

# END-CAP WAREHOUSE CONDO NEAR TAMiami AIRPORT

11901 SW 144TH CT STE 1  
MIAMI, FL 33186



**FOR SALE**

Presented By,

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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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[@leesouthflorida](https://www.instagram.com/leesouthflorida)



# 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

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#### CONNER MILFORD

Senior Vice President  
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**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:

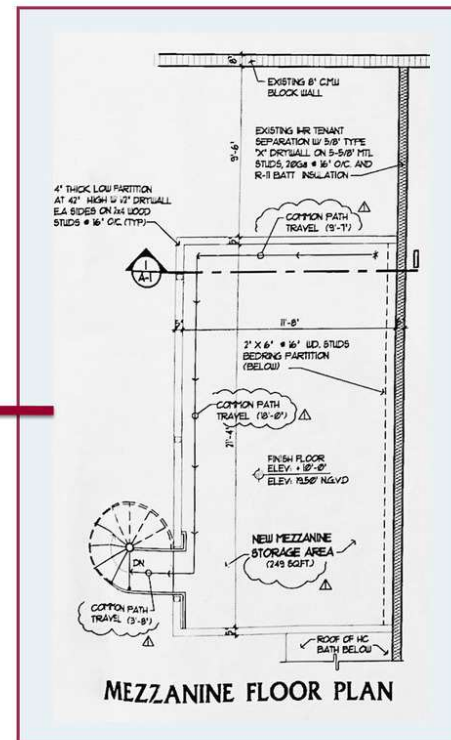
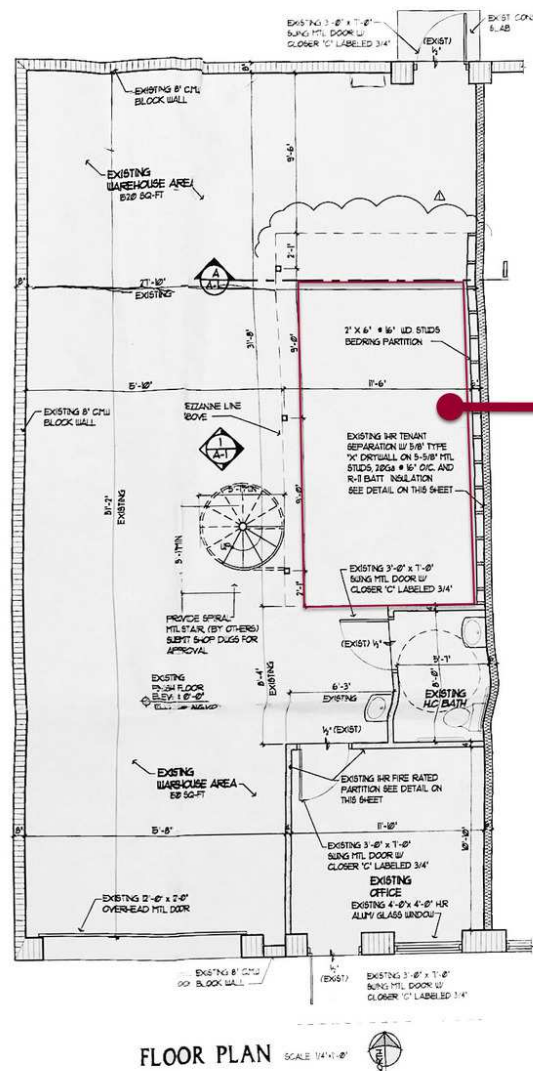
Situated in the Kendall/Tamiami submarket, this warehouse condo is strategically located near the Tamiami (Miami Executive) Airport, providing swift access to expressways and main roads—the property benefits from its proximity to nearby residential areas and public transportation



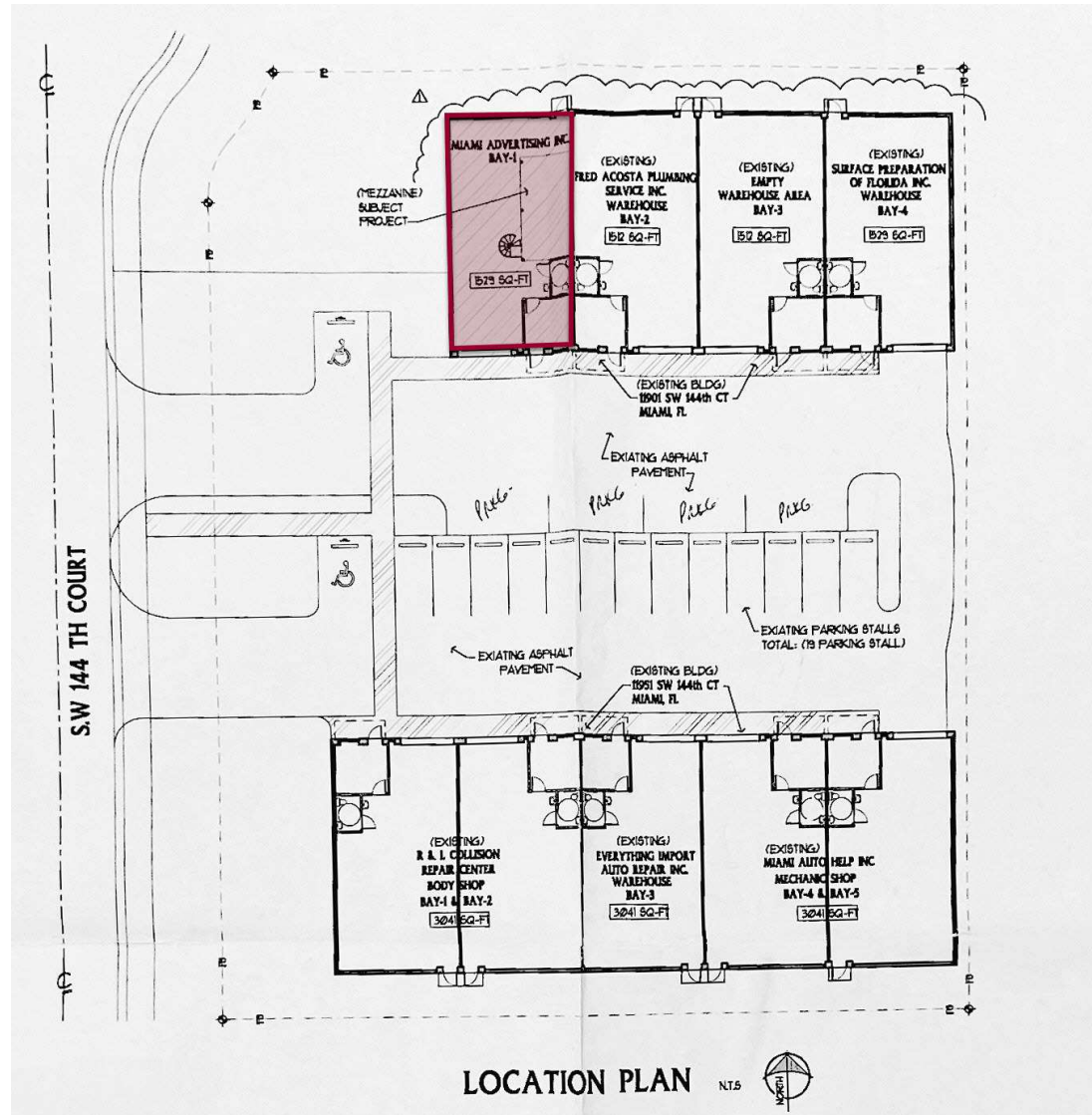
#### Exceptional Access:

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

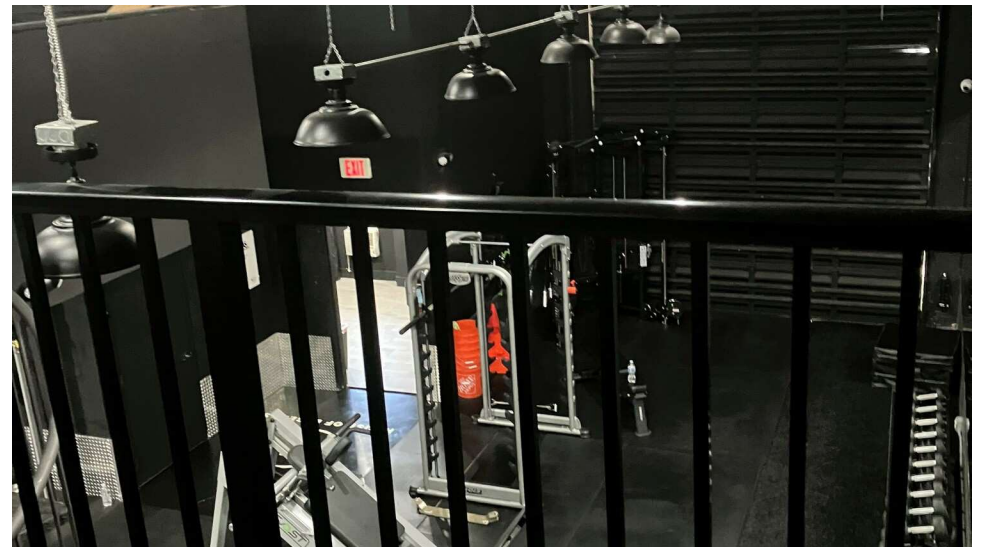
BUILDING SIZE	1,978 SF
TENANCY	Single
CEILING HEIGHT	20 ft
YEAR BUILT	2002
NUMBER OF BUILDINGS	1

## 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)

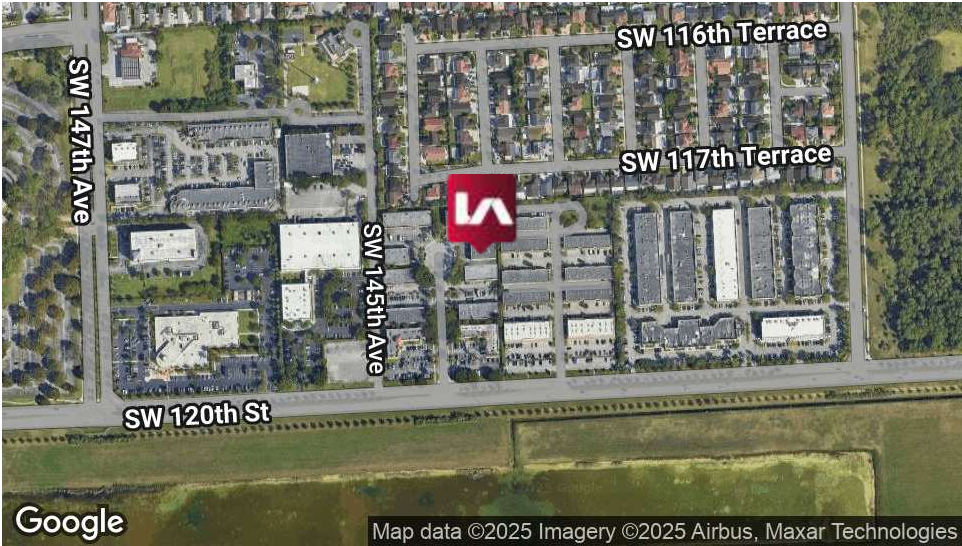
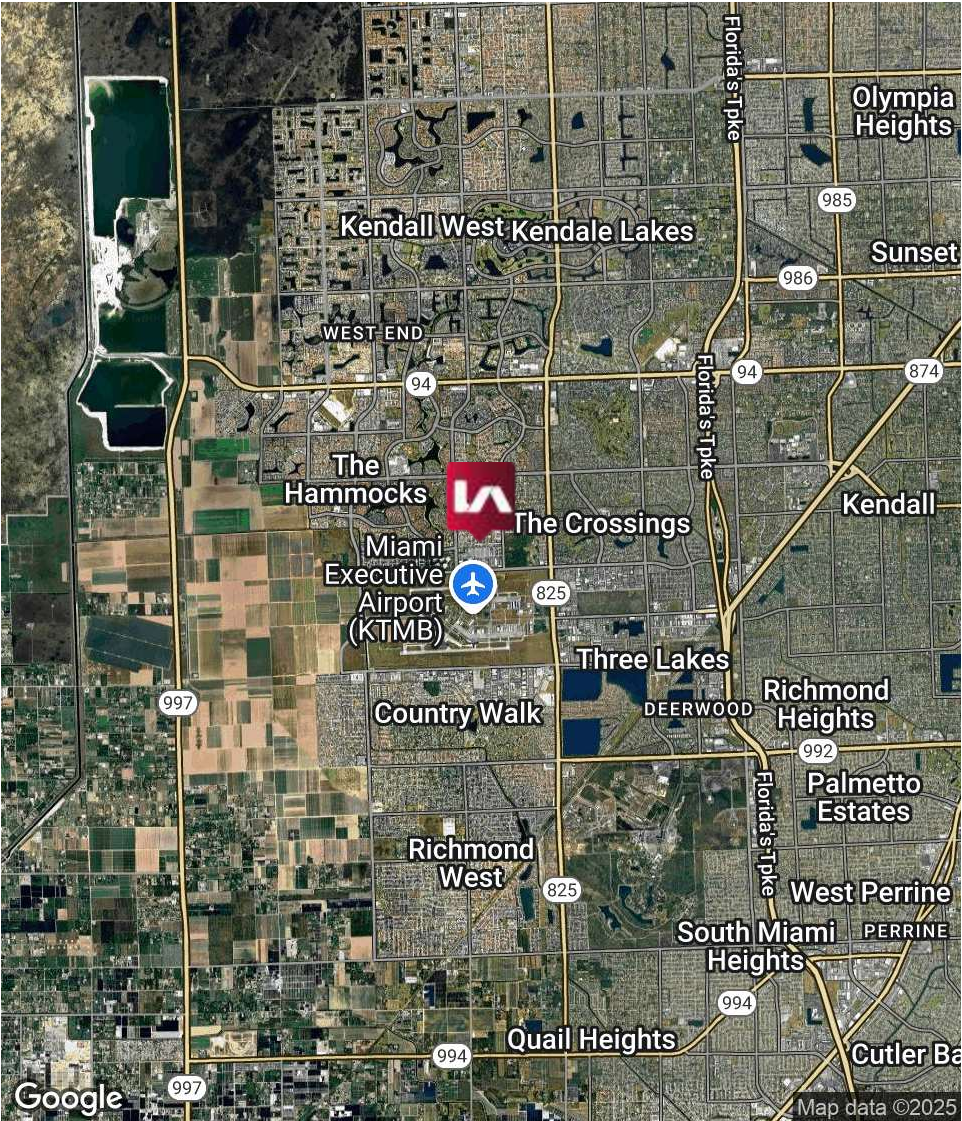


# SUITE 1





# REGIONAL MAP



## LOCATION OVERVIEW

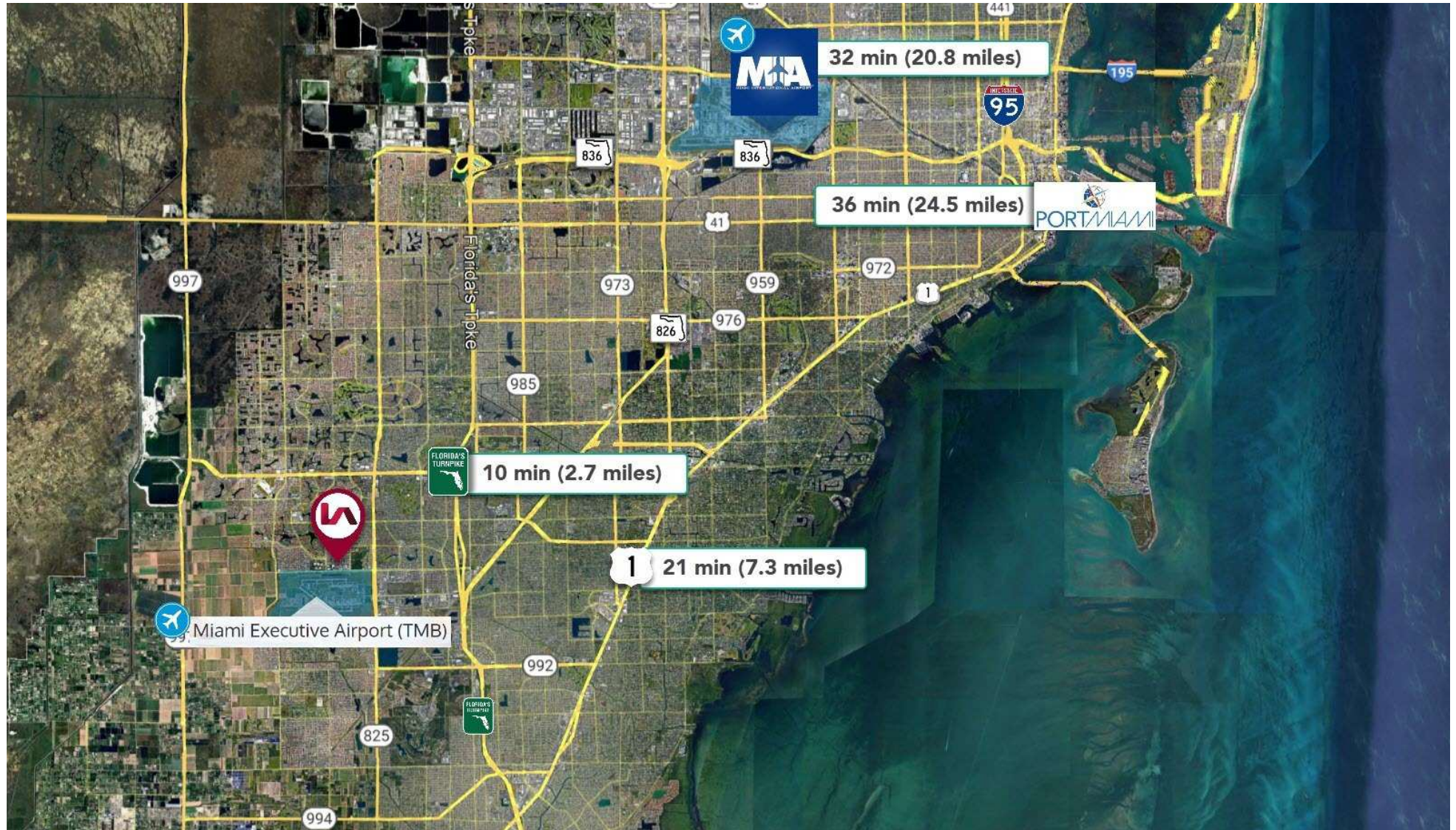
The property is located in Unincorporated Miami-Dade County, FL along SW 120th Street. Conveniently located on the north side of Miami Executive Airport. The property has excellent access just 2.5 miles to Florida's Turnpike, and 2.7 miles to SR-874 Don Shula Expy. Miami International Airport is approximately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



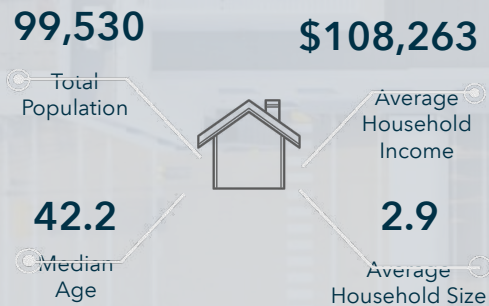
# ACCESS MAP: KEY TRANSIT & LOGISTICS POINTS





# DEMOGRAPHIC PROFILE: 10, 20 & 30 MINUTES

## KEY FACTS



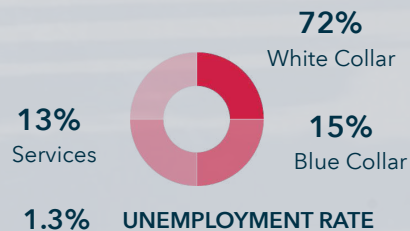
## DAYTIME POPULATION

Total Daytime Population  
**95,726**

Residents  
47,191

Workers  
48,535

## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse

253  
Businesses

2,999  
Employees

\$948,161,515  
Sales

### Manufacturing

140  
Businesses

692  
Employees

\$143,063,467  
Sales

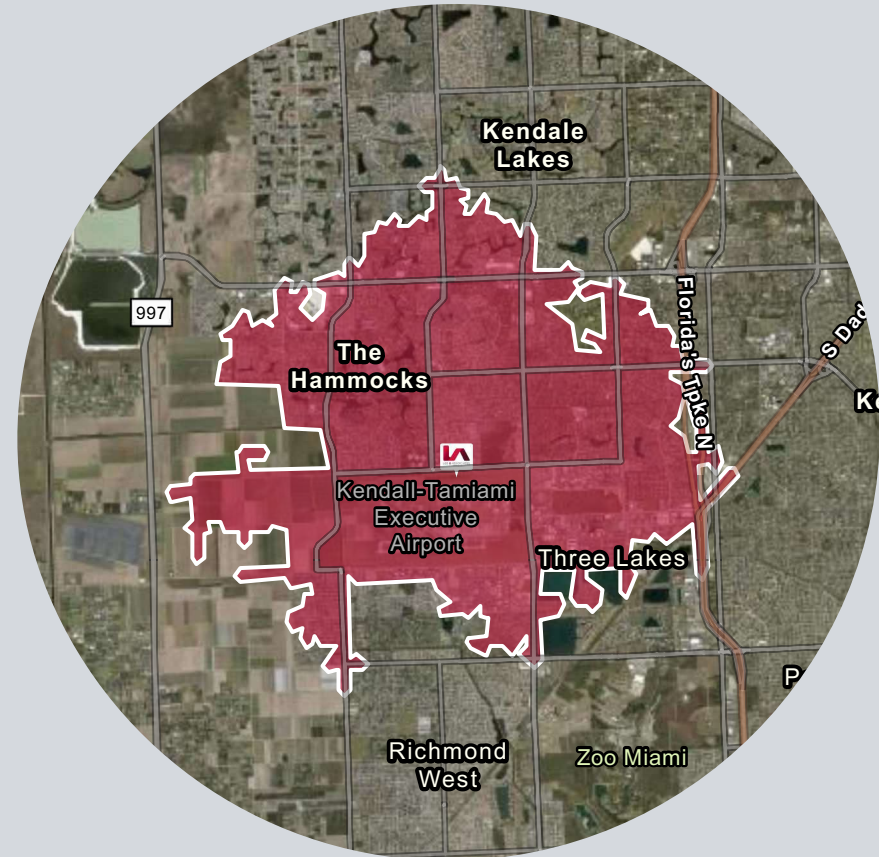
### Wholesale Trade

300  
Businesses

1,500  
Employees

\$2,090,147,671  
Sales

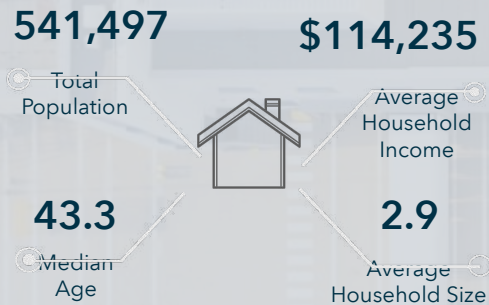
Drive time of 10 minutes





# DEMOGRAPHIC PROFILE: 10, 20 & 30 MINUTES

## KEY FACTS



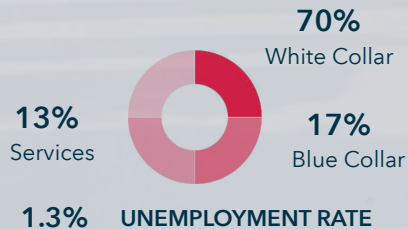
## DAYTIME POPULATION

Total Daytime Population  
**483,280**

Residents  
257,566

Workers  
225,714

## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse

671  
Businesses

5,798  
Employees

\$1,573,929,432  
Sales

### Manufacturing

560  
Businesses

5,251  
Employees

\$530,837,150  
Sales

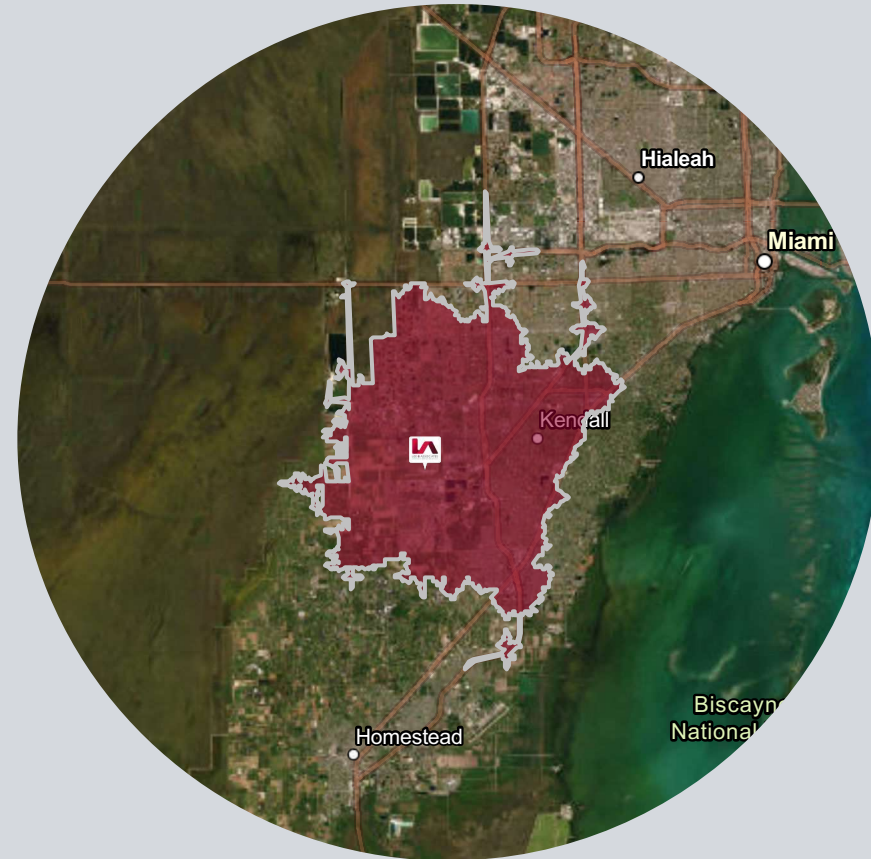
### Wholesale Trade

795  
Businesses

4,389  
Employees

\$6,389,635,571  
Sales

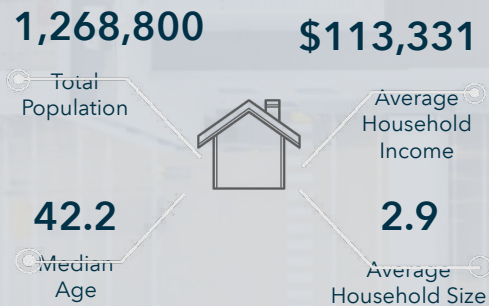
Drive time of 20 minutes





# DEMOGRAPHIC PROFILE: 10, 20 & 30 MINUTES

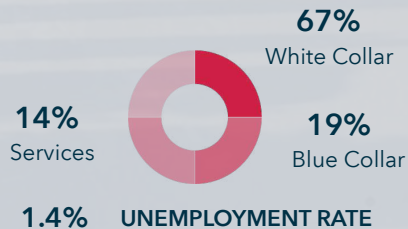
## KEY FACTS



## DAYTIME POPULATION



## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse



### Manufacturing



### Wholesale Trade



Drive time of 30 minutes

