

END-CAP WAREHOUSE CONDO NEAR TAMiami AIRPORT

11901 SW 144TH CT STE 1
MIAMI, FL 33186



FOR SALE

Presented By,

CONNER MILFORD

Senior Vice President

314.766.9336

MATTHEW ROTOLANTE, SIOR, CCIM

President

305.490.6526

mrotolante@lee-associates.com

cmilford@lee-associates.com

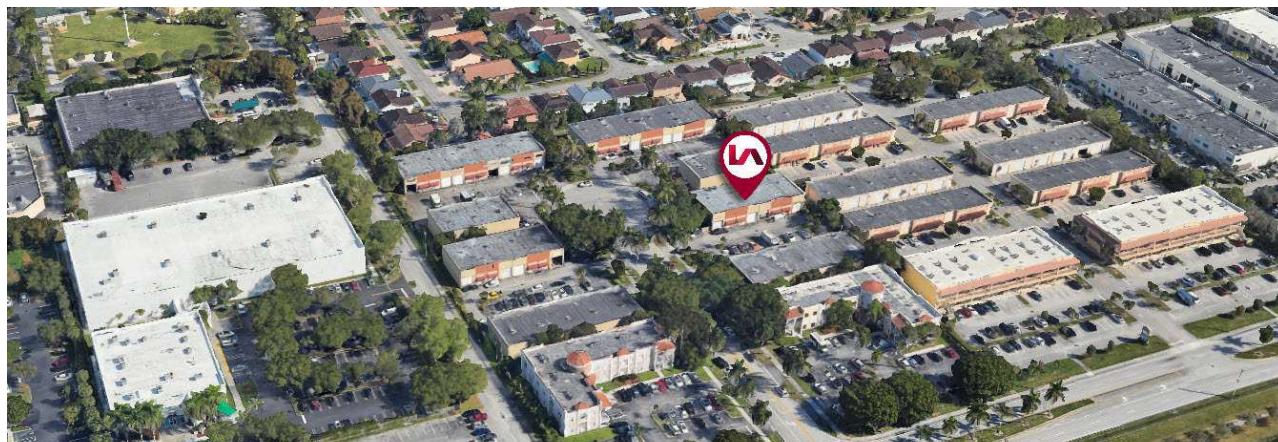


COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

END-CAP WAREHOUSE CONDO NEAR TAMiami AIRPORT

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. The space includes one oversized drive-in door and boasts a 20-foot clear height, making it ideal for various industrial uses. Currently utilized as a gym, this property is available for sale or lease. 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.



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

ASKING PRICE: \$679,000.00



Tamiami Airport Commerce Center:
1,978 total square feet
1,529 square feet on the first floor
449 square feet mezzanine
One oversized drive-in door
20-foot clear height

Seller Financing Available

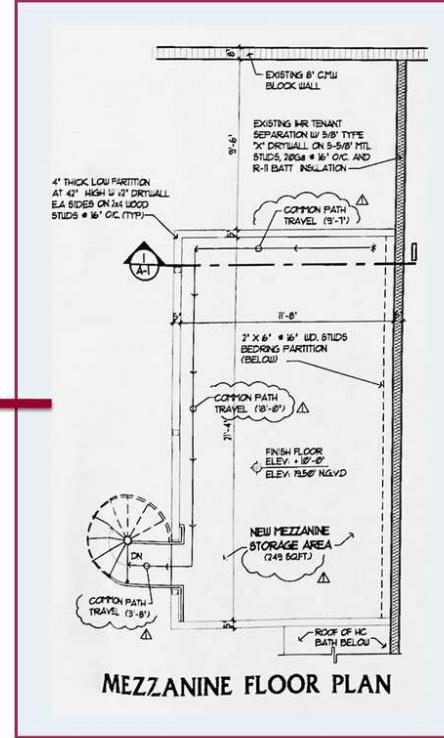
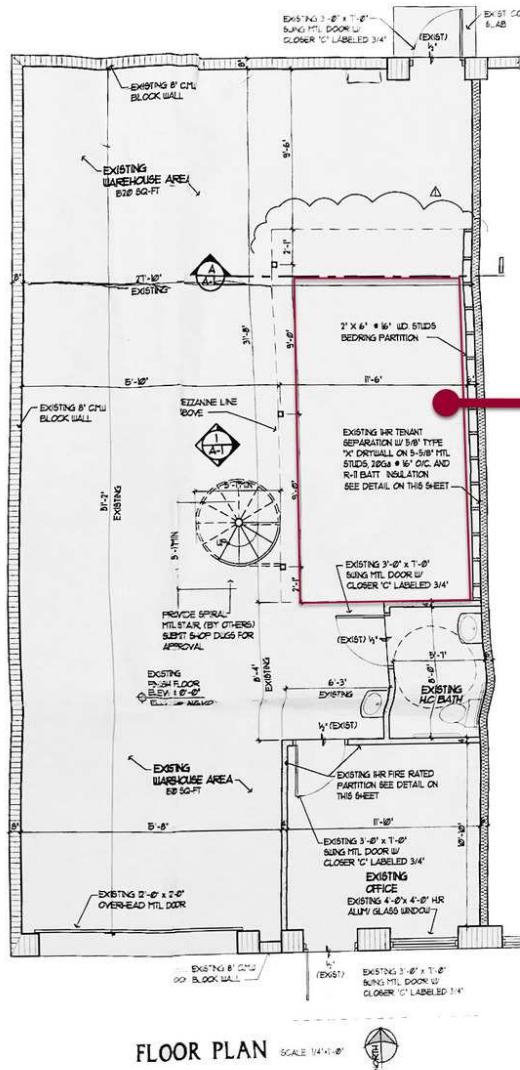


Prime Location:
Situated in the Kendall/Tamiami submarket, this warehouse condo is strategically located near the Tamiami (Miami Executive) Airport, providing swift access to expressways and main roads—the property benefits from its proximity to nearby residential areas and public transportation

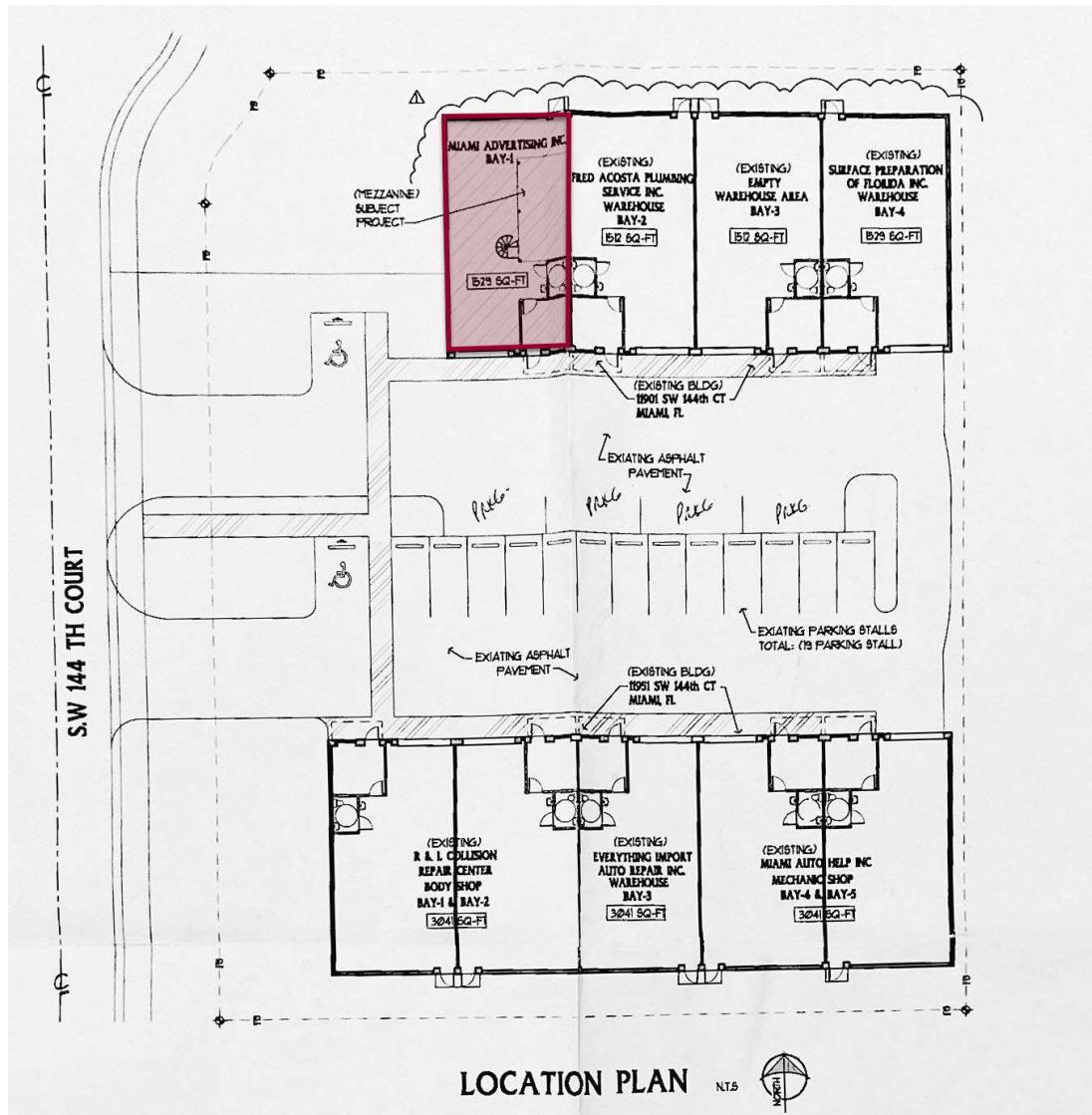


Exceptional Access:
10 min (2.7 miles) to FL Turnpike
21 min (7.3 miles) to US-1
32 min (20.8 miles) to Miami Int'l Airport

FLOOR PLAN SUITE 1



LOCATION PLAN



PROPERTY DETAILS

PROPERTY INFORMATION

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

BUILDING INFORMATION

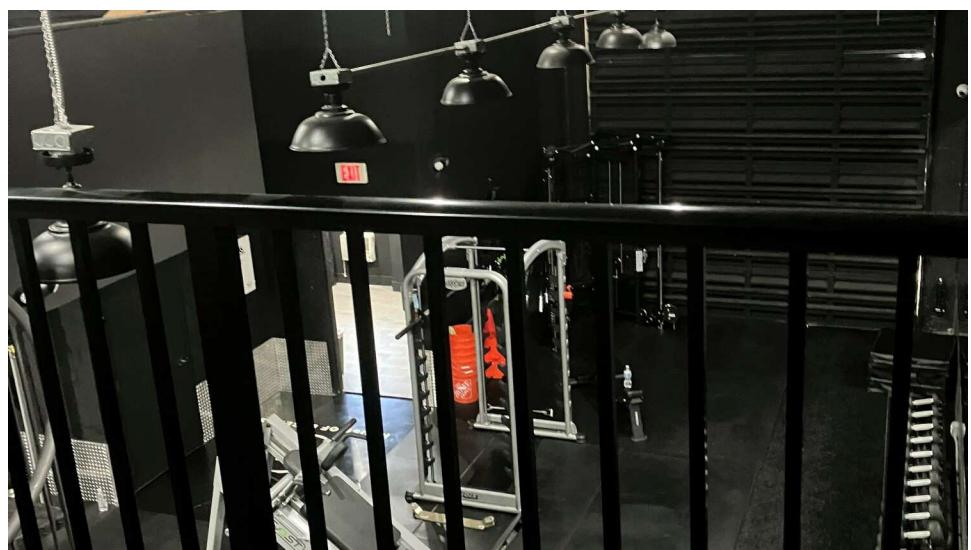
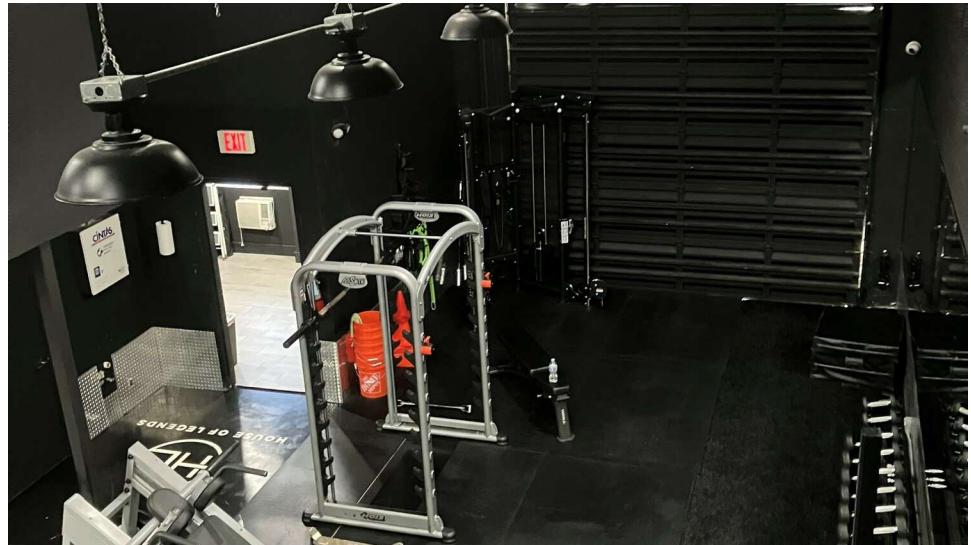
BUILDING SIZE	1,978 SF
TENANCY	Single
CEILING HEIGHT	20 ft
YEAR BUILT	2002
NUMBER OF BUILDINGS	1

LOCATION INFORMATION

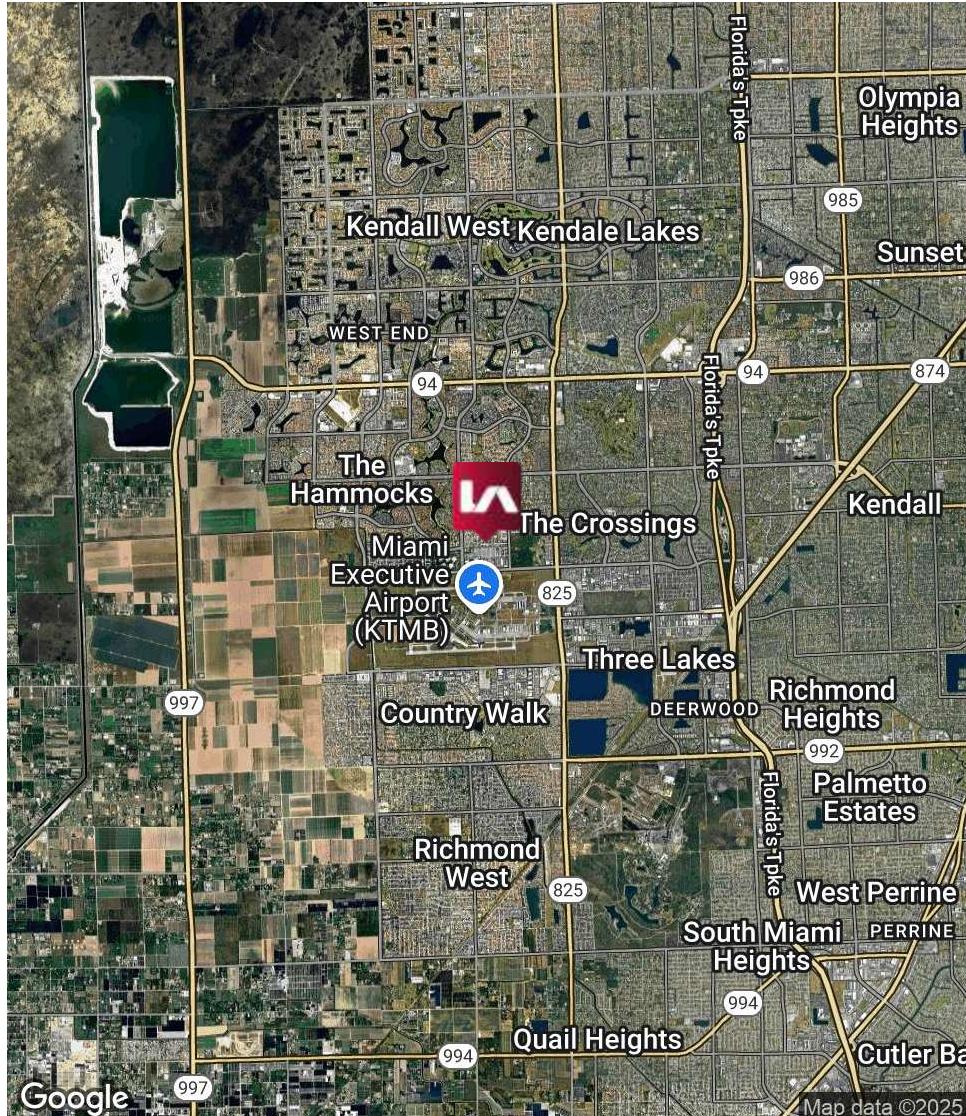
BUILDING NAME	End-cap Warehouse Condo near Tamiami Airport
STREET ADDRESS	11901 SW 144th Ct Ste 1
CITY, STATE, ZIP	Miami, FL 33186
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	Southwest Dade
NEAREST AIRPORT	Miami Executive Airport (KTMB)



SUITE 1



REGIONAL MAP



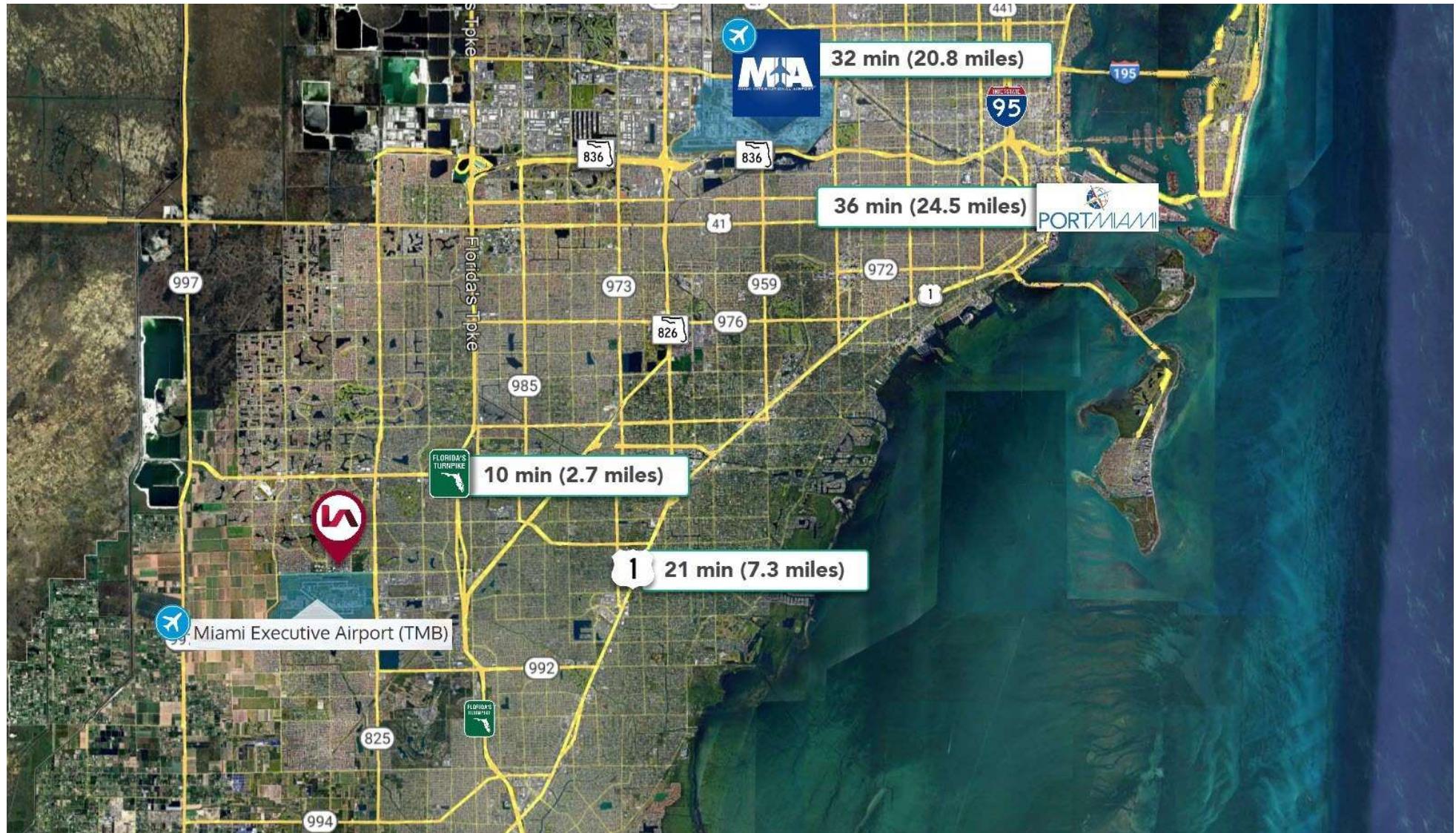
LOCATION OVERVIEW

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

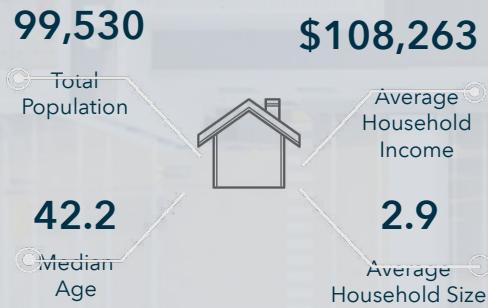
CITY: Miami
MARKET: South Florida
SUBMARKET: Southwest Dade

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



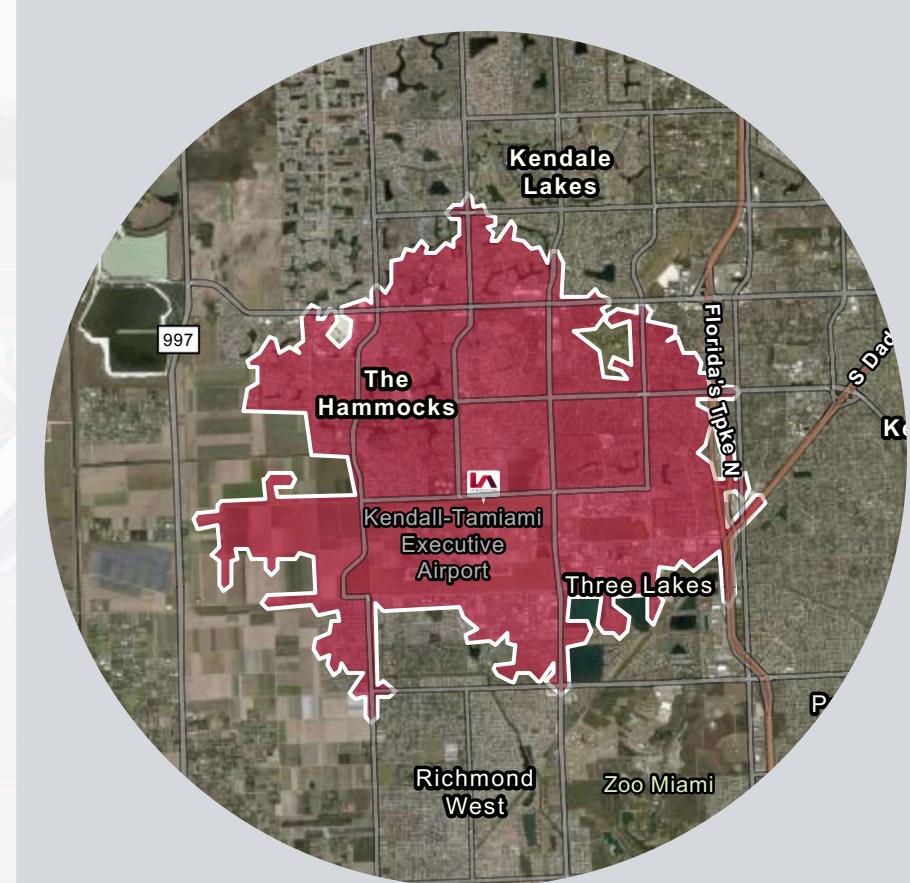
Manufacturing



Wholesale Trade

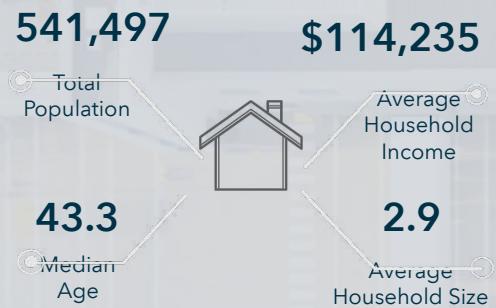


Drive time of 10 minutes



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



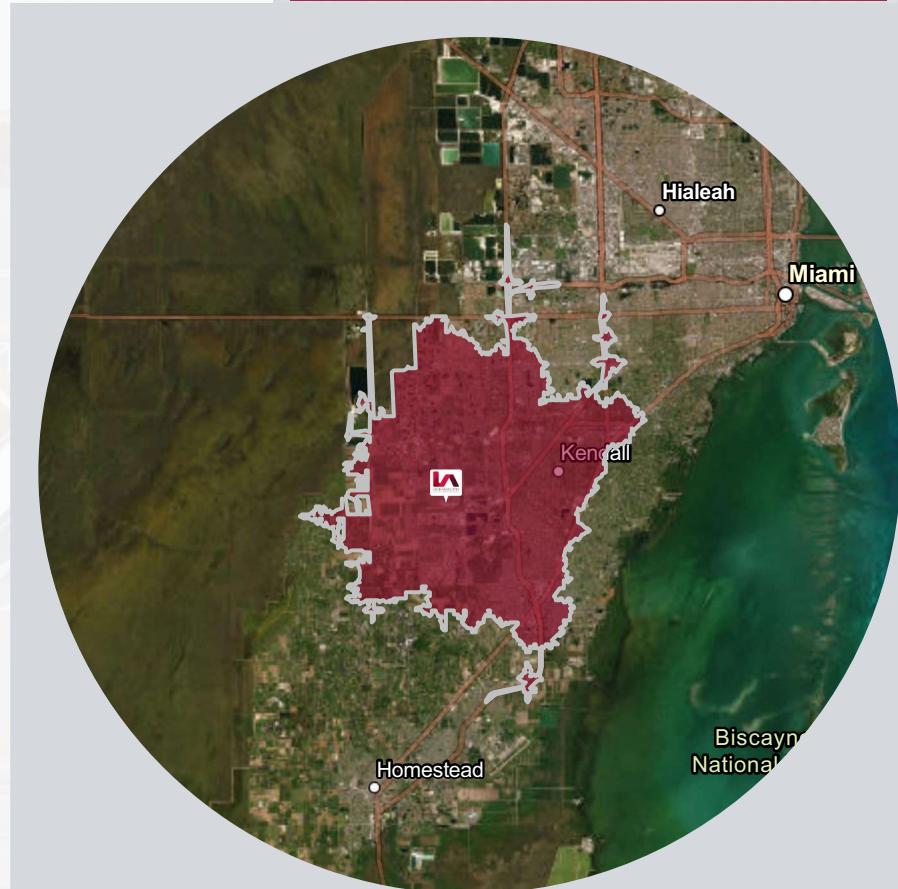
Manufacturing



Wholesale Trade



Drive time of 20 minutes



DEMOGRAPHIC PROFILE: 10, 20 & 30 MINUTES

KEY FACTS

1,268,800 \$113,331



DAYTIME POPULATION

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

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

2,289 Businesses
21,504 Employees
\$4,605,139,759 Sales

Manufacturing

2,745 Businesses
25,849 Employees
\$4,611,916,127 Sales

Wholesale Trade

3,506 Businesses
31,263 Employees
\$47,178,396,604 Sales

Drive time of 30 minutes

