



## 13405 SW 128TH ST #205B MIAMI, FL 33186

### 1,006 SF WAREHOUSE CONDO IN WITH OFFICE IN KENDALL

Well-appointed 1,006 SF warehouse condo at 13405 SW 128th St, perfectly located in Kendall just minutes from Miami Executive Airport in one of the region's most active industrial submarkets. This unit is ideal for small businesses, e-commerce, trades, or investors seeking efficient and flexible space in a supply-constrained area.

- **Built-Out Office Space:** Includes 206 SF of finished office, ideal for administrative or client-facing use.
- **Clear Height Advantage:** Boasts 18-foot ceilings, allowing for vertical storage, mezzanine potential, or improved racking systems.
- **Flexible Layout:** Open warehouse space supports a variety of operational needs, with a private restroom and functional flow.
- **IU-C Zoning:** Permits a wide range of industrial, warehousing, and business uses.
- **Strategic Location:** Quick access to the Florida Turnpike, SR-874, and key South Florida logistics corridors.
- **High-Demand Market:** Located within a thriving industrial zone with ongoing development, low vacancy, and increasing property values.

Whether you're an owner-user needing efficient space or an investor targeting strong rental demand, this property delivers flexibility, accessibility, and long-term upside.



**PRICE: \$440,000**

Size: 1,006 SF total | 206 SF office

Ceiling Height: 18 feet clear

Zoning: IU-C (Industrial – Commercial)



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