



FOR LEASE

**RARE SMALL-BAY FLEX —
MOVE-IN READY**

KENDALL | MIAMI, FL 33186
12905 SW 132 ST #3
SINGLE OR TWO-TENANT DIVISIBLE

\$4,000/MO

LEASE RATE / TYPE

±1,650 SF

LEASE SPACE

2003

YEAR BUILT

GRADE-LEVEL

LOADING



LOCATION ADVANTAGES

- Minutes to Miami Executive Airport (TMB)
- Direct access to Florida's Turnpike & the Don Shula Expressway
- Kendall median household income ~\$90,934 — deep labor pool

FAUSTO COMMERCIAL PRESENTS

Fully remodeled two-story flex condo in SW Kendall's established Lakeside Corporate Park, minutes from Miami Executive Airport with fast reach to Florida's Turnpike and the Don Shula Expressway. The ground floor delivers warehouse space with a street-level loading door, while a turnkey upper-level office keeps operations on-site — occupy as a single user or divide for two tenants. Kendall's affluent base (median household income ~\$90,934) fuels steady demand, and small-bay inventory this size rarely reaches the market. Move-in ready with central A/C and ADA-compliant baths.

PROPERTY HIGHLIGHTS

- Turnkey ±500 SF second-floor office — no build-out needed
- High ceilings for racking, storage & light assembly
- Central A/C throughout with ADA-compliant bathrooms

EXCLUSIVELY LISTED BY



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