

Miami International Airport Land Rental Rates Effective October 1, 2026

The following rental rates are to be effective October 1, 2026 and applied to all present and future leaseholds, when applicable during the period of analysis. Maps of the land zone areas are located at the end of this analysis.

Land Zone	Actual 2025-2026 Rates/Sq.Ft.	Proposed 2026-2027 Rates/Sq.Ft.
1 On-Airport	\$3.75 per sq.ft.	\$4.00 per sq.ft.
2 Commercial sites at SEC of NW 36 th St & NW 72 nd Ave	\$5.25 per sq.ft.	\$5.50per sq.ft.
3 N.W. 21 st St. and N.W. 39 th Avenue	\$5.00 per sq.ft.	\$5.25 per sq.ft.
4 Fuel Farm, NW 72 nd Avenue & eastern Perimeter Road	\$3.50 per sq.ft.	\$3.65 per sq.ft.
5 N.W. 16 th Street (non-buildable sites)	\$0.50 per sq.ft.	\$0.50 per sq.ft.
6 <i>Removed as per MDAD. Was in prior years</i>	--	--
7 Commercial Sites on NW 12 th St	\$4.25 per sq.ft.	--
7a Commercial Sites on NW 12 th St., west side of NW 57 th Ave	--	\$4.50 per sq.ft.
7b Commercial Sites on NW 12 th St., east side of NW 57 th Ave	--	\$3.50 per sq.ft.
7c NEC of NW 12 th Street and Milam Dairy Road	--	\$3.50 per sq.ft.
8 North of NW 36 th Street, west of Le Jeune Road, Miami Springs	\$5.00 per sq.ft.	\$6.00 per sq.ft.
9 Riverfront parcel along the north side of NW South River Drive	\$6.00 per sq.ft.	\$6.50 per sq.ft.
10 Between NW 21 st to NW 25 th Street, west of NW 37 th Avenue (east of MIC)	\$7.25 per sq.ft.	\$8.00 per sq.ft.
11 NEC 36 th Street & NW 72 nd Avenue	\$5.25per sq.ft.	\$5.50 per sq.ft.
12 SWC of 25 th Street and NW 67 th Avenue	\$5.25 per sq.ft.	\$5.50 per sq.ft.
12a SWC of 25 th Street and NW 64 th Avenue	--	\$5.50 per sq.ft.
13 NEC of 25 th Street and NW 67 th Avenue	\$5.25 per sq.ft.	\$5.50 per sq.ft.
14 2301 NW 33 Avenue	\$8.00 per sq.ft.	\$8.50 per sq.ft.
15 3901-3975 NW 25 th Street and 3900 NW 26 th Street& 4000 NW 26 th Street	\$7.50 per sq.ft.	\$8.00 per sq.ft.
16 3804 NW 28 th Street	--	\$4.50 per sq.ft.

NOTE: There is an additional charge of \$.10 per square foot where special services are provided, such as high intensity lighting, power cost, etc. Tenants are responsible for keeping the site clean of debris.

Paving Rates

Paving rates are charged in addition to land rental rates.

Type of Paving	Actual 2025-2026 Rates	Proposed 2026-2027 Rates
Standard (Vehicular rated pavement Airside or Landside)	\$6.65 per sq.ft.	\$0.65 per sq.ft.
Airside rated pavement used for vehicles & equipments	\$0.90 per sq.ft.	\$0.90 per sq.ft.
Airside Rated Pavement (Heavy Duty)	\$1.15 per sq.ft.	\$1.15 per sq.ft.

Building Rental Rates - Miami International Airport

Effective October 1, 2026

Following are estimated annual building rates for the period of October 1, 2026 to September 30, 2027. Unless otherwise waived by the Aviation Department, it is a requirement that every tenant leasing Airport warehouse space must also lease mezzanine office space equivalent to no less than 5% of the total square footage of the warehouse leased.

Building # (Old bldg. #)	Building Description	Actual Rate 2025-2026	Proposed Rate 2026-2027
700	Cargo – Belly Building (Non-A/C Warehouse) Offices (A/C) 1st Floor Mezzanine Office (A/C) 3rd Floor Storage (storage only)	\$14.75 \$15.25 \$13.25 \$10.00	\$15.00 \$15.50 \$13.75 \$10.00
701	Cargo – Belly Building (Non-A/C) Offices (A/C) 1st Floor Mezzanine Office (A/C) 3rd Floor Storage (storage only)	\$14.75 \$15.25 \$13.25 \$10.00	\$15.00 \$15.50 \$13.75 \$10.00
702	Cargo – Belly Building (Non-A/C) Offices (A/C) 1st Floor Mezzanine Office (A/C) 3rd Floor Storage (storage only)	\$14.75 \$15.25 \$13.25 \$10.00	\$15.00 \$15.50 \$13.75 \$10.00
704 (2121)	Warehouse (Non-A/C) Offices (A/C) Shop (A/C) Storage (A/C)	\$7.50 \$7.00 \$7.75 \$7.25	\$8.00 \$7.25 \$8.25 \$7.50
706	Cargo – Freight Building (Non-A/C) Offices (A/C) 1st Floor Mezzanine Office (A/C) 3rd Floor Storage (storage only)	\$20.75 \$20.00 \$16.00 \$10.00	\$21.50 \$20.25 \$16.25 \$10.00
707	Cargo – Freighter Building (Non-A/C) Offices (A/C) 1st Floor Mezzanine Office (A/C) 3rd Floor Storage (storage only)	\$20.75 \$20.00 \$16.00 \$10.00	\$21.50 \$20.25 \$16.25 \$10.00
708	Cargo – Freight Building (Non-A/C) Offices (A/C) 1st Floor Mezzanine Office (A/C) 3rd Floor Storage (storage only)	\$20.75 \$20.00 \$16.00 \$10.00	\$21.50 \$20.25 \$16.25 \$10.00
709	Cargo – Freighter Building (Non-A/C) Offices (A/C) 1st Floor Second Floor Office (A/C)	\$21.00 (1) \$17.50 (1) \$15.50 (1)	\$21.00 (1) (4) \$17.50 (1) (4) \$15.50 (1) (4)
709A	Offices (A/C) 4 Stories	\$17.50 (1)	\$17.50 (1) (4)

NOTE: In addition to the building rate charge, there is a land rate charge for “Land Under Building” as well as any surrounding land area under use which is added to every building located within the Miami-Airport.

***Building Rental Rates - Miami International Airport
Effective as of October 2026 (continued)***

Building # (Old bldg. #)	Building Description	Actual Rate 2025-2026	Proposed Rate 2026-2027
710	Cold Storage – Cargo – Freighter Building Offices (A/C) 2 nd Floor Second Floor Office (A/C)	\$22.00 (1) \$17.50 (1) \$15.50 (1)	\$22.00 (1) (4) \$17.50 (1) (4) \$15.50 (1) (4)
711	Cargo – Freighter Building (Non-A/C) Office (A/C) 1 st Floor Second Floor Office (A/C) Cold Storage	\$20.75 (1) \$17.50 (1) \$15.50 (1) \$22.00 (1)	\$20.75 (1) (4) \$17.50 (1) (4) \$15.50 (1) (4) \$22.00 (1) (4)
712	Cargo – Freighter Building (Non-A/C) Office (A/C) 1 st Floor Mezzanine Office (A/C) Cold Storage	\$20.75 (1) \$17.50 (1) \$15.50 (1) \$22.00 (1)	\$20.75 (1) \$17.50 (1) \$15.50 (1) \$22.00 (1)
714	Cargo – Freighter Building (Non-A/C) Offices - First Floor (A/C) Mezzanine Office	\$16.25 \$16.25 \$13.50	\$16.75 \$16.75 \$13.75
716A, B, E, F, G, H, I, J	Cargo – Freight Building (Non-A/C) Offices (A/C) 2 nd Floor Offices (A/C) 1 st Floor	\$19.50 \$15.50 \$17.50	\$20.25 \$16.00 \$18.00
716 C & D	Cargo – Freight Building (Non-A/C) Offices (A/C) 2 nd Floor Offices (A/C) 1 st Floor	\$19.50 \$15.50 \$17.50	\$20.25 \$16.00 \$18.00
719 (2122)	Governmental Service Bldg. - CCC	\$20.25	\$20.25
724	Storage Building	--	\$9.00
727	Truck Wash Building	--	\$12.00
728	Breakroom/Locker Room Building	--	\$11.00
729	Warehouse (Non-A/C) Building	--	\$16.00
741 (2204)	Decompression chamber	\$56,000 per year	\$56,000 per year
754	Cargo Hanger	Development Lease	
805	Cargo – Freight Building (Non-A/C) Offices (A/C)	\$19.00 \$14.00	\$19.00 (1) \$14.00 (1)
807	Cargo – Freight Building Van Height (Non-A/C) 1 st Floor Offices (A/C) 2 nd Floor Offices (A/C)	\$15.50 (1) \$11.50 (1) \$10.25 (1)	\$15.50 (1) \$11.50 (1) \$10.25 (1)
812	USDA PPQ Building	Development Lease	
815	USDA Veterinary Services	Development Lease	
831	Office/Warehouse	Development Lease	
836 (1054)	FBO Sports Terminal	\$25.00	\$26.00
837	GSE Facility (Warehouse)	\$16.00	\$16.25
837A	GSE Facility (Warehouse)	\$16.00	\$16.25
839	Hangar (Signature Flight Center) Offices (A/C)	\$16.00 \$17.25	\$17.00 \$18.00

NOTE: In addition to the building rate charge, there is a land rate charge for “Land Under Building” as well as any surrounding land area under use which is added to every building located within the Miami-Airport.

***Building Rental Rates - Miami International Airport
Effective as of October 2026 (continued)***

Building # (Old bldg. #)	Building Description	Actual Rate 2025- 2026	Proposed Rate 2026-2027
840	Signature Flight Support (Terminal)	\$24.00	\$25.00
844 (101)	Hanger (Non-A/C) Shop - (Non-A/C) Offices (A/C) Storage (A/C)	\$12.50 \$10.00 \$12.00 \$7.00	\$12.50 \$10.75 \$12.25 \$7.00
845 (100)	Offices (A/C) Warehouse (Non-A/C) Warehouse (A/C) Warehouse Office (A/C) Double Height Warehouse (A/C) Atrium Space—1 st Floor (A/C) Atrium Space—Above 1 st Floor (A/C)	\$21.00 \$14.25 \$15.00 \$14.50 \$15.50 \$23.00 (2) \$23.00 (2)	\$22.00 \$14.75 \$15.75 \$15.00 \$16.00 \$24.00 (2) \$24.00 (2)
846 Fire Department	Offices (A/C) 1 st Floor Warehouse (A/C) Offices (A/C) 2 nd Floor	N/A	\$15.50 \$15.25 \$14.00
850	Hanger (Non-A/C) Offices (A/C) 1 st Floor Offices (A/C) 2 nd Floor	Development Lease	Development Lease
850-A	Hanger (Non-A/C) Small Offices (A/C) 1 st Floor Shops (A/C) 1 st and 2 nd Floor	N/A	\$27.50* \$15.00* \$13.50*
855 (53)	Storage (A/C)	\$6.25 (9)	\$6.50 (9)
856 (52)	Storage (A/C)	\$6.25 (9)	\$6.50 (9)
857 (55)	Wash Rack & Drum Storage	\$7.50	\$7.50
861 (60)	Aircraft—Hangars Shops (A/C) Storage (A/C) Offices (A/C) West Tower Formerly Offices (A/C) Above 1 st Floor (RAW)	\$16.00 \$11.50 \$11.50 \$11.00 \$7.00	\$16.75 \$12.00 \$12.00 \$12.00 \$7.00

*Absolute net with the tenant being responsible for all operating expenses, to include long lived items such as roof, structural, A/C, plumbing, etc.

NOTE: In addition to the building rate charge, there is a land rate charge for “Land Under Building” as well as any surrounding land area under use which is added to every building located within the Miami-Airport.

Building Rental Rates - Miami International Airport
Effective as of October 2026 (continued)

Building # (Old bldg. #)	Building Description	Actual Rate 2025-2026	Proposed Rate 2026-2027
862 (60)	Aircraft—Hangars Shops (A/C) Storage (A/C) Offices (A/C) 1 st Floor (executive office) Remodeled Offices (A/C) 1 st Floor (executive office) Offices (A/C) Above 1 st Floor (Raw)	\$16.00 \$11.50 \$11.50 \$15.00 \$15.00 \$7.00	\$16.75 \$12.00 \$12.00 \$15.75 \$15.75 \$7.00
863 (60-A)	Engine Overhaul and Service Storage 2 nd Floor Offices (A/C) 1 st Floor Offices (A/C) Above 1 st Floor (Raw)	\$13.00 \$7.00 (3) \$13.50 \$7.00	\$13.75 \$7.00 (3) \$14.00 \$7.00
871 (48)	Hangar (Non-A/C) Office (A/C) 1 st Floor Shop and Storage	\$15.00 \$12.00 \$7.00 (3)	\$15.50 \$12.00 \$7.00 (3)
874 (NEW)	P/S Terminal	Development Lease	
875 (43)	Flight Academy Office (A/C) Pan Am Office (A/C) Individual tenants (smaller spaces) Simulator Bays (A/C)	\$13.00 \$17.50 \$11.00	\$ 13.75 \$15.50 (8) \$11.50
890 (25)	Hangar (Non-A/C) Office Space (A/C)	Development Lease	
891 (24)	First Floor: Maintenance-Shops (A/C) Second Floor: Shops (A/C) Third Floor: Shops (A/C) Fourth Floor: Storage (Non-A/C)	Development Lease	
896 (22)	Hangar—Maintenance (Non-A/C) Office Space (A/C) 1 st Floor Formerly Offices (A/C) 2 nd Floor (Raw) Shops—Maintenance (A/C) Third Floor: Storage Third Floor: Office (if converted from storage space)	\$14.00 \$12.00 \$7.00 \$7.00 \$4.00 \$9.00	\$15.00 \$12.50 \$7.00 \$7.00 \$4.25 \$9.00
909	Flight Training Facility (Development Lease)	Development Lease	
916	Cargo - Freighter Building (Non-A/C) Cold Storage Offices (A/C)	Development Lease	

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***Building Rental Rates - Miami International Airport
Effective as of October 2026 (continued)***

Building # (Old bldg. #)	Building Description	Actual Rate 2025-2026	Proposed Rate 2026-2027
918 & 919 (5A)	Office – Entire Building (A/C) Office – Per Floor or less (A/C) Storage Loading Dock	\$12.75 \$15.00 \$7.00 (3) \$2.25	\$13.00 \$15.00 \$7.00 (3) \$2.25
2082	Warehouse (El Dorado) – Entire Building	\$13.00	\$14.00
3010	Cabstand Café (A/C)	\$30.00 (5)	\$30.00 (5)
3030	Small Offices for Baker Audio Visual Storage (N&K Enterprise)	\$11.75 \$8.50	\$11.75 \$8.50
3030	Offices (A/C) – All Wings of 3030 (Entire Wing A, B, & C)	\$10.75	\$10.75
3033	Police Station (A/C)	\$12.00	\$12.00
3038	Building Services – Maintenance/Office (A/C)	\$8.25	\$8.25
3040	Maintenance Shops (Non-A/C) and Offices (A/C)	\$8.75	\$8.75
3046	Offices (A/C) Shop	\$11.25 \$7.50 (3)	\$11.25 \$7.50 (3)
3047	Offices (A/C)	\$11.25	\$11.25
3048	Offices (A/C)	\$11.25	\$11.25
3049	Maintenance Garage (Non-A/C)	\$7.75	\$7.75
3054	A/C Operating Space - Terminal	\$20.00 (10)	\$20.00 (10)
3074	In-flight Caterers: Kitchen	\$11.50 (3)	\$11.50 (3)
3077	Triturator	\$26,000 yr. (6)	\$27,000 yr. (6)
3078	GSE Building (A/C) Offices (A/C)	\$11.50 \$12.25	\$11.75 \$12.50
3089	Existing Parking Garage	\$80.00/month/space	\$85.00/month/space
3091	Maintenance/Offices (A/C)	\$9.75	\$10.00
3094	Existing Parking Garage	\$80.00/month/space	\$85.00/month/space
3095	Hangar Building Hangar Area (Non-A/C) – 1st Floor Office – 1 st and 2 nd Floors Shops & Storage (1 st and 2 nd Floors) Formerly Offices (A/C) 3 rd to 11 th floor (Raw)	\$16.00 \$12.00 \$10.00 N/A	\$17.00 \$12.50 \$10.25 N/A
3101	Maintenance Garage—Storage (Non-A/C)	\$7.75	\$7.75
3107-431071025 (1,197 sq. ft.)	Terminal Parking Garage – Storage (A/C) Terminal Parking Garage Storage (Non A/C)	\$16.50 (10) \$15.00 (10)	\$17.00 (10) \$15.50 (10)
3107-431071028 (926 sq. ft.)	Terminal Parking Garage – Storage (A/C) Terminal Parking Garage Storage (Non A/C)	\$16.50 (10) \$15.00 (10)	\$17.00 (10) \$15.50 (10)
3110	Offices—Security	\$22.00	\$22.00
3150	Offices (A/C)	\$12.75	\$13.00
3151	Maintenance—Shop (Non-A/C) Offices (A/C)	\$7.75 \$12.25	\$8.00 \$12.50

NOTE: In addition to the building rate charge, there is a land rate charge for “Land Under Building” as well as any surrounding land area under use which is added to every building located within the Miami-Airport.

***Building Rental Rates - Miami International Airport
Effective as of October 2026 (continued)***

Building # (Old bldg. #)	Building Description	Actual Rate 2025-2026	Proposed Rate 2026-2027
3152	Service Station (Non-A/C)	\$7.00	\$7.25
3153	Car Wash Building	\$7.00	\$7.25
3182	Storage (renovated into air-conditioned office and storage space)	--	\$11.00
3241	RCC Office (A/C) RCC Storage (A/C)	\$26.75 (7) \$15.75 (7)	\$27.00 (7) \$15.75 (7)
4001	Traffic Control Center	\$15.00	\$15.25
4002	Public Works Office	\$14.00	\$14.25
4003A	Offices (A/C) Storage (Non-A/C)	\$8.75 \$7.00	\$9.00 \$7.25
4004	Sign Shop (Non-A/C)	\$7.75	\$8.00
Bldg. 770 / AKA 2205 NW 70 th Avenue	Industrial Building outside of MIA	\$14.00 (1)	\$14.00 (1)
788	Showroom (A/C) Office (A/C) Warehouse	\$11.50 \$11.00 \$12.50	\$11.75 \$11.25 \$13.50
Miami Intermodal Center (MIC)	Bus Parking Space Greyhound (3271 and 3272) (Bldg. plus 3 bus lanes) Small Office Space (Police) Platform – Unfinished space	\$3,000.00 per month \$13,000.00 per month \$15.00 \$30.00	\$3,000.00 per month \$13,000.00 per month \$15.00 \$30.00
Simkins Parcel 2800 N.W. 39 th Avenue Budget Rent- A-Car Bldg.	Warehouse (Non-A/C) 1 st Floor Office (A/C) 2 nd Floor Office (A/C) Maintenance Building <i>Total Land 171,915 sq. ft.</i>	\$7.00 based on land size	\$7.50 based on land size
The Landing at MIA 7200 NW 19 th Street*	Office under 5,000 sq. ft. (A/C) Office 5,000 to 10,000 sq. ft. (A/C) Office over 10,000 sq. ft. (A/C)	\$26.50 (1) \$25.50 (1) \$23.50 (1)	\$26.50 (1) \$25.50 (1) \$23.50 (1)
4000 NW 28 TH Street	Office/Warehouse (single occupant – 34,899 sq.ft.) Small Office space rear of building (5,800 sq.ft)	--	\$17.00 (1) \$15.00 (1)
1800 NW 70 th Avenue	Office/Warehouse – Single occupancy building sale leaseback (1-year lease) per agreement	--	\$15.00 (1) Begin June 2026

***The Landing at MIA (mid-rise office building) expense pass-throughs for 2026/2027 are projected at \$13.50 per square foot.**

NOTE: In addition to the building rate charge, there is a land rate charge for “Land Under Building” as well as any surrounding land area under use which is added to every building located within the Miami-Airport.

Additional Rental Rate Estimates

Utility Rates

The rental rates herein exclude utilities (water, sewer and electric), except as foot noted. Utilities shall be applied as a separate charge. These rates are not estimated by the appraiser and are supplied by MDAD.

Trailer Parking, Tractor Trailer Parking & Modular Units

Trailer parking has a rate of \$250.00 per space per month for single wide trailers, \$500.00 per space per month for double wide trailers, \$650.00 per space per month for a triple wide and \$500.00 per space per month for tractor trailers. Modular units are authorized for temporary use by tenants for office or storage purposes, preceding and/or during construction, and have the rates of \$250.00 per space per month for single wide trailers, \$500.00 per space per month for double wide trailers and \$650.00 per space per month for a triple wide.

Automobile Parking

Automobile parking (grade level & non-garage space) has a charge of \$85.00 per space per month. Newly built parking garages have a charge of \$100.00 per space per month. Limousines that occupy no more than a standard parking space/area will be charged \$85.00 per month. Larger limousines have a rate of \$135.00 per month. Tour buses and buses more than eight (8) feet wide and 18 feet long have a rate of \$325.00 per month.

Antenna Installations

Any antenna and its associated equipment for data collection, reception, or transmission related to (i) the monitoring of aircraft movements in the air or on the ground or (ii) any other aviation activity as determined by MDAD, shall pay a fee of \$3,000.00 annually per antenna, plus rental charges for the land or any facility on which or in which any antenna or associated equipment is installed, based on MDAD's sole determination of the dimensions of the land or facility allocable to such antenna or equipment. For all other antenna and associated equipment for non-aviation or specialty use, fees and rental charges in an amount not to exceed \$250,000.00 annually shall be separately imposed by MDAD as a condition of a lease, license, or permit applicable to the installation of the antenna or equipment.

Fuel Tender Parking Facility Rental Rate

The fuel tender parking facility was part of the MIA Taxiway R, S, and T Rehabilitation, Extension and Relocation Project, Project P256A, Agenda Item No. 8(A)(1). The construction of this new concrete fuel truck parking area provides a facility that allows fuel trucks capable of supplying engine/jet fuel to GSE and aircraft to park and wait for fueling. This permits trucking fuel to a remote location so that fuel can be drawn out of the tender. The fuel truck parking facility is located on the western side of the Cargo Facility. The new fuel tender facility has the capacity for approximately 30 vehicles at a rate of \$500.00/each per month. Note, this rate is applicable throughout the entire airport property.

Footnotes

The following footnotes are applicable to the “Building Rental Rates-MIA” items set forth above:

Note: Footnotes from previous years have been modified to simplify the rental rates. There are additional considerations that may affect some tenants which no longer have an assigned footnote. The new footnotes now apply solely for identifying the estimated market rents.

Most of the buildings and the spaces are not separately metered. Miami-Dade County Aviation Department has applicable rate charges to the tenant for electric, air conditioning, et al. These rates are not part of the estimated market rents and are separate from this document. The footnotes currently used in the analysis are as follows:

1. Rental rate is on a triple net basis with tenant paying pro rata share of all expenses except long lived items.
2. Rent includes electricity, water, and sewer.
3. If space is converted to A/C space, tenant pays applicable electric and is responsible for A/C repair and replacement.
4. According to MDAD the tenant prepaid rent.
5. Tenant pays minimum guarantee.
6. In addition to rent, tenant pays an opportunity fee of 7.0% of the revenues collected. Tenant is responsible for all maintenance and repairs.
7. Includes land rent and janitorial. Utilities are paid by rental car agencies in MIC.
8. Security, janitorial, and electricity expenses are paid directly to Pan Am by the smaller tenants. Any other tenant will reimburse Pan Am for its proportionate share of these expenses.
9. Market rent at \$7.75; however, tenants receive a \$1.25 discount due to lack of restrooms in the building.
10. Rent is net of electric and includes land rent.

Land Zone 1, 2, 3, 4, 5 & 7



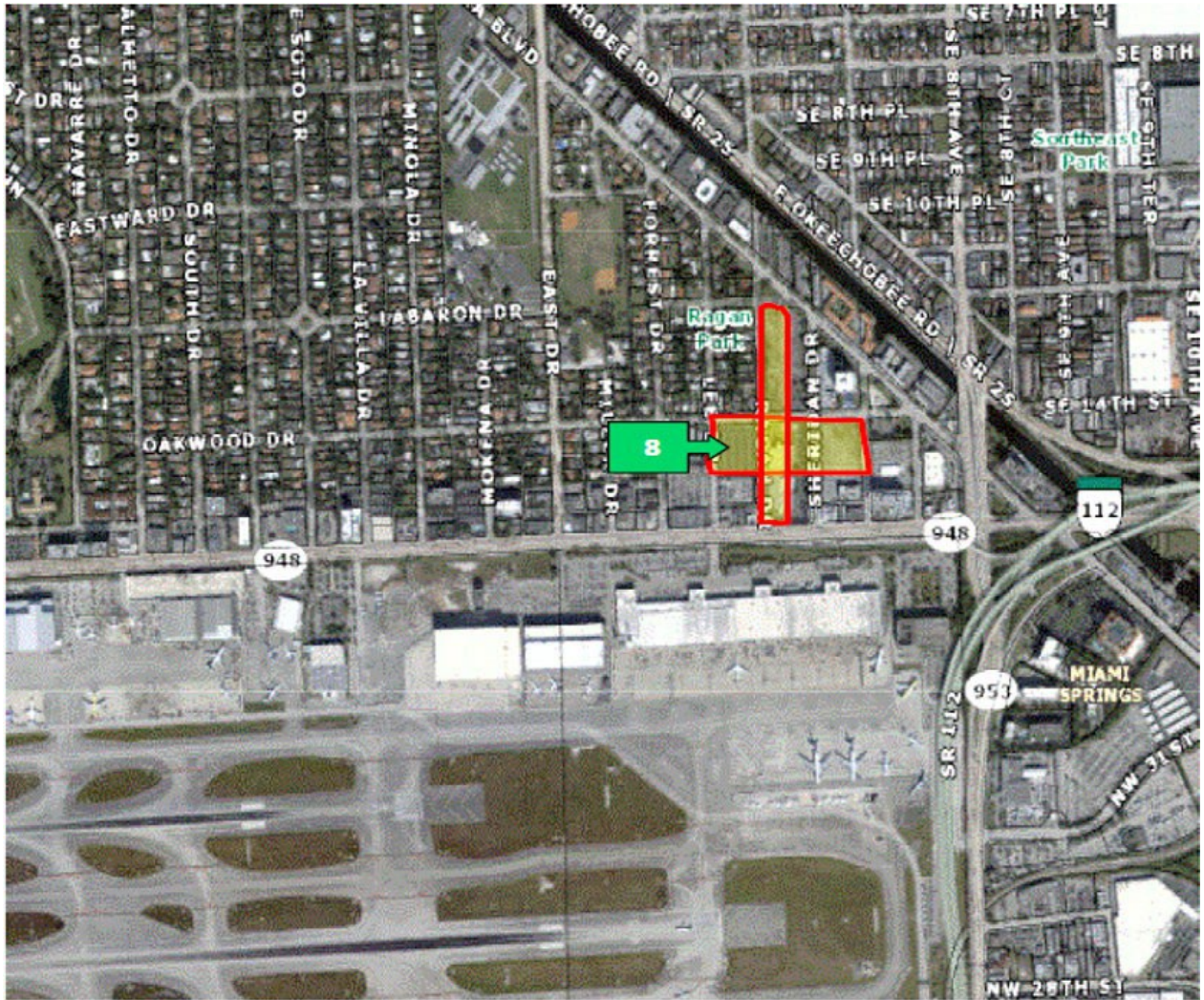
Legend

Land Zone 1
Land Zone 2
Land Zone 3
Land Zone 4
Land Zone 5
Land Zone 7A
Land Zone 7B
Land Zone 7C

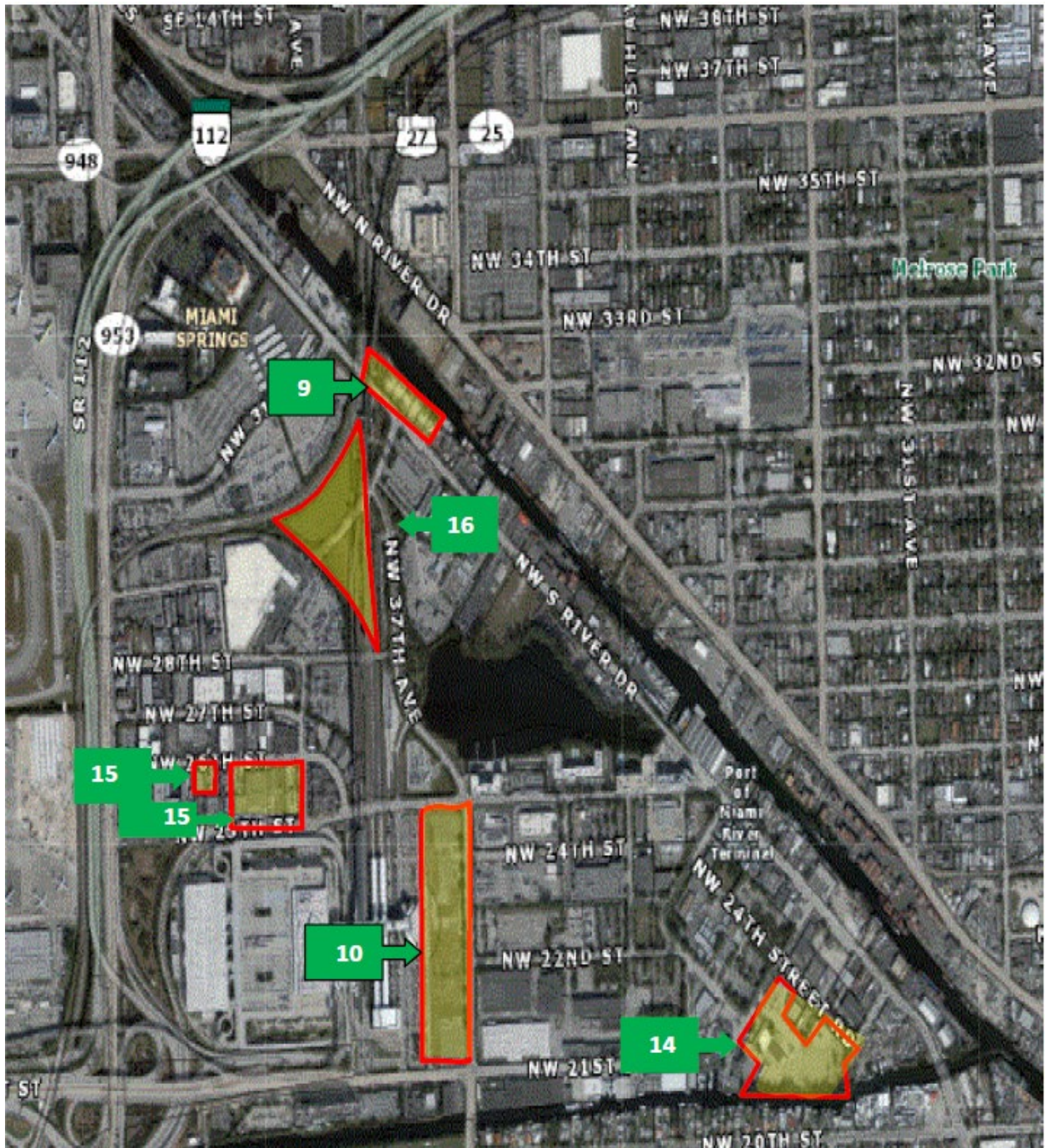


Note: Land Zone 6 was removed as per MDAD. It has been left blank as a placeholder.

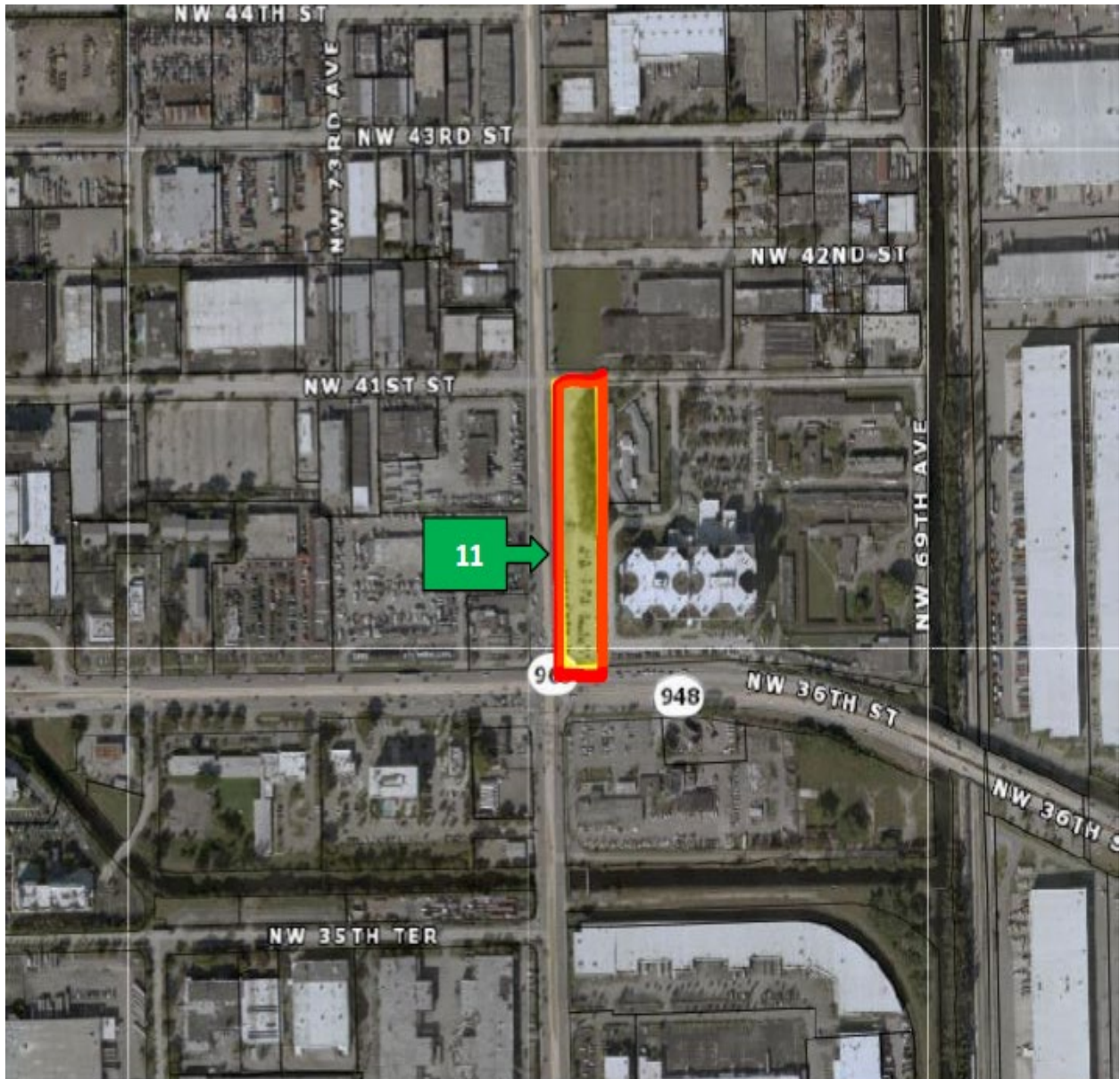
Land Zone 8



Land Zones 9, 10, 14, 15 & 16



Land Zone 11



Land Zone 12 & 13

