

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

11901 SW 144TH CT STE 1  
MIAMI, FL 33186

TOW-AWAY  
24 HRS ZONE 7 DAYS  
UNAUTHORIZED VEHICLES OR  
VESSELS WILL BE TOWED AWAY  
AT OWNERS RISK & EXPENSE.  
IMMEDIATE TOWING & RECOVERY TO  
786-458-3077

WELCOME  
FOR YOUR PROTECTION  
ALL ENTERANCE VEHICLES  
APPROVED AND APPROVED  
HANDLING VEHICLES TO BE  
HANDLED BY THE TOWING  
COMPANY. PLEASE  
BE RESPONSIBLE AT THE  
HANDLING OF THE TOWING  
COMPANY. THE TOWING  
COMPANY IS NOT  
RESPONSIBLE FOR  
DAMAGE TO  
VEHICLES.  
WE CARE...

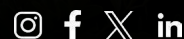
RESERVED  
PARKING  
VIOLATORS  
WILL BE TOWED



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com



@leesouthflorida

## FOR LEASE

Presented By,

**MATTHEW ROTOLANTE, SIOR, CCIM**

President

305.490.6526

[mrotolante@lee-associates.com](mailto:mrotolante@lee-associates.com)

**CONNER MILFORD**

Senior Vice President

314.766.9336

[cmilford@lee-associates.com](mailto:cmilford@lee-associates.com)



# 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

### MATTHEW ROTOLANTE, SIOR, CCIM

President  
305.490.6526  
mrotolante@lee-associates.com

### CONNER MILFORD

Senior Vice President  
314.766.9336  
cmilford@lee-associates.com

## 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

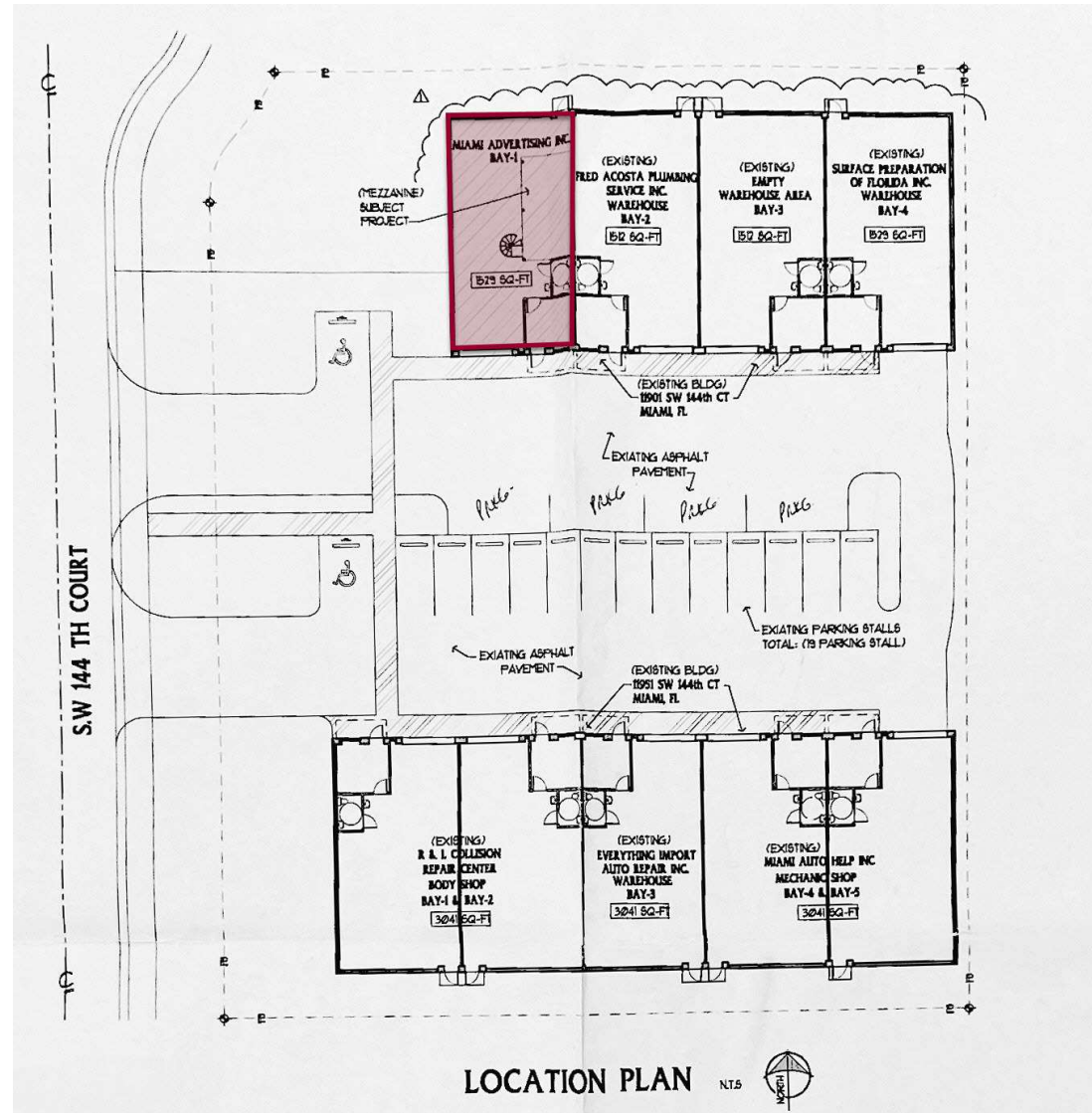


## 4

FLOOR PLAN SCALE 1/4"=1'-0"

### MEZZANINE FLOOR PLAN

# 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

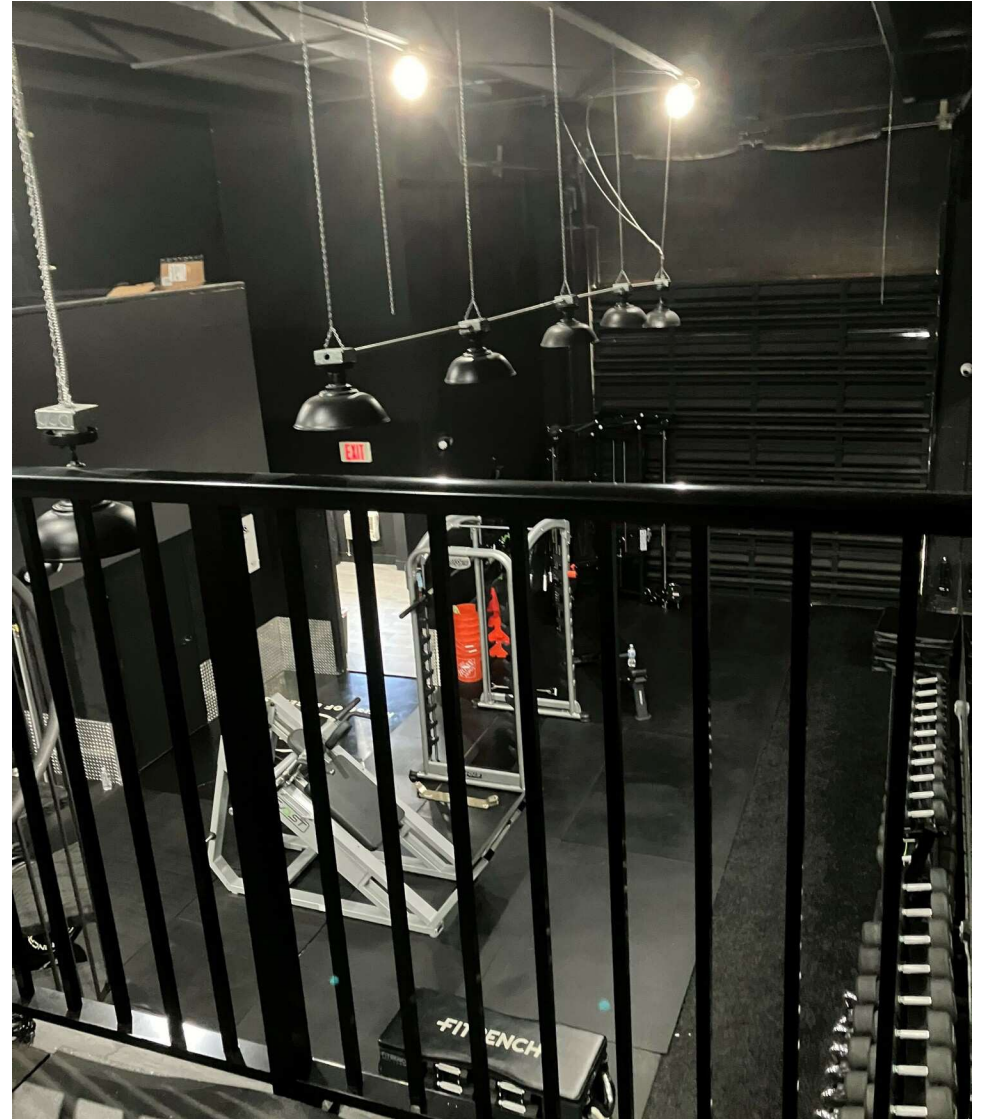
BUILDING SIZE	1,978 SF
TENANCY	Single
CEILING HEIGHT	20 ft
YEAR BUILT	2002
NUMBER OF BUILDINGS	1

## 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)

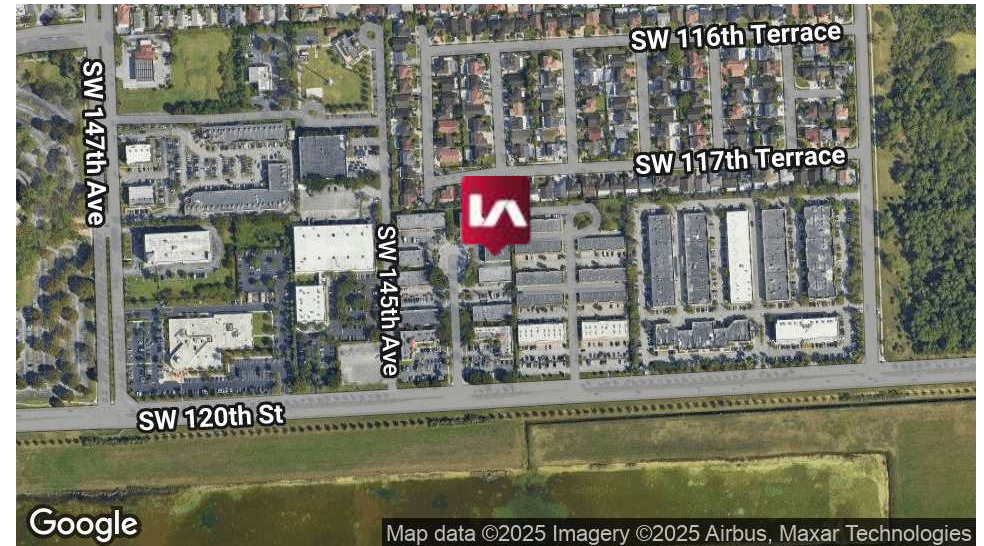
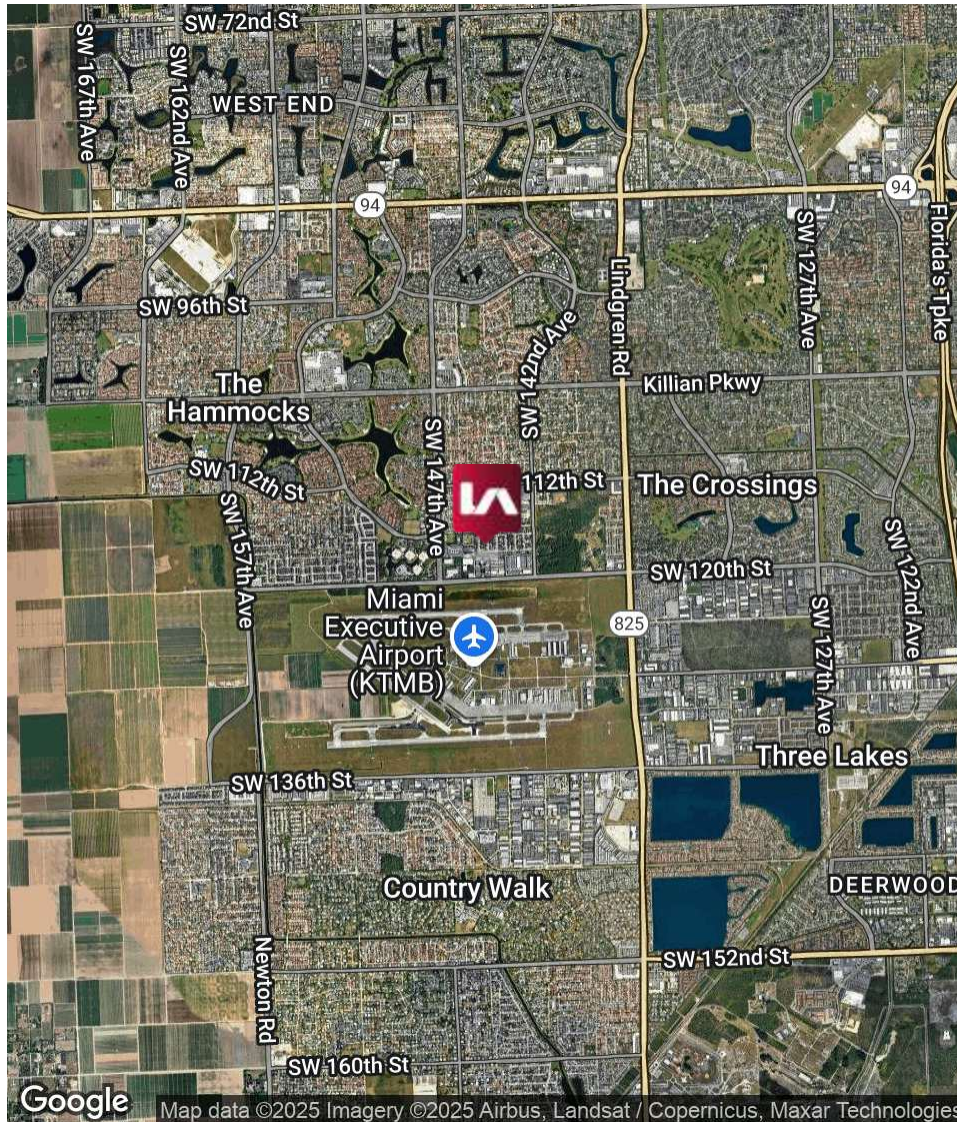


# SUITE 1





# REGIONAL MAP



## LOCATION OVERVIEW

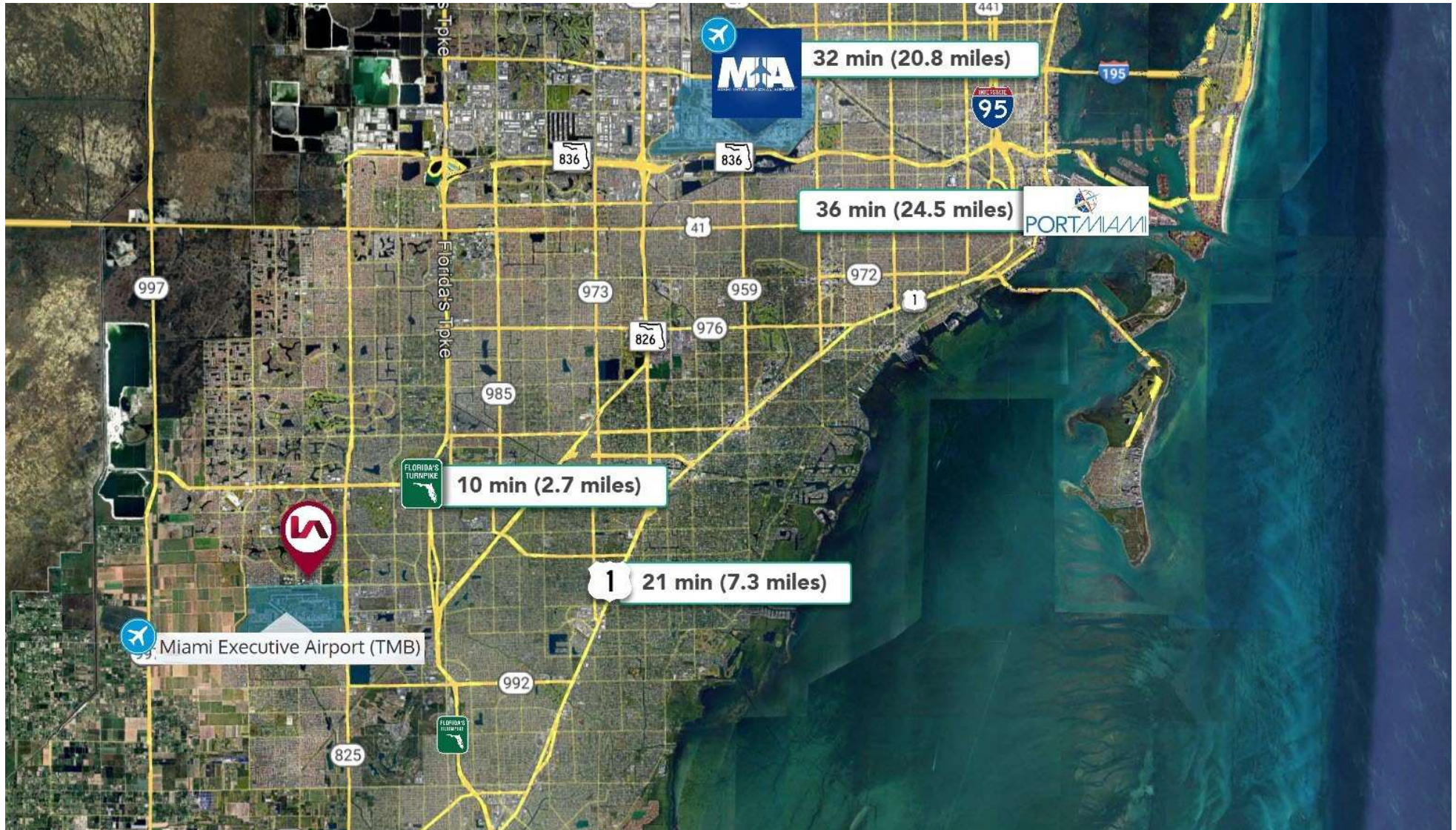
The property is located in Unincorporated Miami-Dade County, FL along SW 120th Street. Conveniently located on the north side of Miami Executive Airport. The property has excellent access just 2.5 miles to Florida's Turnpike, and 2.7 miles to SR-874 Don Shula Expy. Miami International Airport is approximately 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



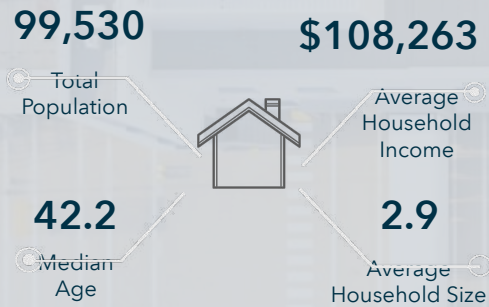
# ACCESS MAP: KEY TRANSIT & LOGISTICS POINTS



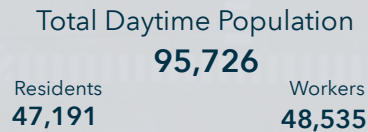


# DEMOGRAPHIC PROFILE: 10, 20, & 30 MINUTES

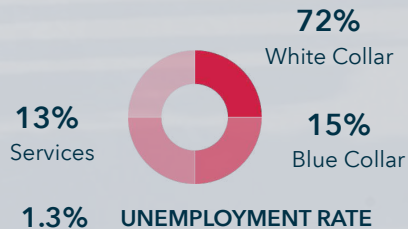
## KEY FACTS



## DAYTIME POPULATION



## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse



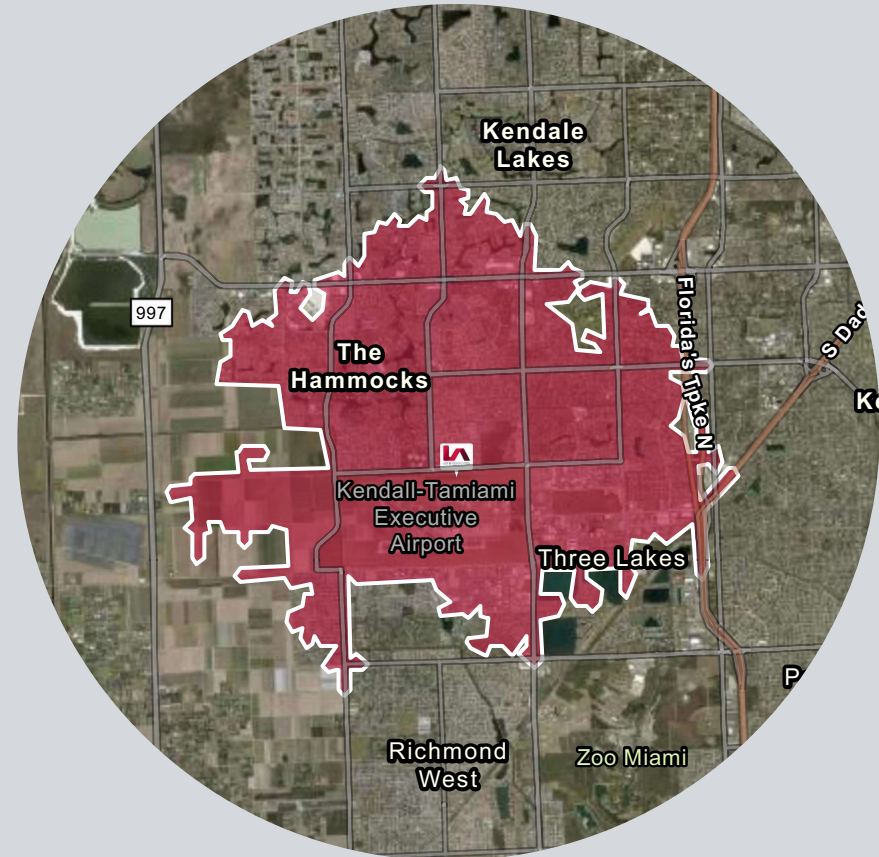
### Manufacturing



### Wholesale Trade



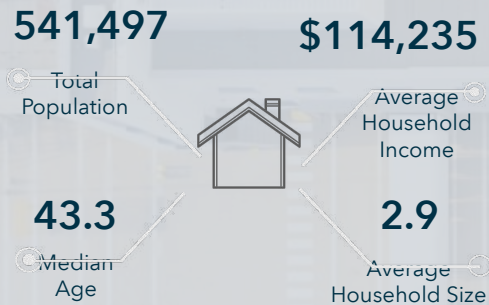
Drive time of 10 minutes





# DEMOGRAPHIC PROFILE: 10, 20, & 30 MINUTES

## KEY FACTS



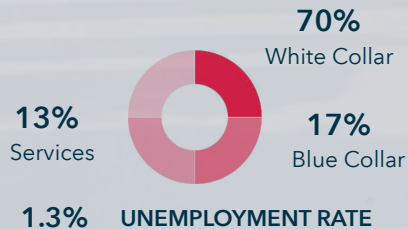
## DAYTIME POPULATION

Total Daytime Population  
**483,280**

Residents  
257,566

Workers  
225,714

## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse

671  
Businesses

\$1,573,929,432  
Sales

5,798  
Employees

### Manufacturing

560  
Businesses

\$530,837,150  
Sales

5,251  
Employees

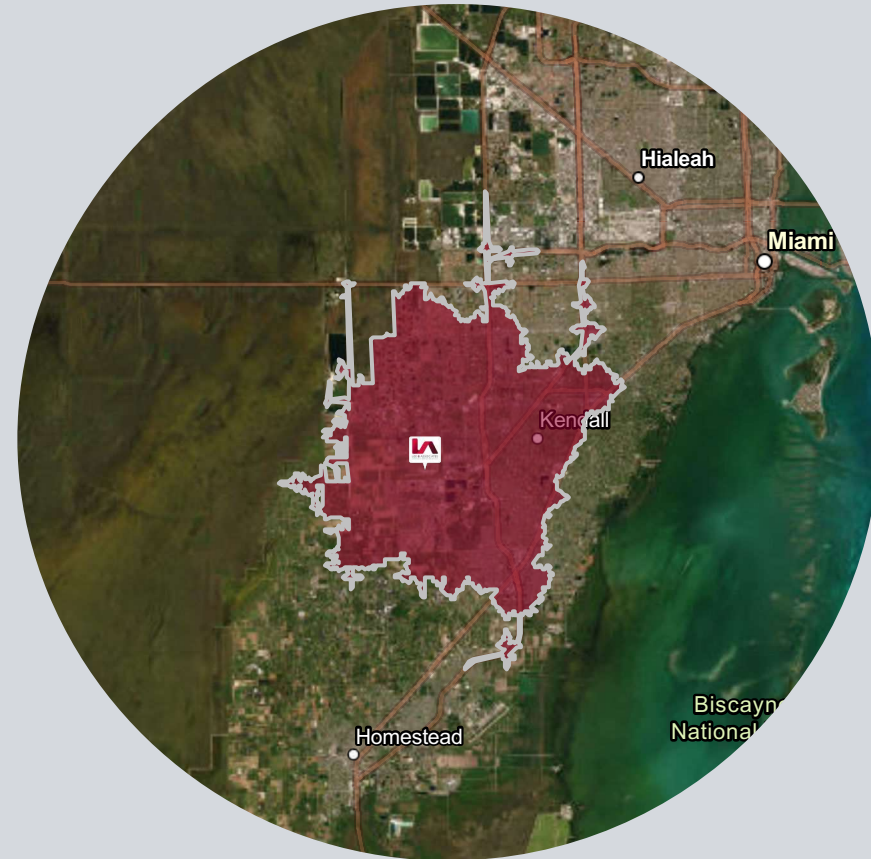
### Wholesale Trade

795  
Businesses

\$6,389,635,571  
Sales

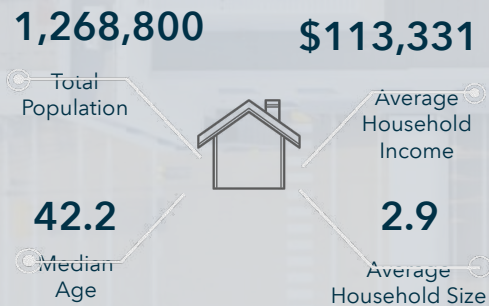
4,389  
Employees

Drive time of 20 minutes



# DEMOGRAPHIC PROFILE: 10, 20, & 30 MINUTES

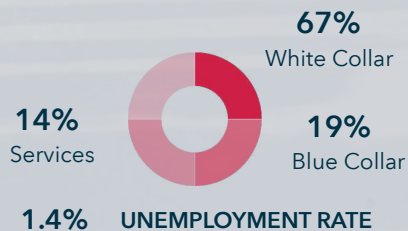
## KEY FACTS



## DAYTIME POPULATION



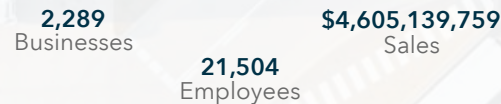
## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse



### Manufacturing



### Wholesale Trade



Drive time of 30 minutes

