

2,700 +/- SF OFFICE/SHOWROOM WAREHOUSE

FOR LEASE

100% Air-Conditioned

SCOTT WESTON

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MADDUX & COMPANY

305.264.9661

8770 SW 132nd St.

**"The Falls"
TRADE AREA**

Discover an exceptional opportunity to position your business in one of Miami's most desirable commercial corridors. This clean, versatile showroom/warehouse space offers excellent visibility, convenient access, and a professional setting ideal for retail, design, service, or light industrial operations. Located just minutes from The Falls, US-1, and major residential neighborhoods, the site delivers high traffic, strong demographics, and unbeatable convenience for customers and staff.



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8770 SW 132st STREET

Premium Showroom/Warehouse in

“The Falls” Trade Area

\$20.00 per SF – Modified Gross

Position your business in one of Miami’s most sought-after commercial hubs. Located just minutes from **The Falls** and surrounded by strong residential demographics, this **fully air-conditioned showroom/warehouse** offers a rare blend of visibility, comfort, and functionality.

Property Highlights

Fully Air-Conditioned Interior: Enjoy a cool, climate-controlled environment throughout the entire unit—ideal for retail display, specialty goods, high-end storage, light manufacturing, medical supply, creative studios, or service-based operations.

Professional Showroom Entrance: A clean, inviting storefront creates an excellent first impression for customers and clients.

Flexible Warehouse Component: Open layout accommodates racking, inventory, equipment, or workspace needs while maintaining modern aesthetic appeal.

Ample On-Site Parking: Easy access for employees, customers, and delivery vehicles.

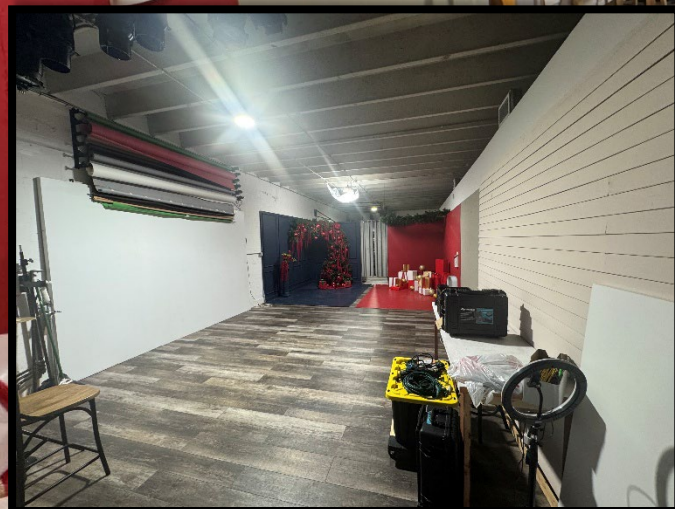
Excellent Visibility & Accessibility: Located just off SW 132 Street with convenient access to US-1, Kendall, Pinecrest, and Three Lakes.

Strong Demographics: High-income residential neighborhoods and consistent local traffic support a wide range of commercial uses.

Location Benefits

Nestled in the heart of the **South Dade retail and services corridor**, the property sits minutes from major national retailers, restaurants, and established local businesses. The surrounding trade area attracts steady customer flow and offers an exceptional base for companies looking to expand or elevate their presence. Ideal For Showroom businesses, retail operators, design studios, e-commerce operations, specialty contractors, home goods stores, fitness or wellness concepts, medical supply distributors, and any business seeking a polished and air-conditioned warehouse environment.







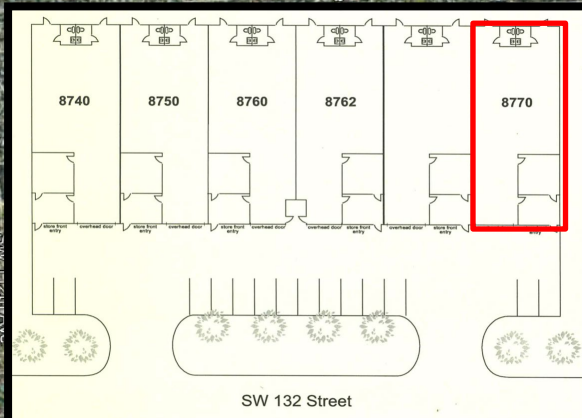
DADELAND

PINECREST

PALMETTO BAY

874 Expressway

Florida's Turnpike



8770 SW 132nd Ave



The Falls



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