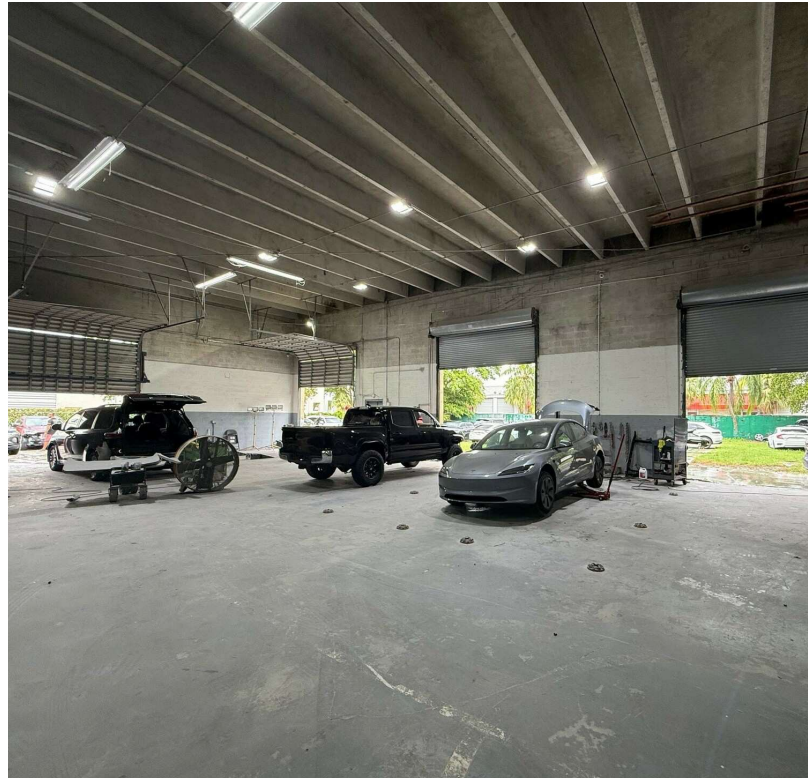




# FOR LEASE

## Tamiami Freestanding 5k Warehouse w/ Extra Land

13301 SW 131st St, Miami, FL 33186



### OFFERING SUMMARY

**LEASE RATE:** **\$12,000/Month (NNN)**

**AVAILABLE SF:** 5,880 SF

**LOT SIZE:** 28,681 SF

**BUILDING SIZE:** 5,880 SF

**ZONING:** IU-C

### PROPERTY HIGHLIGHTS

- Freestanding +/- 5,880 SF Warehouse
- +/- 28,681 SF (0.66 AC) Lot
- Large, Partially Paved, Fenced Lot
- +/- 600 SF of Office Space
- Two (2) Restrooms (Office & Warehouse)
- Four (4) Overhead Doors (15' x 12')
- 20' Clear Height
- LED Lights
- No Columns
- Twin T Roof
- Available January 1, 2026



**Joel A. Kattan, SIOR**  
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**Anthony Peragine**  
Senior Advisor  
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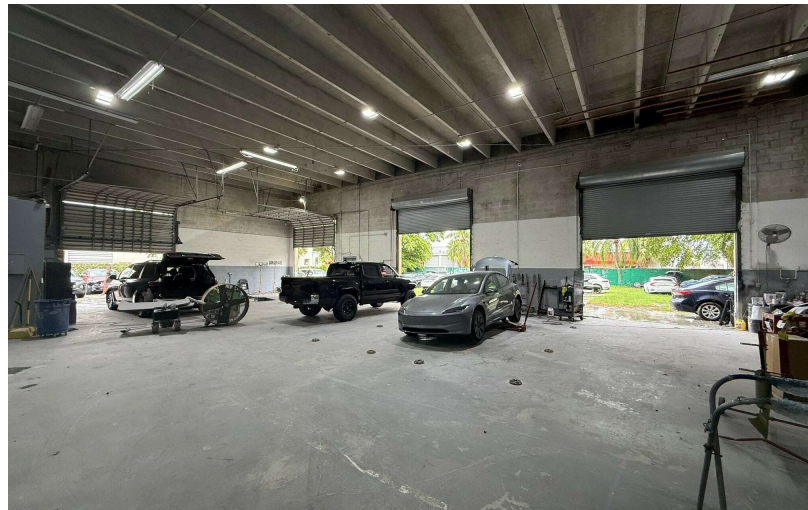




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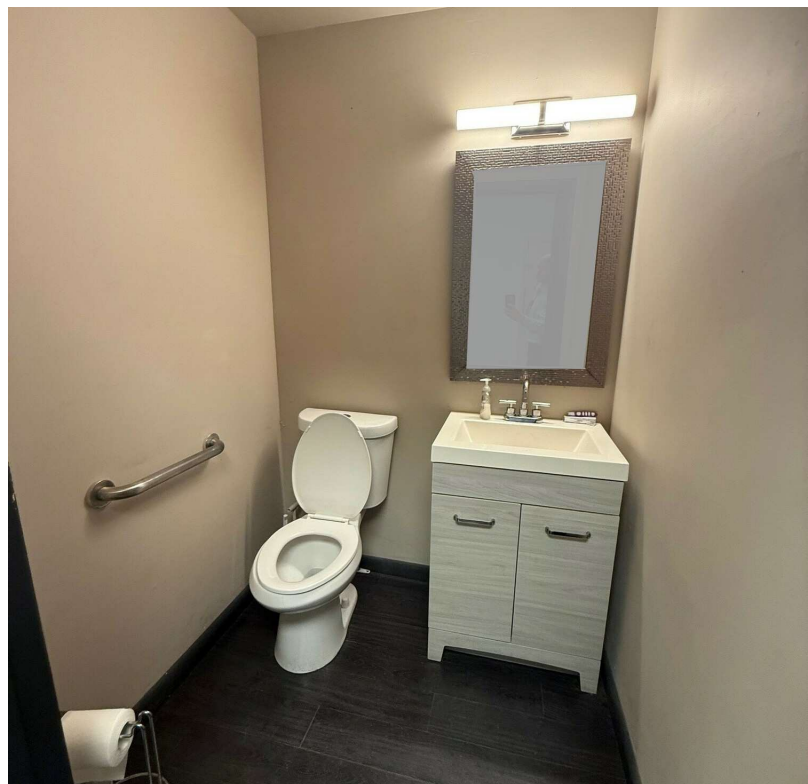
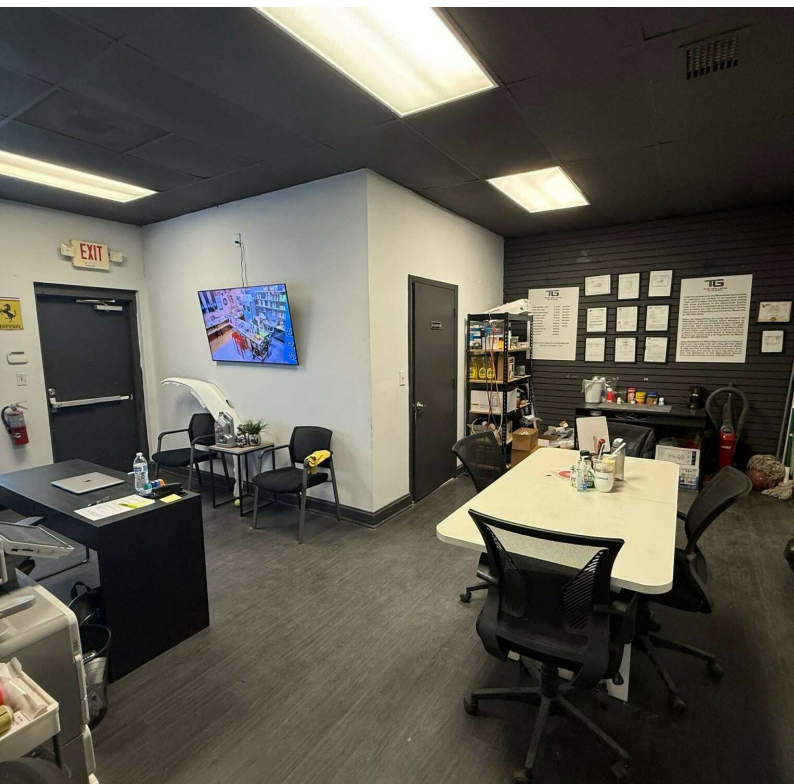
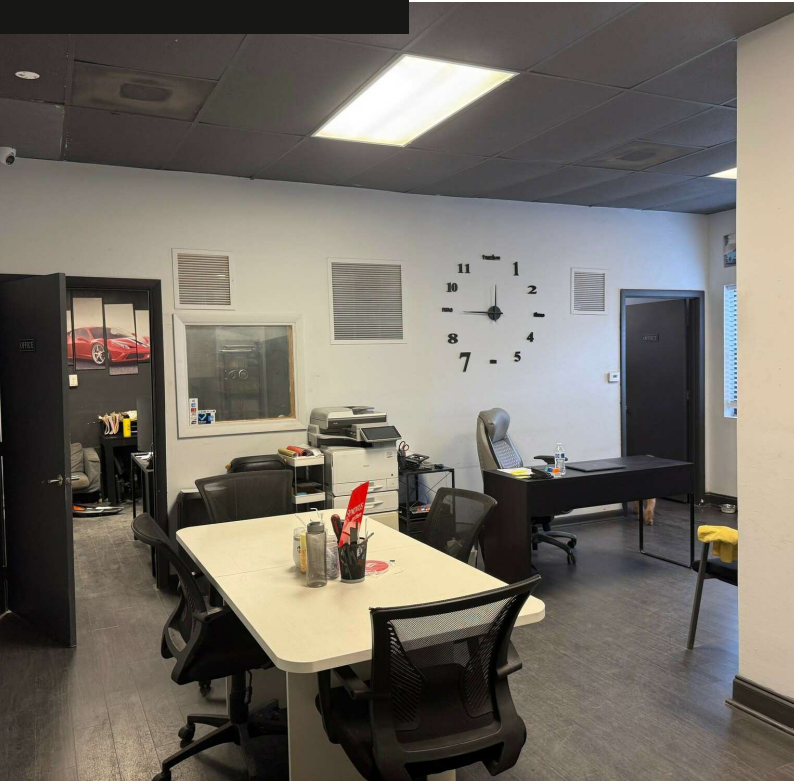




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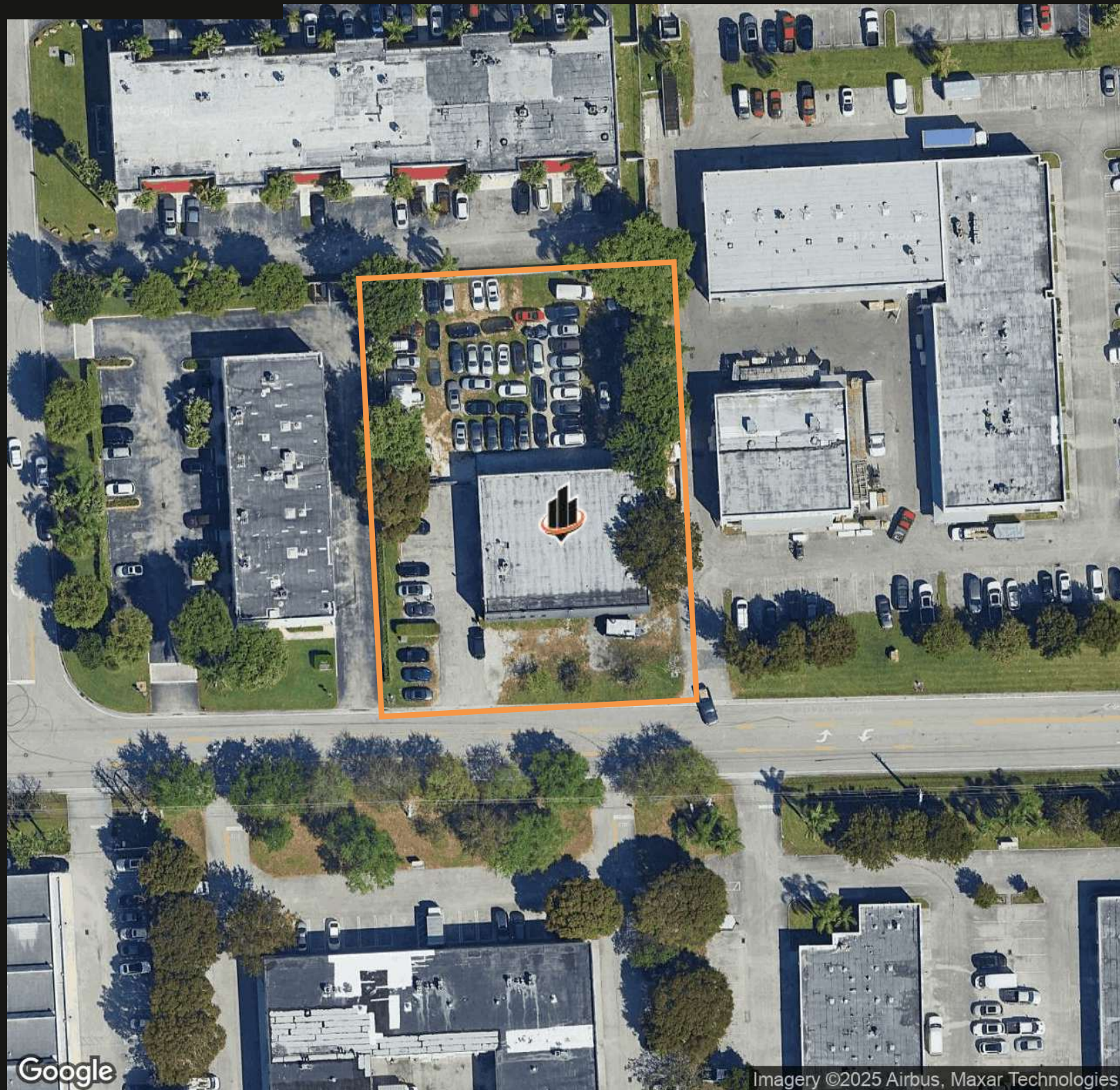




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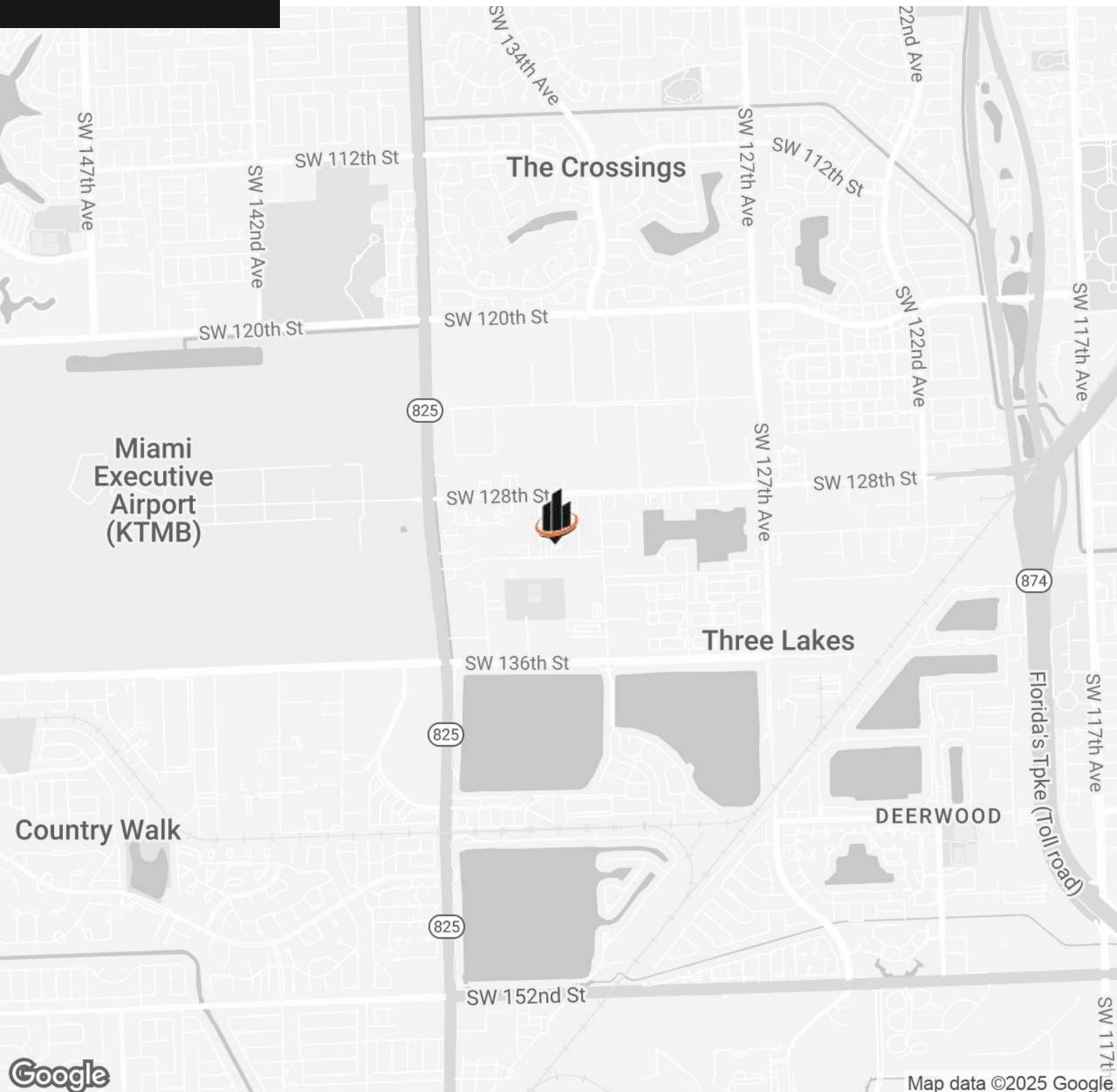




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