

# KENDALL/TAMIAMI SMALL BAY WAREHOUSE SPACE

13552-13572 SW 129TH ST  
MIAMI, FL 33186



**2,600 SF - 5,200 SF AVAILABLE FOR LEASE**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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Presented By,

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# PROPERTY SUMMARY

## SMALL BAY WAREHOUSE SPACE NEAR TAMIAMI/MIAMI EXECUTIVE AIRPORT

Lee & Associates presents an exceptional opportunity to lease small bay warehouse units in the thriving Kendall-Tamiami Industrial submarket. Multiple 2,600 SF spaces are available with up to 5,200 SF contiguous, including a desirable corner/end-cap unit. Each unit is equipped with a grade-level loading door, private office and entry, and 18' clear ceiling height, with two units offering heavy power capacity—ideal for light manufacturing or flexible industrial use. Located within a well-maintained 21,285 SF industrial park spanning 1.05 acres, the site features two IU-C zoned buildings arranged around a central common parking area with ample spaces for tenants and visitors.

Strategically located across from Miami Executive Airport, these warehouse spaces offer exceptional logistical advantages. The property enjoys immediate proximity to the new SR 874 Don Shula Expressway Extension, with a convenient exit at SW 128th Street that streamlines access throughout the region. Tenants benefit from the vibrant local amenities including London Square Shopping Plaza and a variety of nearby restaurants, making it a convenient location for both staff and operations.



For more information, please contact one of the following individuals:

## MARKET ADVISORS

### MATTHEW ROTOLANTE, SIOR, CCIM

President  
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### MICHAEL AVENDANO

Senior Vice President  
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## PROPERTY HIGHLIGHTS



**Small Bay Warehouse Space**  
**Asking: \$19.95 SF/yr [MG]**  
**Available SF: 2,600 - 5,200 SF**



**Unit Features:**  
Grade Level Loading Doors  
Private Offices & Entrances  
18' Clear Ceiling Height  
Heavy Power  
End Cap Space Available  
Ample Common Parking

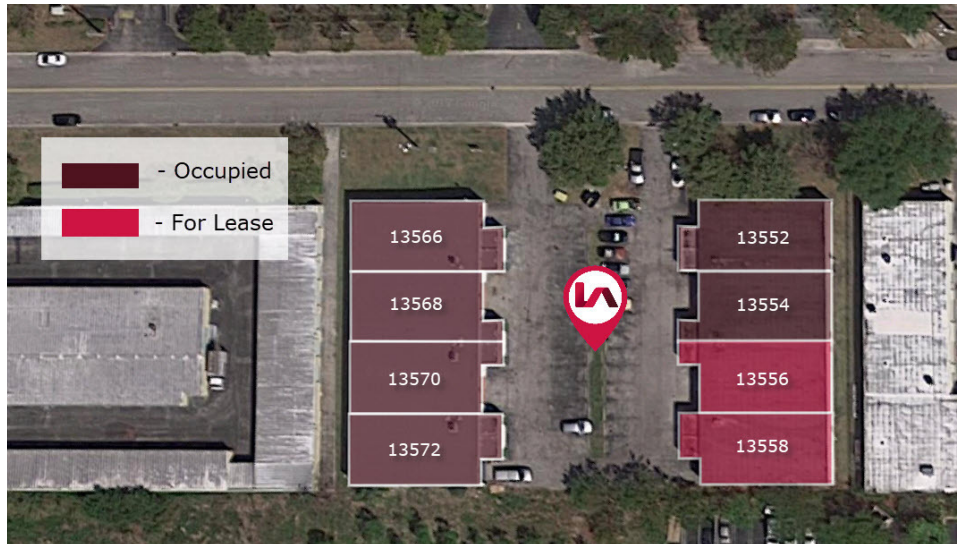


**Exceptional Access:**  
Across from Tamiami/Miami Executive Airport and close to London Square Shopping Center for convenience.

1.4 miles to SR-874 Don Shula extension ramps at SW 128th St

2.2 miles to Florida's Turnpike and Snapper Creek Service Plaza

# AVAILABLE SPACES



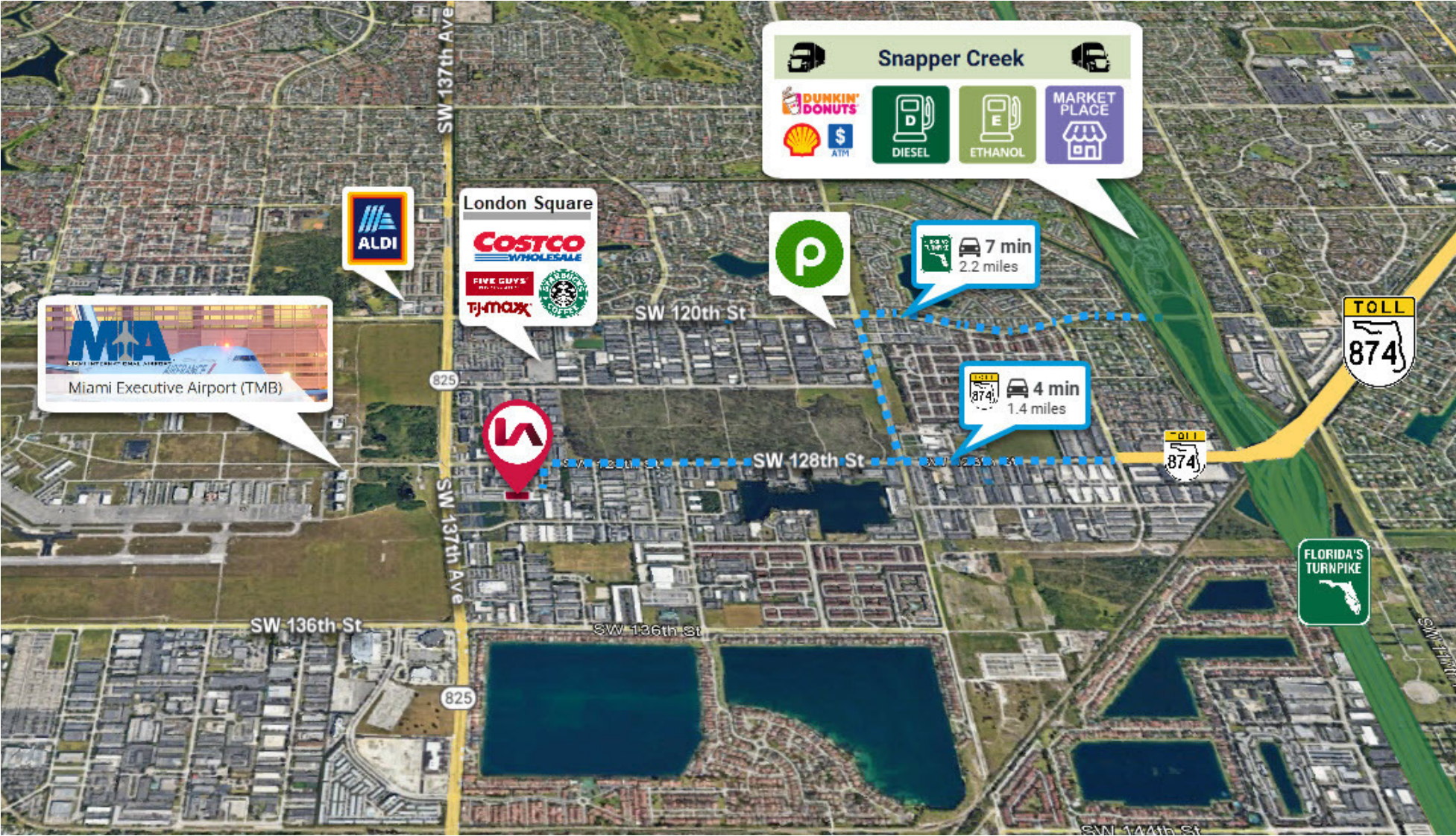
## LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	2,600 - 5,200 SF	LEASE RATE:	\$19.95 SF/yr

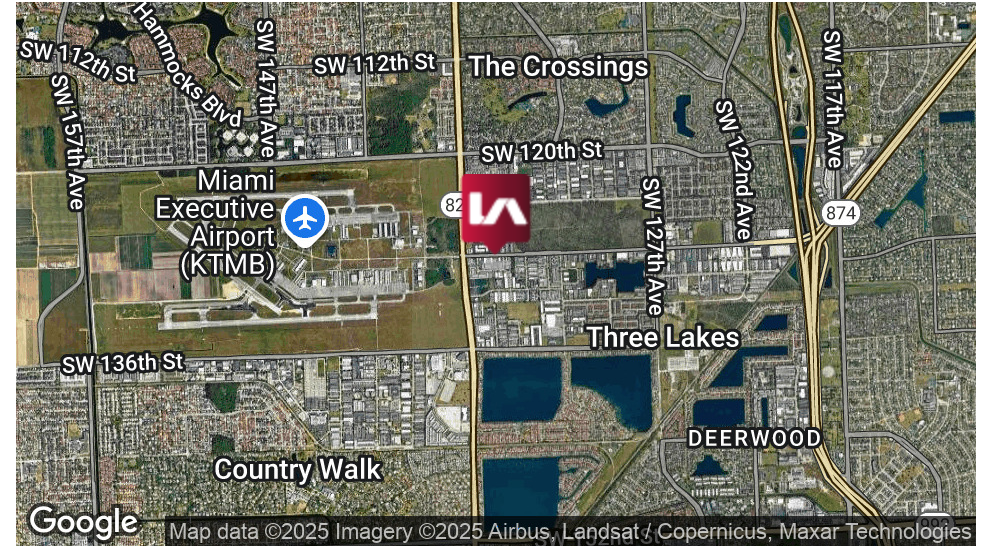
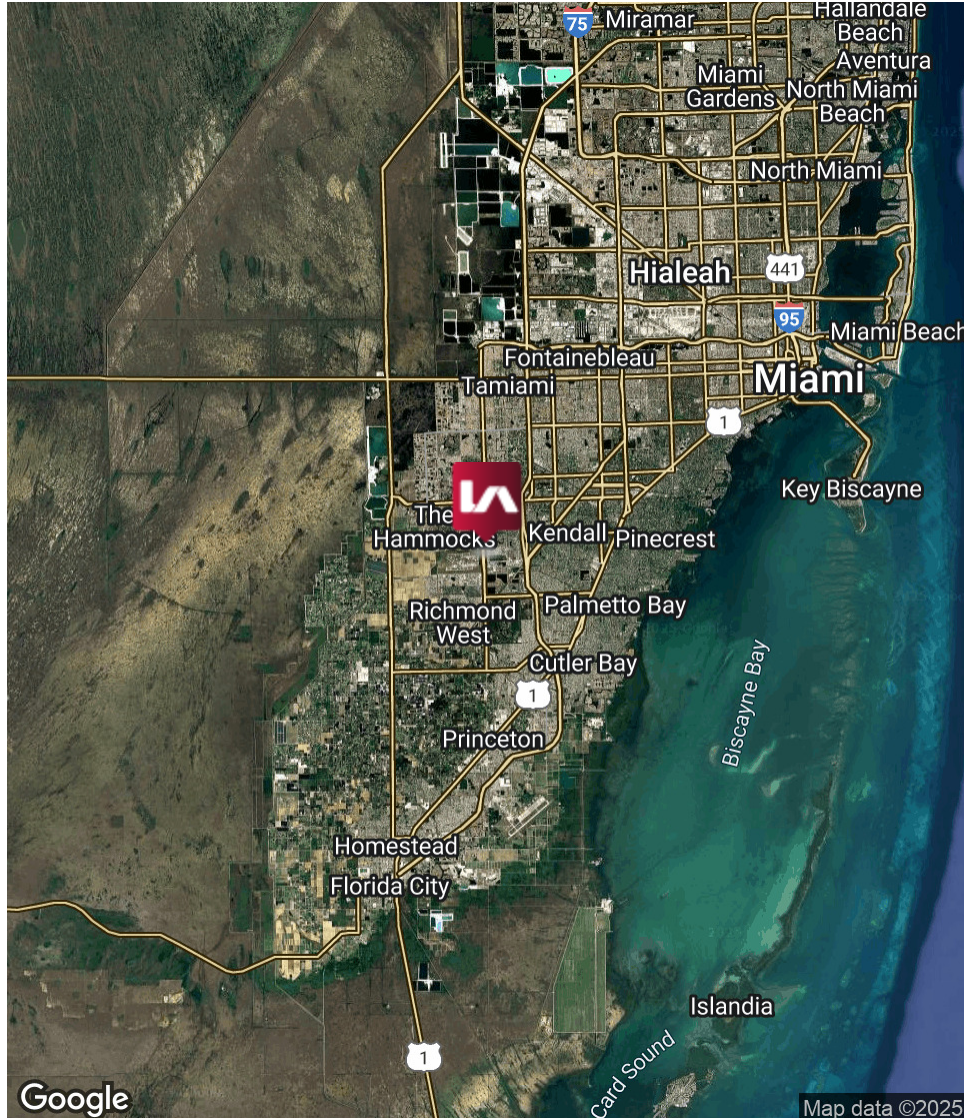
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
13556	Available	2,600 - 5,200 SF	Modified Gross	\$19.95 SF/yr	2,600 SF small bay unit, grade level door, private office and entrance and 18' clear ceilings. Can be combined with 13558 for up to 5,200 SF contiguous end-cap/corner.
13558	Available	2,600 - 5,200 SF	Modified Gross	\$19.95 SF/yr	2,600 SF corner/end-cap unit, grade level door, private office and entrance and 18' clear ceilings. Can be combined with 13556 for up to 5,200 SF contiguous.

# EXCEPTIONAL ACCESSIBILITY & CONNECTIVITY



# REGIONAL MAP



## LOCATION OVERVIEW

Located across the street from Miami Executive Airport and next to the Holiday Inn Express, one block from SW 137 Avenue and 5 minutes to Turnpike, Snapper Creek Parkway, and other major highways. Nearest major intersection is SW 137 Avenue and SW 128 Street, and perfectly positioned to take advantage of the new SR 874 Don Shula Expy Extension currently under construction exiting at SW 128th St to allow easier access to the immediate area.

## CITY INFORMATION

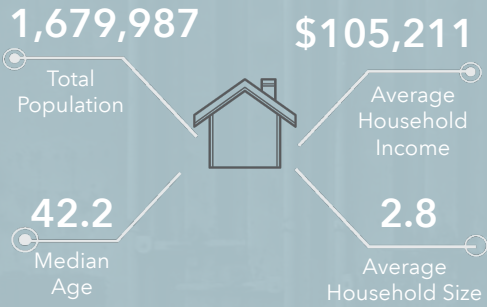
**MARKET:** Miami

**SUBMARKET:** Kendall-Tamiami / Miami Executive Airport

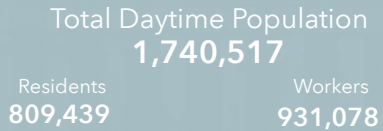
**CROSS STREETS:** SW 129 Street & SW 136 Avenue

# DEMOGRAPHIC PROFILE: 30 MIN DRIVE RADIUS

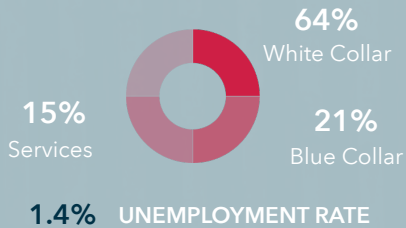
## KEY FACTS



## DAYTIME POPULATION



## EMPLOYMENT



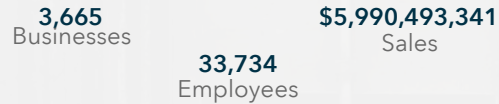
## BUSINESS & INDUSTRY



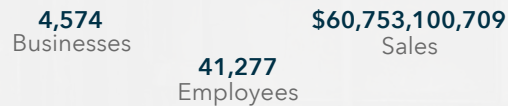
### Transportation/Warehouse



### Manufacturing



### Wholesale Trade



Drive time of 30 minutes

