS AND DISTRIBUTION NETWORKS.

**~10M+
RESIDENTS**

ACROSS MIAMI-DADE AND BROWARD COUNTIES, WITH DIRECT ACCESS VIA THE INTERCHANGE.

MIAMI POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH

MIAMI-DADE COUNTY

2.8M

2021 Population

1.04%

Population Growth
(2010 to 2021)

1.12%

Population Growth
(2021 to 2026)

SOUTH FLORIDA

6.1M

2021 Population

0.84%

Population Growth
(2010 to 2021)

0.94%

Population Growth
(2021 to 2026)

FLORIDA

21.7M

2021 Population

1.30%

Population Growth
(2010 to 2021)

1.31%

Population Growth
(2021 to 2026)

UNITED STATES

333.9M

2021 Population

0.70%

Population Growth
(2010 to 2021)

0.71%

Population Growth
(2021 to 2026)

MIAMI POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH



Miami is home to 15 of the Top 500 public high schools

Source: U.S. NEWS 2023 Top Public Schools List



Miami is home to 5 top 100 private high schools

Including schools such as:

- Ransom Everglades School
- Miami Country Day School
- The Cushman School



The Miami-Dade County Public Schools (M-DCPS) district is one of the largest in the U.S., with over 350 schools serving more than 350,000 students.

Source: Miami-Dade County Public Schools



Miami is home to the best private schools in Florida

- Ransom Everglades School (Ranked #3 in Florida)
- Miami Country Day School (Ranked #8 in Florida)



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