



# TESLA NET LEASE | FOR SALE

14499 NW 57th Avenue, Miami, FL 33054



10.5 YRS

Term

2.5K SF

Bldg. Size

3 AC

Land Size

\$618K

NOI

7%

Cap Rate





## INVESTMENT SUMMARY

Casal Group is pleased to offer this net lease investment with Tesla, Inc. The property is located within AVE Aviation & Commerce Center, a 2.5M square foot business park, with tenants that include Amazon, the US Postal Service, and Race Trac.

The property maintains 2,500 square feet situated on 3 acres, and is fully paved, fenced and lighted. The tenant, Tesla, Inc., is an American multinational automotive and clean energy company with a 10-year lease.

- **VALUABLE TENANT:**  
Tesla, Inc.
- **LONG TERM LEASE:**  
10.5 years, with additional options up to 25 years
- **CASH FLOW:**  
Current NOI: \$618,000 NNN  
Solid net cash flow with 3% annual increases
- **LOCATION / EXPOSURE:**  
Excellent frontage on Red Road (50,000 cars/day)  
Hard corner entrance into the park.
- **ZONING:**  
GP Zoning provides for future flexibility  
for retail, hotels, and industrial.



# PROPERTY DETAILS

Land Area	3 Acres (130,680 SF)
Building Size	2,500 SF
Zoning	GP (Miami-Dade)
Parking	291 Spaces
Sale Price	7% Cap Rate

# NET LEASE DETAILS

Term	10.5 Years (126 Months)
Expiration	March 31, 2035
Current NOI	\$618,000.00
Increases	3% Per Year
Renewal Option	Three (3) - 5 Year Options

# OPERATING EXPENSES

Land Rent	\$0.39 Per Land Foot
Land Rent Increase	7.5% Every 30 Months or 3% Per Year
Insurance	\$0.20 Per Land Foot

\* Tenant is responsible for all operating expenses related to the property





## MASTER LEASE - AVE AVIATION & COMMERCE CENTER

AVE is a long-term leasehold interest, leased from Miami-Dade County. The park is a total of 178 acres, which maintains multiple owners and major, multinational companies.

The 3 acre parcel offered includes the master lease hold interest. The master lease has an expiration date of April 30, 2084.



- **MASTER LEASE:**  
178 Acres (Entire Park)
- **OFFERING:**  
3 Acres (Transferred at Closing)
- **TERM REMAINING:**  
59.5 Years
- **EXPIRATION:**  
April 30, 2084
- **LAND RENT:**  
\$0.39 Per Land Foot Annually
- **LAND RENT INCREASE:**  
7.5% Every 30 Months (Increases Capped)
- **ZONING:**  
GP (Government Property) Miami-Dade
- **OPPORTUNITY FEE:**  
2% of Net rent paid by tenant. Tenant pays the fee as part of operating expenses. Fee paid to Miami-Dade County as part of Master Lease Agreement
- **PROPERTY TAXES:**  
No Land Tax. In lieu of taxes, the land rent is the fee.



## LOCATION INFORMATION

This investment opportunity is located in central Miami-Dade County, adjacent to the Town of Miami Lakes. It has the ideal retail location, with countless nearby amenities, immediate freeway access and Red Road Frontage with exposure to about 50,000 cars per day.

2.5m  
Square Feet

178  
Acres

50K  
Daily Cars

3,500  
Employees







## TENANT INFORMATION

Tesla, Inc. is an American multinational automotive and clean energy company. Headquartered in Austin, Texas, it designs, manufactures and sells battery electric vehicles (BEVs), stationary battery energy storage devices from home to grid-scale, solar panels and solar shingles, and related products and services.

Tesla is one of the world's most valuable companies in terms of market capitalization. In October 2021, Tesla temporarily became a trillion-dollar company, the seventh U.S. company to do so. In 2023, the company led the battery electric vehicle market, with 19.9% share. Also in 2023, the company was ranked 69th in the Forbes Global 2000. As of March 2024, it is the world's most valuable automaker.







For additional information please contact:

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