



AVAILABLE FOR IMMEDIATE OCCUPANCY

Tamiami Trade Park at 13815-13831 SW 139th Court in Miami offers prime warehousing solutions ideal for diverse businesses and industries. Starting at 1,200 square feet for a single unit, larger combined options are available, providing flexibility for more extensive operational needs. These recently renovated twin buildings feature a sleek, modern exterior and provide convenient front-of-building loading access via grade-level roll-up doors. Column-free interiors maximize usable space, enhanced by vibrant overhead lighting, numerous electrical wall units, and a vented fan to ensure functionality and comfort. Each unit is designed with business efficiency in mind, offering private restrooms and a dedicated office space to support daily operations. Moreover, a wide driveway ensures easy vehicle maneuverability throughout the property.

Tamiami Trade Park is strategically positioned just south of the Miami Executive Airport (KTMB), providing swift access to Baptist Health Emergency Care, nearby lodging, and a 30-minute commute to Miami International Airport (MIA). With proximity to Florida's Turnpike and Krome Avenue, both reachable in roughly 10 minutes, this location offers seamless connectivity to major Southeast Florida markets.

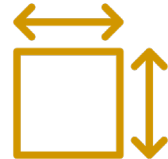
- Flexible unit options starting at 1,200 square feet with available combinations make Tamiami Trade Park ideal for growing businesses.
- Spacious column-free interiors with bright lighting, electrical wall units, restrooms, and ventilation create a highly functional work environment.
- Recently renovated, Tamiami Trade Park offers modern curb appeal and efficient front-loading access through grade-level roll-up doors.
- Just south of Miami Executive Airport (KTMB) with smooth access to major highways, the park ensures excellent Southeast Florida connectivity.



1,200+ SF
UNITS FROM
±1,200 to 15,000 SF
AVAILABLE



**4 BUILDING
INDUSTRIAL PARK**
±66,831 TOTAL
SQUARE FEET



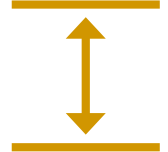
±4.1 AC
TOTAL LAND
SIZE (ACRES)



1
GRADE LEVEL
DOOR PER UNIT



2/1,000 SF
PARKING
RATIO



18'
CLEAR
HEIGHT



IU-C ZONING
INDUSTRIAL HEAVY
MANUFACTURING
ZONING

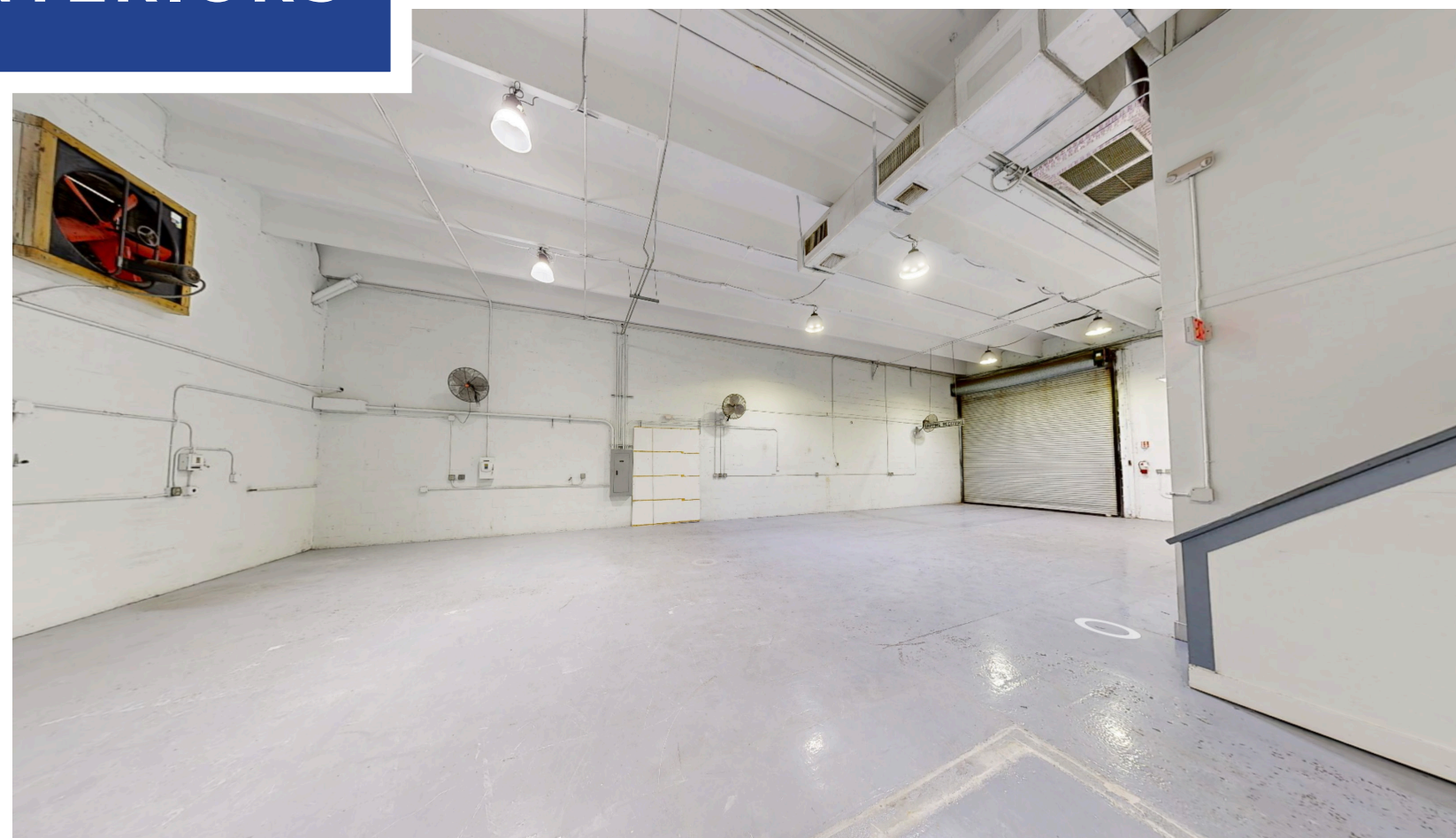


RENOVATIONS UNDERWAY
RENOVATIONS UNDERWAY INCLUDE EXTERIOR
PAINT, FACADE-WORK, LIGHTING UPGRADES, ETC





TYPICAL INTERIORS



Available For Lease

DEMOGRAPHICS

3-MILES



±127,000
POPULATION



±\$96,000
AVERAGE
HH INCOME



±7,000
TOTAL
BUSINESSES



±48,000
TOTAL
EMPLOYEES

MAJOR TENANTS IN THE SUBMARKET



FORTILINE
WATERWORKS



SWISHER



APO
AUTO PARTS
OUTLET

WORLD PAC
Wholesale Distributor of Original Equipment Automotive Parts



lumilum

Santen

13815 SW 139th Court and 13839 SW 139th Court

TAMIAMI TRADE PARK

SMALL BAY INDUSTRIAL AVAILABLE



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Availabilities



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