

**±40,000 - 85,000 SF
INDUSTRIAL FOR LEASE**

**UNDER CONSTRUCTION
DELIVERY Q2 2023**

\$15.00/SF NNN

72nd STREET

1010 NW 72ND ST
MIAMI, FLORIDA



PROPERTY FEATURES



BUILDING SIZE
85,376 SF
(DIVISIBLE)



DELIVERY
Q2 2023



SITE AREA
4.74 ACRES



OFFICE AREA
2,322 SF



CLEAR HEIGHT
30'



LOADING
20 DOORS,
2 DRIVE-INS



PARKING
73



**REAR LOAD
NON-SHARED
TRUCK COURT**
175'



COLUMN SPACING
52' X 60'



SPEED BAYS
69'

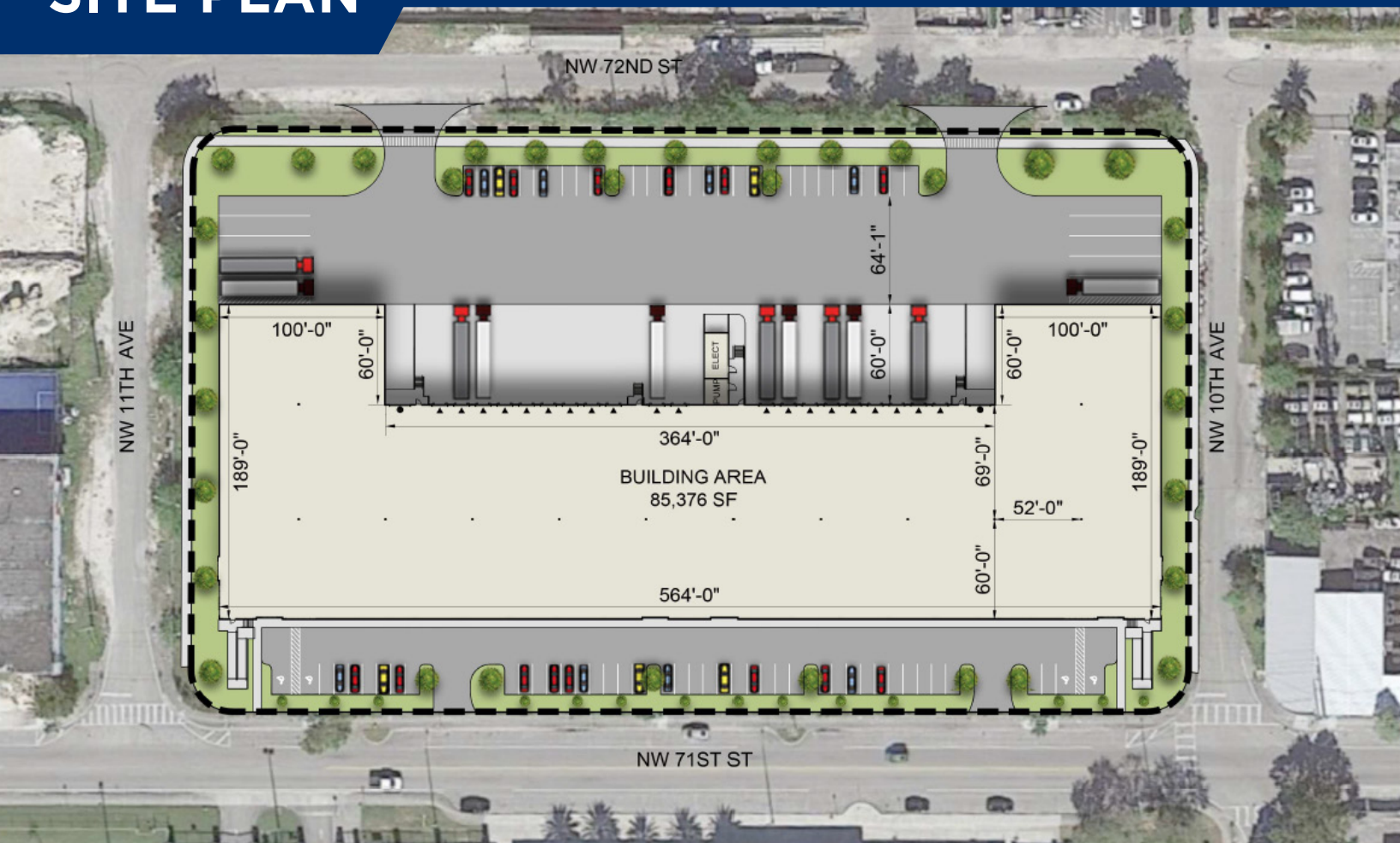


LEASE RATE
\$15.00/SF NNN

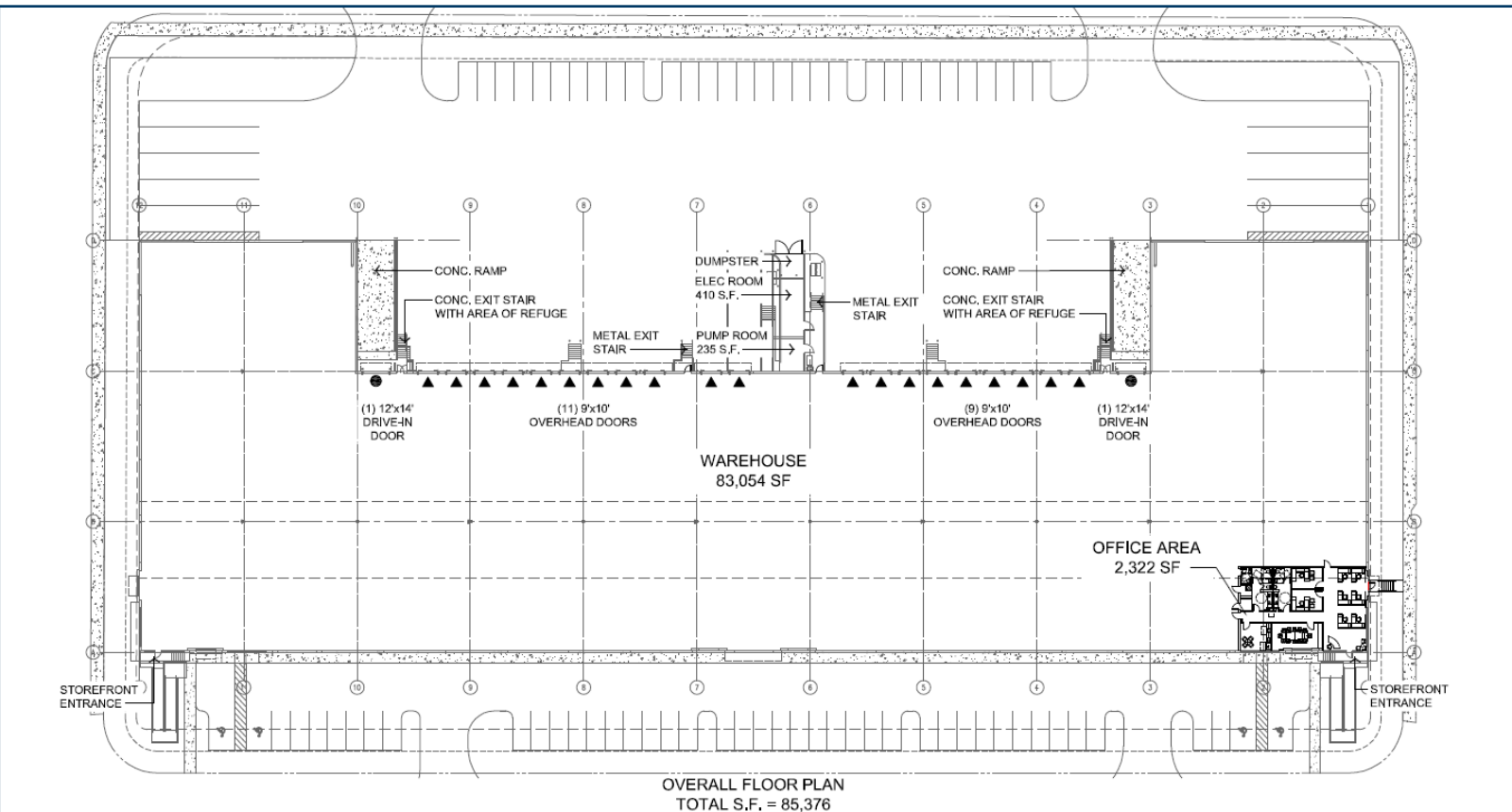
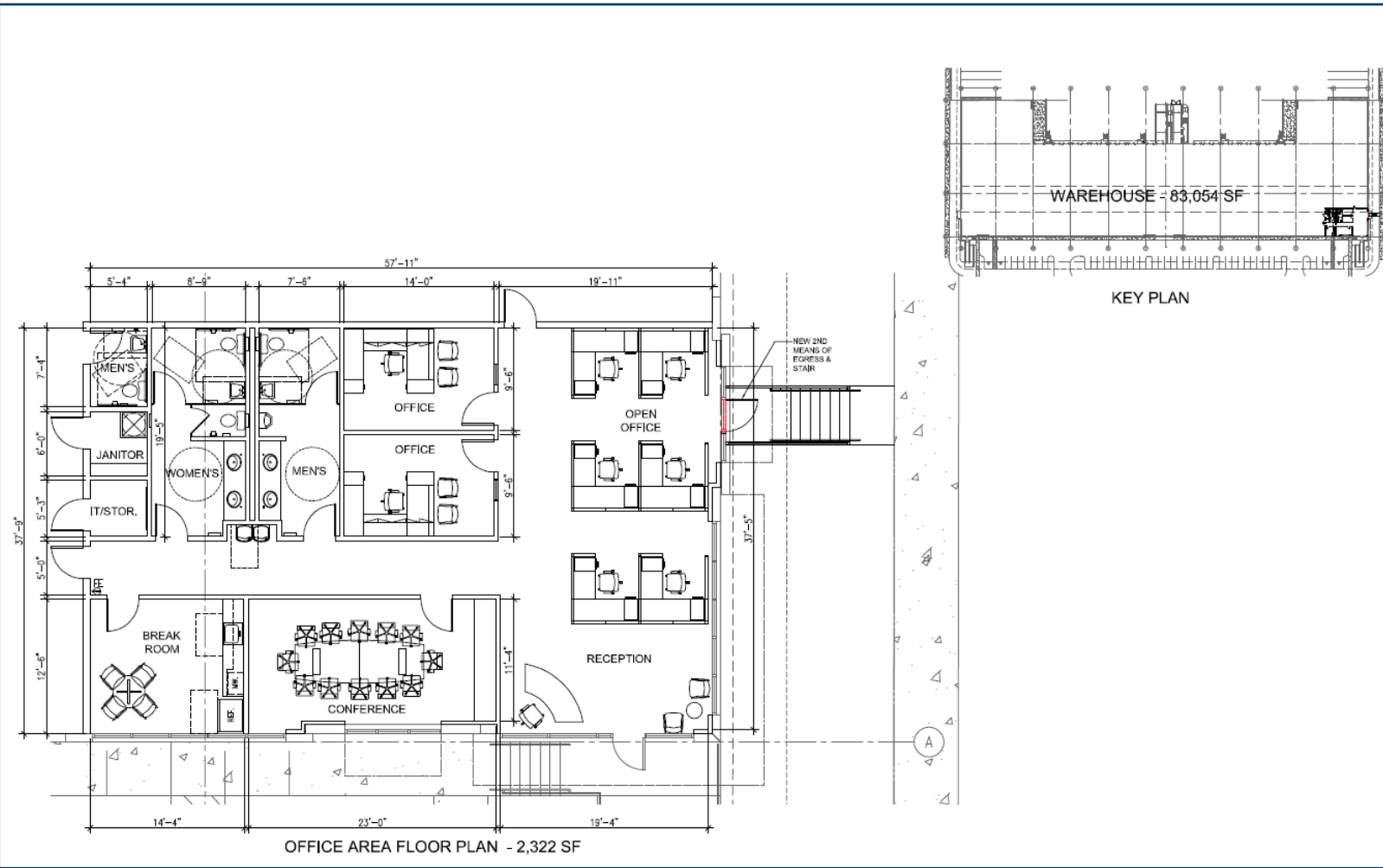


TRAILER PARKING
10 STALLS

SITE PLAN



DRAWINGS

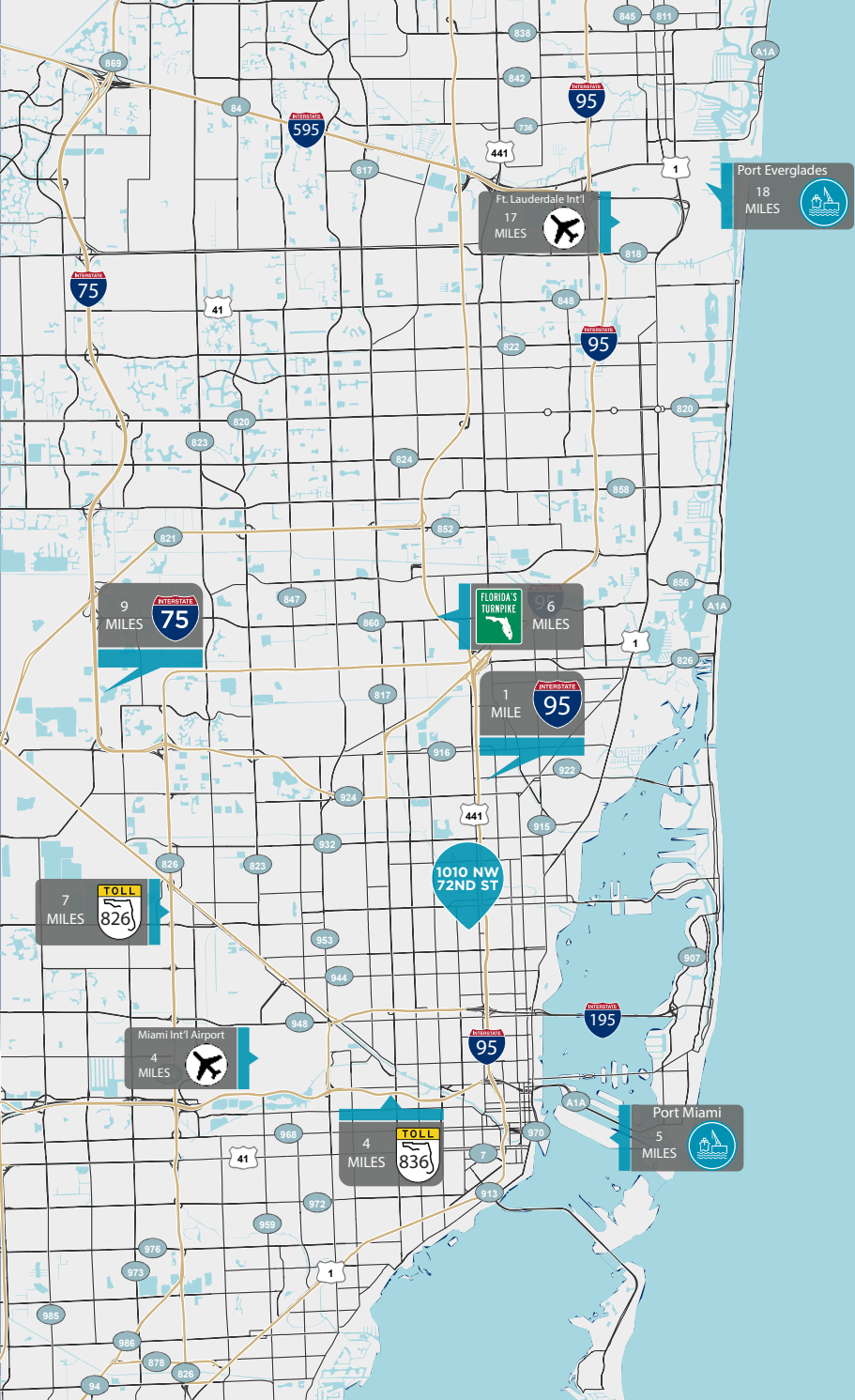


PROGRESS PHOTOS



LOCATION OVERVIEW

“72nd Street” is a well located Class A Industrial Development in the East Airport Submarket just seconds away from I-95. This area also benefits from being positioned 5 Miles from Port Miami and convenient MIA Int’l Airport access only 4 miles away. Industrial occupiers can take advantage of immediate access to Downtown Miami, Midtown, Little River and Wynwood.



I-95



PALMETTO EXPRESSWAY



MIAMI INT’L AIRPORT



PORT MIAMI



FLL INT’L AIRPORT



PORT EVERGLADES



72ND STREET

1010 NW 72ND ST
MIAMI, FLORIDA

ABOUT XEBEC

AN ESTABLISHED COMPANY INNOVATING FOR TOMORROW

Xebec provides real estate investment opportunities in industrial assets to institutional and private wealth investors through the acquisition, development, redevelopment and management of institutional-quality bulk logistics, infill/last mile and light industrial properties located in top-tier markets in the U.S.

Since inception, Xebec has acquired and developed, redeveloped or repositioned industrial real estate projects totaling nearly 11 million square feet, including 1.3 million square feet currently in various stages of development, and is a joint venture partner in planned logistics projects totaling over 12 million square feet. Founders Randy Kendrick and John Lehr have led the company through multiple cycles of real estate investment to provide both private and institutional investors with risk-adjusted rates of return. This experience and that of the balance of Xebec's management team, coupled with its industry presence and national reach, provides a consistent stream of investment opportunities for investors across all risk-adjusted investment types.

From infill industrial development in Los Angeles in the 1980s to land development and vertical construction as part of the global supply chain, Xebec continues to build upon its legacy of value creation.

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