

# DOWNTOWN MIAMI

132 NW 12th St, Miami, Florida 33136

VACANT LAND

FOR LEASE



132 NW 12th St presents a rare opportunity to lease up to 133,500 SF ± of vacant land across three distinct parcels in Miami's urban core. Offering immediate availability and flexible leasing configurations, the site can accommodate outdoor storage, construction staging, equipment parking, and other operational uses. With direct proximity to I-395 and multiple points of ingress and egress, the property offers a highly functional solution for users seeking scale, flexibility, and central access.

THIS PROPERTY IS IDEAL FOR:



For vehicles or equipment



For nearby developments



Or staging



Use



TOTAL LOT SIZE: **35,000-133,500 SF ±**

**PARCEL A**

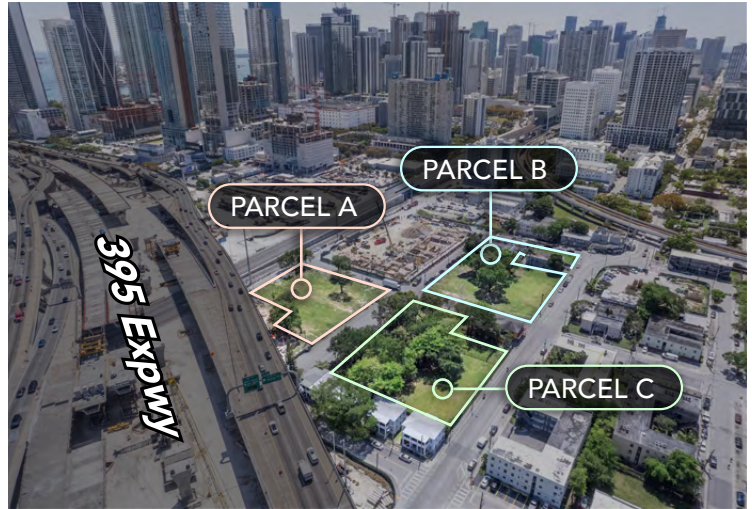
LOT SIZE: **35,000 SF ±**  
 RATE: **\$8,000/Month**  
 ZONING: **T6-8-O**

**PARCEL B**

LOT SIZE: **54,000 SF ±**  
 RATE: **\$12,000/Month**  
 ZONING: **T5-L**

**PARCEL C**

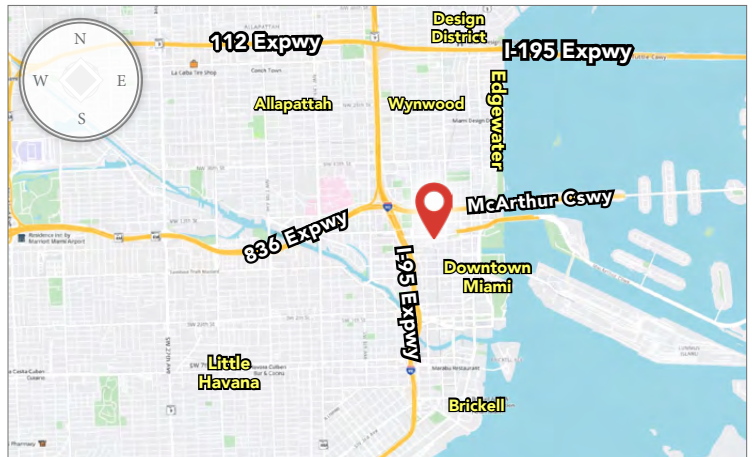
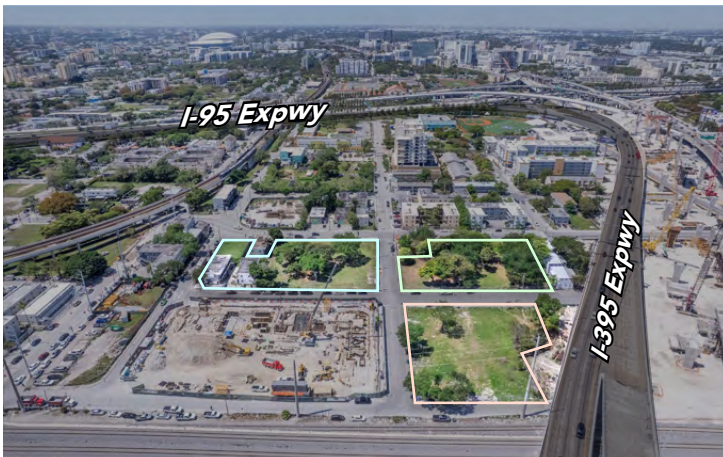
LOT SIZE: **44,500 SF ±**  
 RATE: **\$12,000/Month**  
 ZONING: **T5-L**



Lease one, two, or all three parcels depending on user needs.

- Rare opportunity to lease one, two, or all three parcels
- Up to 133,500 SF ± available in Miami's urban core
- Flexible configurations to accommodate a range of user needs

- Immediate access to major interstate and highway infrastructure
- Functional site access with multiple ingress / egress points
- Suited for storage, staging, operational, and interim outdoor uses



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**TOP DOWN VIEW**



**SOUTH TO NORTH VIEW**



**N.W. TO S.E. VIEW**



**EAST TO WEST VIEW**





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