

1,978 SF CORNER FLEX WAREHOUSE CONDO KENDALL LOCATION NEAR TAMiami AIRPORT

11901 SW 144TH CT STE 1
MIAMI, FL 33186



FOR LEASE

Presented By,

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COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents an exceptional End-cap Warehouse Condo near Tamiami Airport (Miami Executive Airport KTMB). A total of 1,978 square feet, with 1,529 square feet on the first floor and a 449-square-foot mezzanine. Currently utilized as a gym, the space features one oversized drive-in door and boasts a 20-foot clear height, and is equipped with a 5-ton air conditioning unit, making it ideal for various industrial uses. Built in 2002 and zoned IU-C, the condo is nestled in a thriving industrial park, offering a prime location for businesses seeking a well-connected and vibrant area.

Situated in the Kendall/Tamiami submarket, this warehouse condo is strategically located near the Tamiami (Miami Executive) Airport, providing swift access to expressways and main roads—the property benefits from its proximity to nearby residential areas and public transportation.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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PROPERTY HIGHLIGHTS



Tamiami Airport Commerce Center:
1,857 total square feet
1,540 square feet on the first floor
317 square feet mezzanine
One oversized drive-in door
20-foot clear height
Equipped with a 5-ton air conditioning unit
Available for sale with seller financing



Prime Location:
Situated in the Kendall/Tamiami submarket, this warehouse condo is strategically located near the Tamiami (Miami Executive) Airport, providing swift access to expressways and main roads—the property benefits from its proximity to nearby residential areas and public transportation.

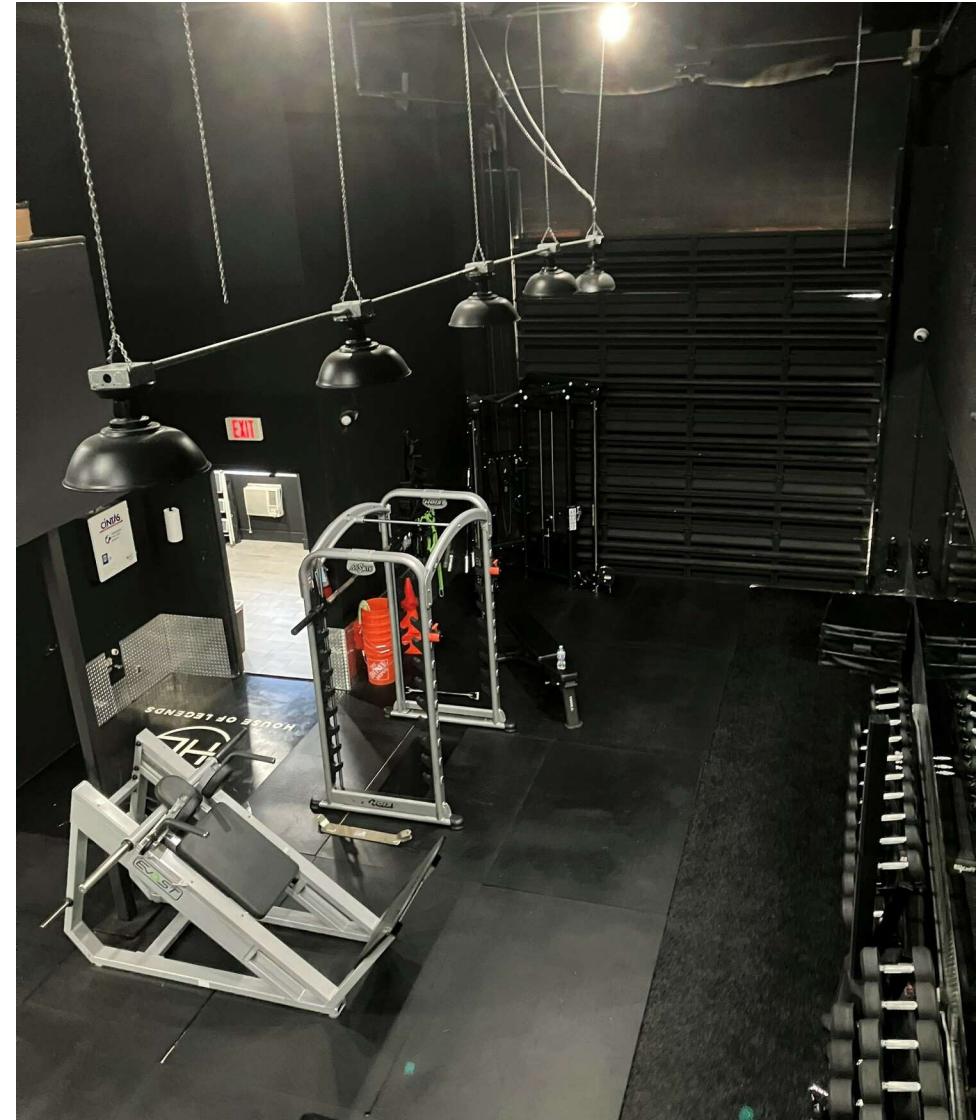


Exceptional Freeway Access:
10 min (2.7 miles) to FL Turnpike
21 min (7.3 miles) to US-1
32 min (20.8 miles) to Miami Int'l Airport

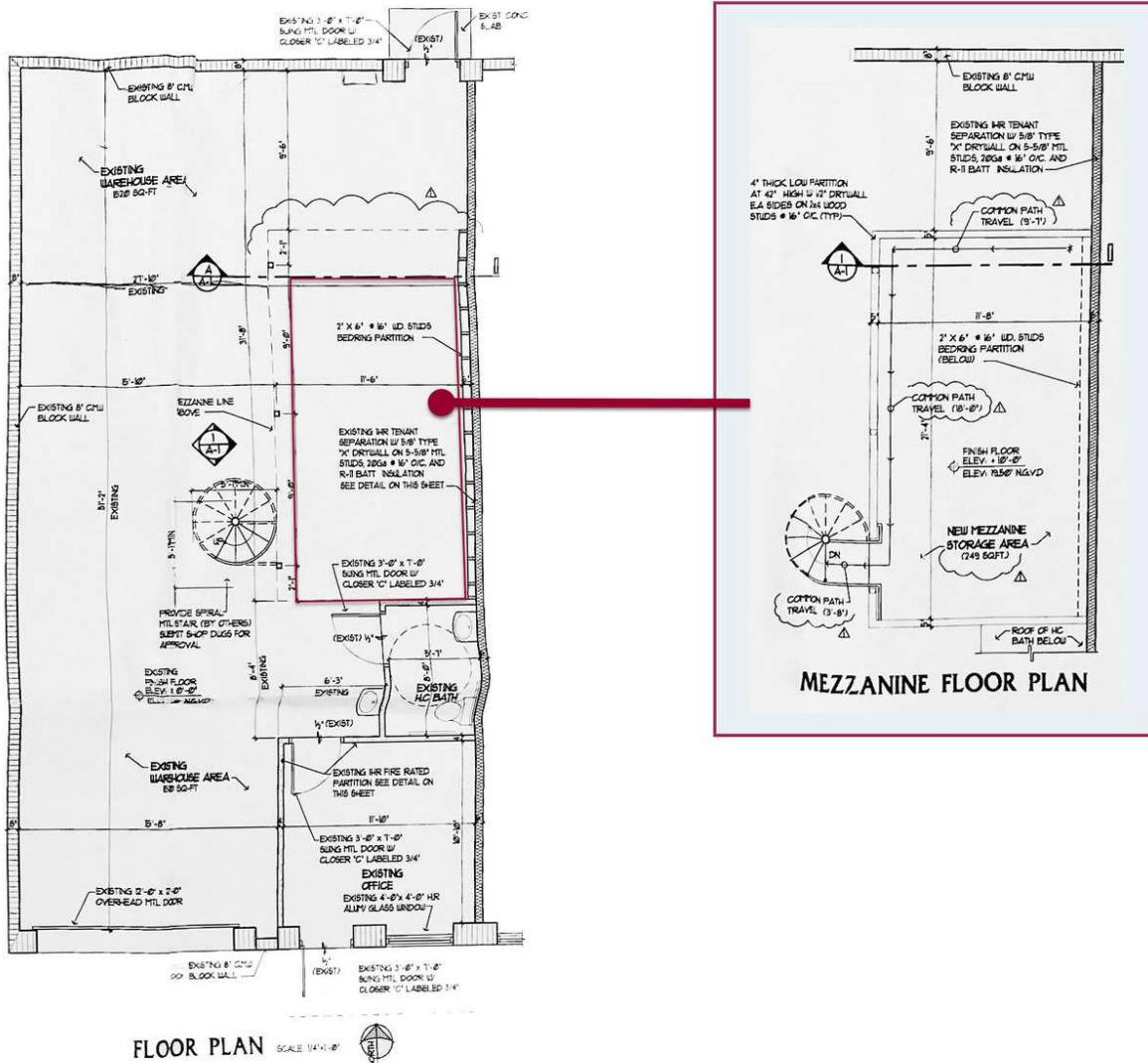
LEASE SPACES

AVAILABLE SPACES

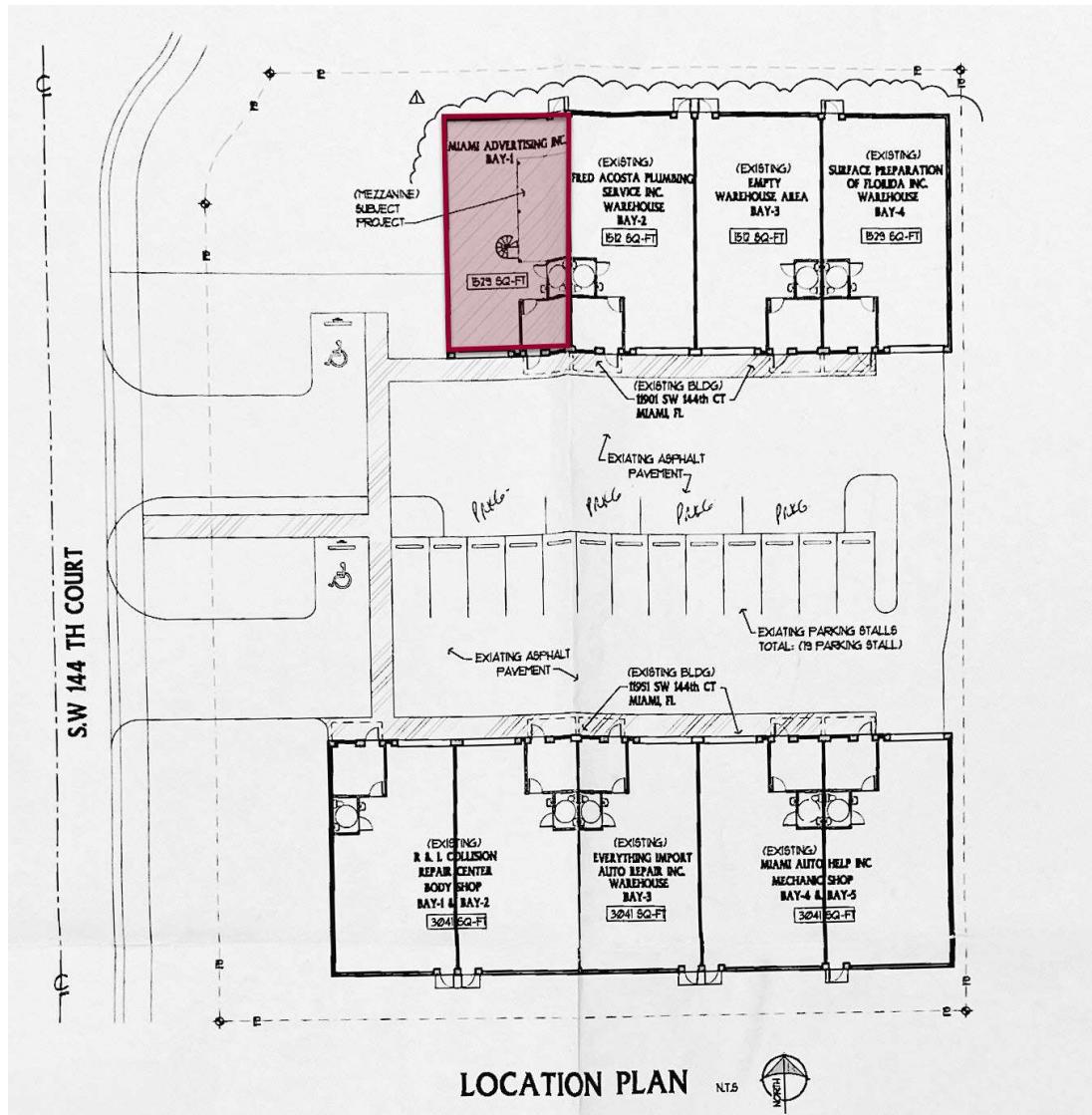
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1	Available	1,978 SF	Gross	\$22.00 SF/yr



FLOOR PLAN SUITE 1



LOCATION PLAN



PROPERTY DETAILS

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Flex Space
ZONING	IU-C
LOT SIZE	1,978 SF
APN #	30-5910-045-0330
LOT FRONTAGE	30 ft
LOT DEPTH	52 ft
CORNER PROPERTY	Yes

BUILDING INFORMATION

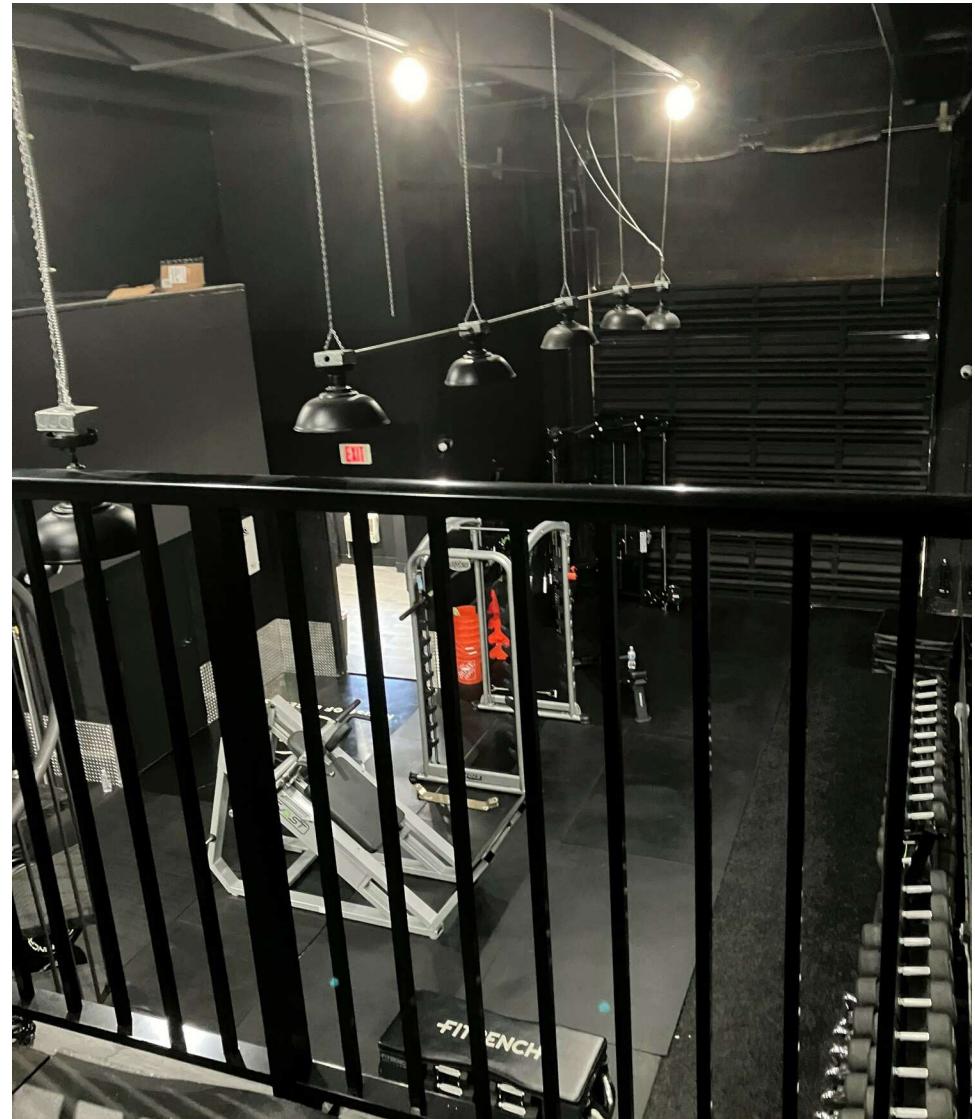
BUILDING SIZE	1,978 SF
TENANCY	Single
CEILING HEIGHT	20 ft
YEAR BUILT	2002
NUMBER OF BUILDINGS	1

LOCATION INFORMATION

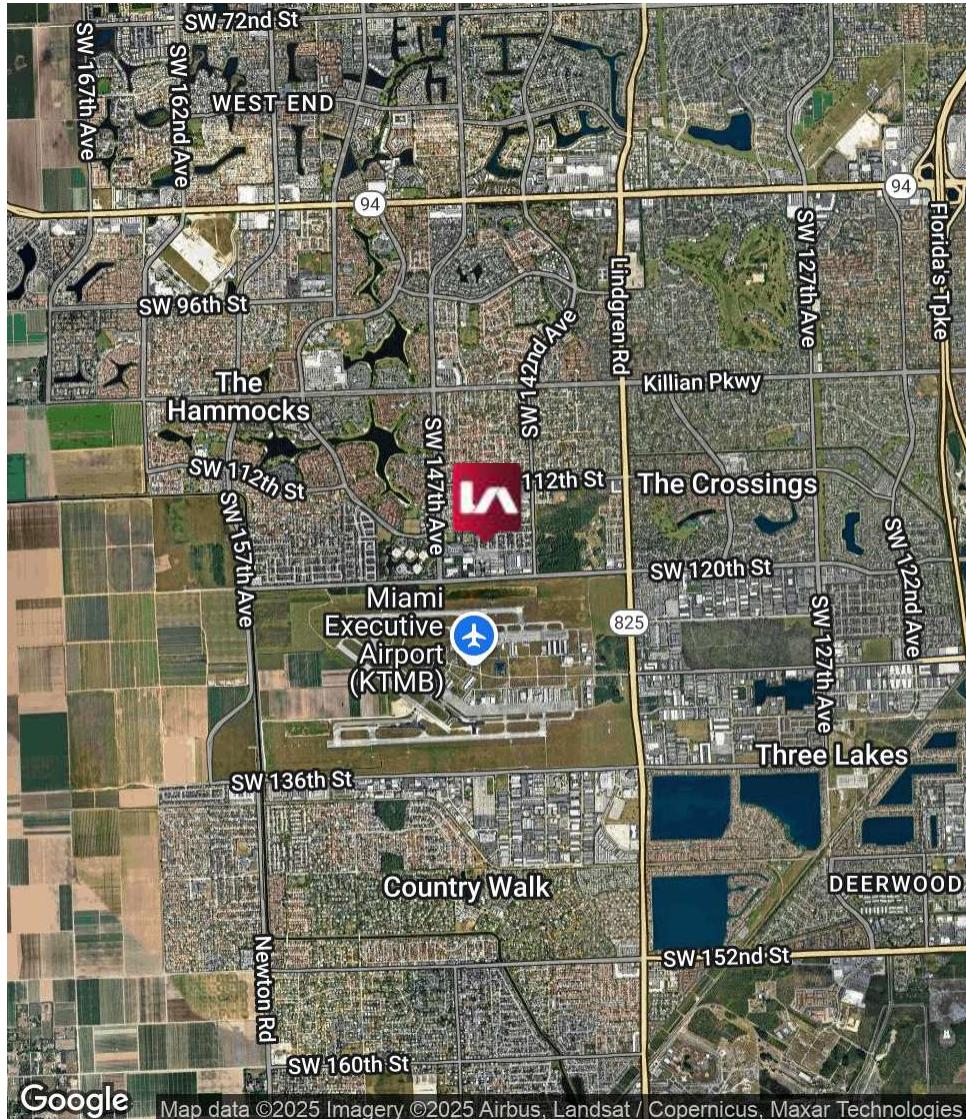
BUILDING NAME	End-cap Warehouse Condo near Tamiami Airport
STREET ADDRESS	11901 SW 144th Ct Ste 1
CITY, STATE, ZIP	Miami, FL 33186
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	Southwest Dade
NEAREST AIRPORT	Miami Executive Airport (KTMB)



SUITE 1



REGIONAL MAP



LOCATION OVERVIEW

The property is located in Unincorporated Miami-Dade County, FL along SW 120th Street. Conveniently located on the north side of Miami Executive Airport. The property has excellent access just 2.5 miles to Florida's Turnpike, and 2.7 miles to SR-874 Don Shula Expy. Miami International Airport is approximately 30 minutes and Fort Lauderdale-Hollywood International Airport is less than 1 hour. Close to residential areas and public transportation, enhancing accessibility for both employees and clients.

CITY INFORMATION

CITY:

Miami

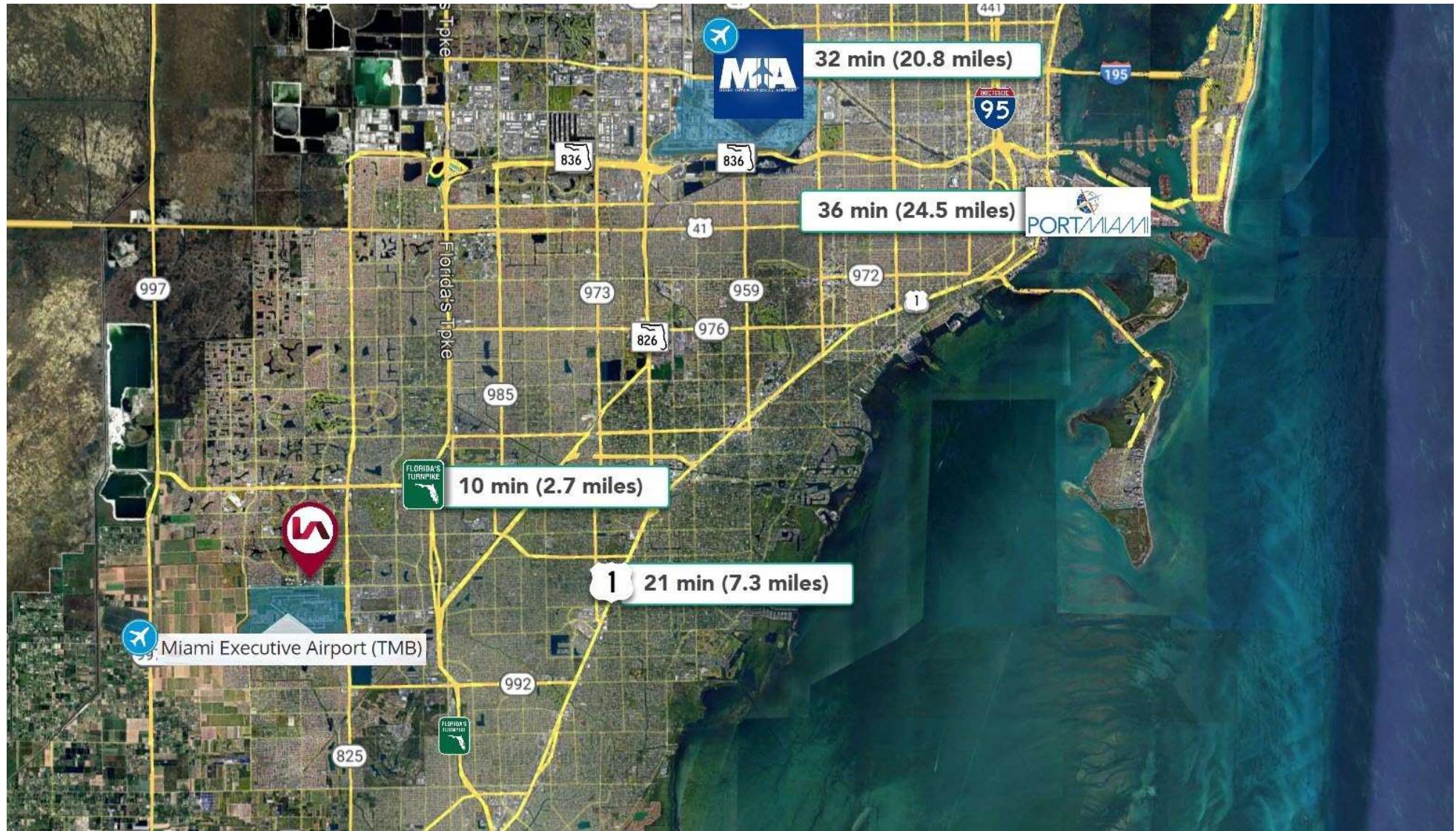
MARKET:

South Florida

SUBMARKET:

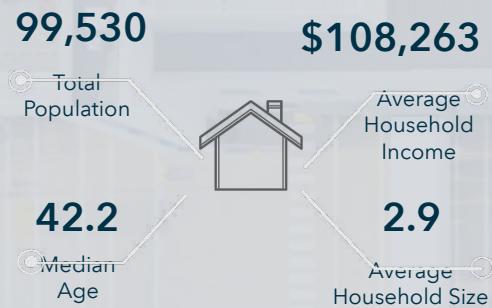
Southwest Dade

ACCESS MAP: KEY TRANSIT & LOGISTICS POINTS



DEMOGRAPHIC PROFILE: 10, 20, & 30 MINUTES

KEY FACTS

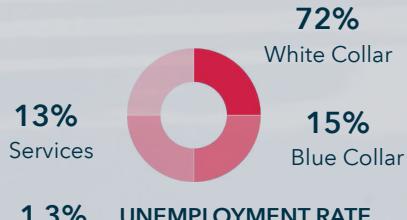


DAYTIME POPULATION

Total Daytime Population
95,726

Residents 47,191 Workers 48,535

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

253 Businesses

2,999 Employees

\$948,161,515 Sales

Manufacturing

140 Businesses

692 Employees

\$143,063,467 Sales

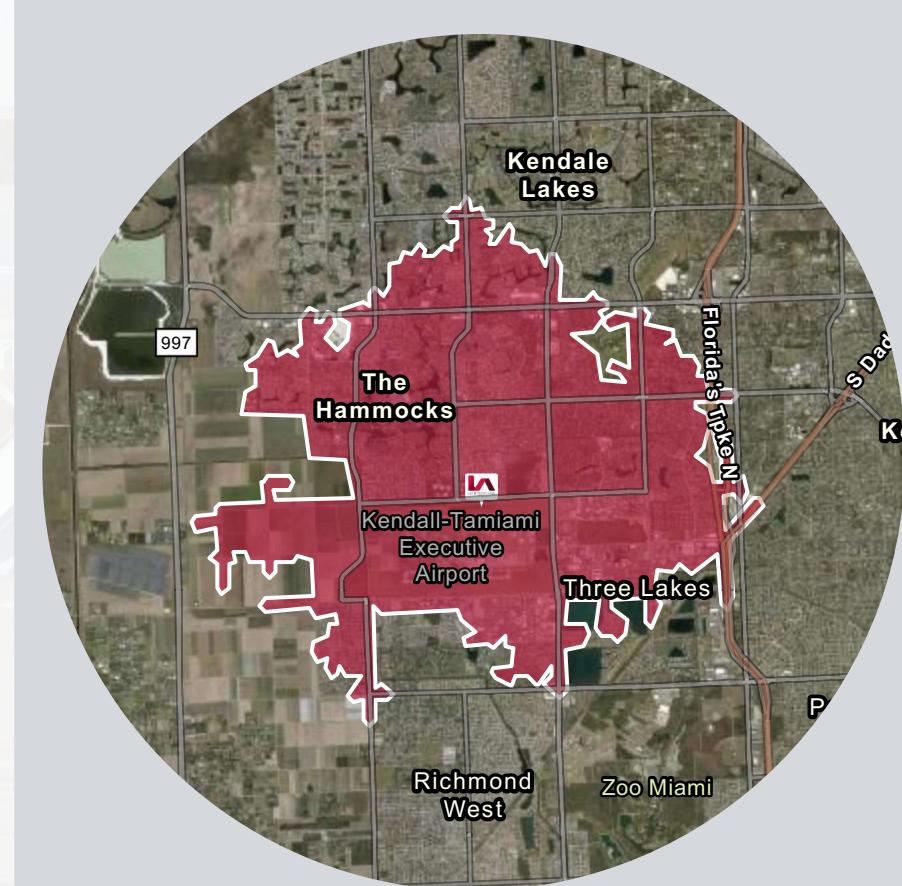
Wholesale Trade

300 Businesses

1,500 Employees

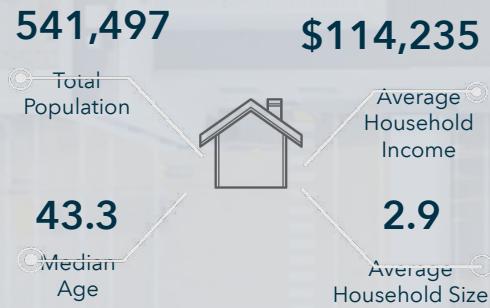
\$2,090,147,671 Sales

Drive time of 10 minutes



DEMOGRAPHIC PROFILE: 10, 20, & 30 MINUTES

KEY FACTS



DAYTIME POPULATION

Total Daytime Population
483,280

Residents 257,566 Workers 225,714

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

671 Businesses

5,798 Employees

\$1,573,929,432 Sales

Manufacturing

560 Businesses

5,251 Employees

\$530,837,150 Sales

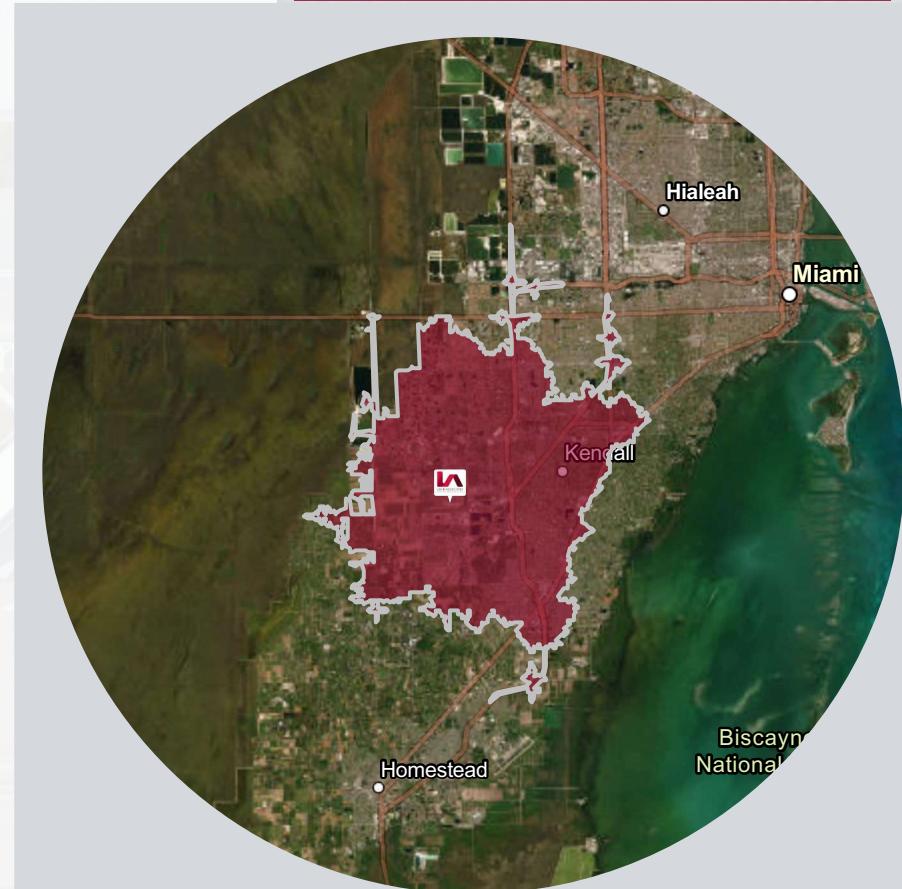
Wholesale Trade

795 Businesses

4,389 Employees

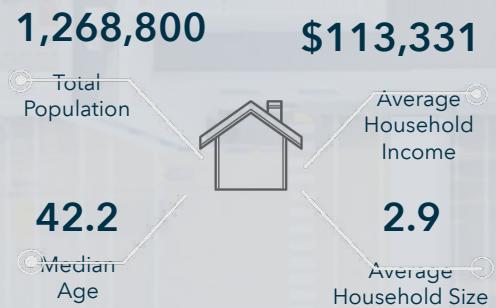
\$6,389,635,571 Sales

Drive time of 20 minutes



DEMOGRAPHIC PROFILE: 10, 20, & 30 MINUTES

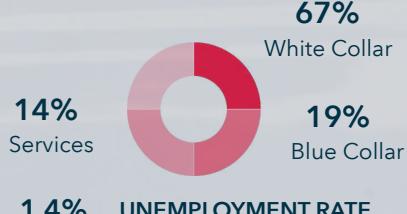
KEY FACTS



DAYTIME POPULATION

Total Daytime Population	1,279,518
Residents	606,268
Workers	673,250

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



Manufacturing



Wholesale Trade



Drive time of 30 minutes

