



# Red Road Commerce Center

**For Lease**

14101 NW 57th Avenue, Miami, FL 33054

BARINGS

CBRE



# Property Features

**Red Road Commerce Center is a brand new construction, Class A industrial warehouse totaling ±86,811 SF.**

With its central location and proximity to main thoroughfares in South Florida, Red Road Commerce Center will attract all users looking to upgrade and modernize their operations.

±5.00 Ac  
Land Size

±86,811 SF  
Building Size

75 spaces  
Car Parking

EV  
Charging On-Site

32'  
Clear Height

26 docks, 4 ramps  
Loading Positions

±1,529-±2,260 SF  
Spec Office

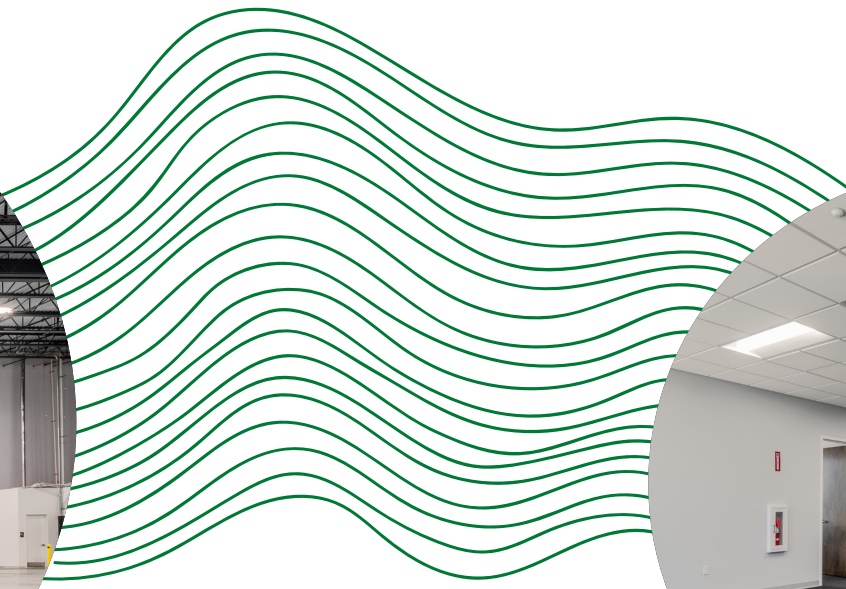
Immediately  
Available Date

54' W  
Column Spacing

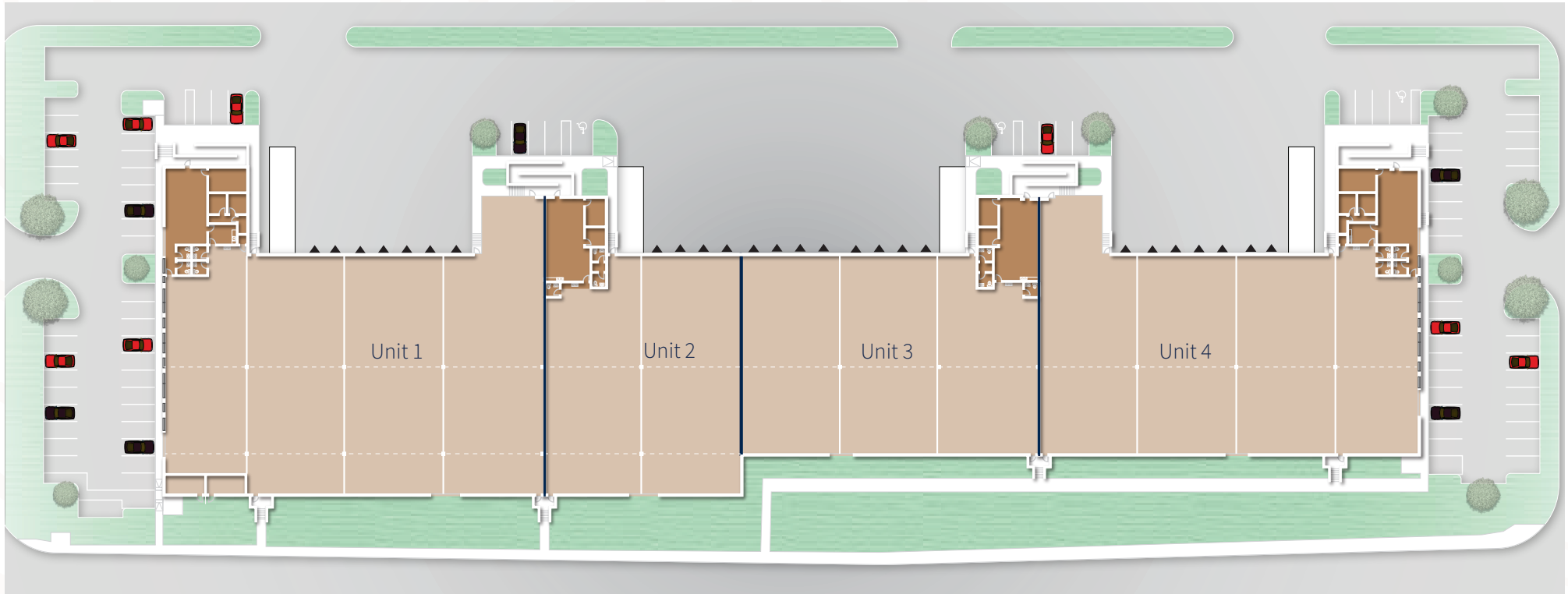
R-19  
Roof Insulation

\$4.61 PSF  
Estimated OpEx

3 Years  
Minimum Lease Term



# Site Plan



## Unit 1

- ▶ ±28,986 SF total
- ▶ ±26,726 SF warehouse
- ▶ ±2,260 SF spec office
- ▶ 7 docks, 1 ramp
- ▶ 127' building depth

## Unit 2

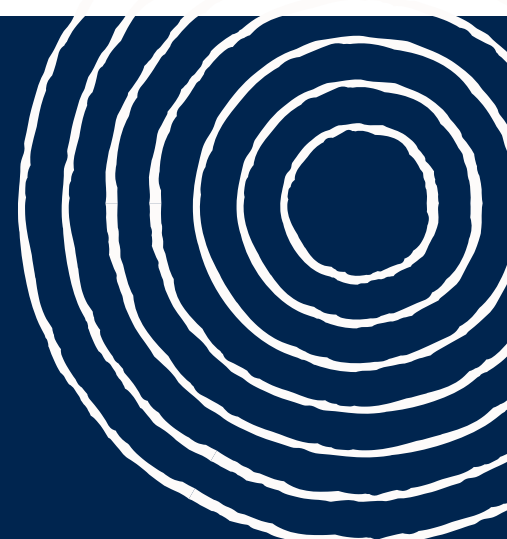
- ▶ ±14,720 SF total
- ▶ ±13,191 SF warehouse
- ▶ ±1,529 SF spec office
- ▶ 4 docks, 1 ramp
- ▶ 127' building depth

## Unit 3

- ▶ ±18,114 SF total
- ▶ ±16,585 SF warehouse
- ▶ ±1,529 SF spec office
- ▶ 8 docks, 1 ramp
- ▶ 105' building depth

## Unit 4

- ▶ ±24,991 SF total
- ▶ ±22,731 SF warehouse
- ▶ ±2,260 SF spec office
- ▶ 7 docks, 1 ramp
- ▶ 105' building depth





# Location

- ▶ Centrally located on NW 57th Avenue/Red Road and NW 140th Street, just minutes to I-95, the Palmetto Expressway (SR 826), the Gratigny Expressway, and I-75
- ▶ Miami Lakes submarket
- ▶ 10 miles to Miami International Airport cargo terminals
- ▶ 15 miles to PortMiami
- ▶ 20 miles to Fort Lauderdale-Hollywood International Airport
- ▶ 22 miles to Port Everglades
- ▶ Restaurants, retail and amenities located within a 3-mile radius

## Contact

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