

# AVE

5499 NW 145 STREET / BUILDING J / UNIT 111  
MIAMI / FLORIDA / 33054

±42,879 SF

CLASS A INDUSTRIAL WAREHOUSE  
FOR LEASE



# PROPERTY DETAILS

42,879 sf

TOTAL AREA

5,636 sf

OFFICE AREA

14 docks

LOADING

1.3:1,000

PARKING RATIO

24' clear

CEILING HEIGHT

## PROPERTY HIGHLIGHTS

Sprinkler System:  
ESFR

Loading:  
14 docks

Property Management:  
Located onsite

Lease Rate:  
\$17.75 nnn psf

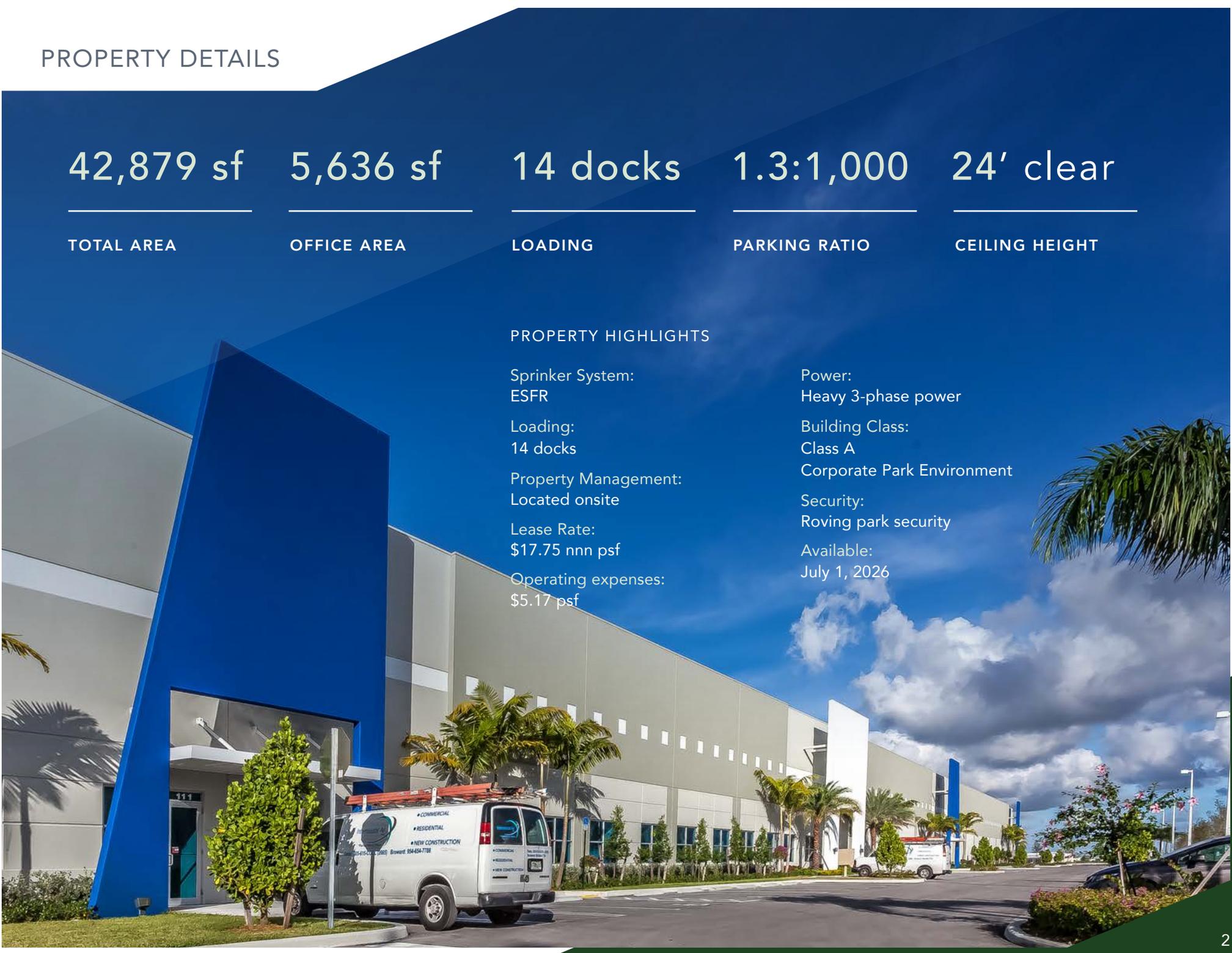
Operating expenses:  
\$5.17 psf

Power:  
Heavy 3-phase power

Building Class:  
Class A  
Corporate Park Environment

Security:  
Roving park security

Available:  
July 1, 2026



# PROPERTY SITE



AVE Aviation & Commerce Center is centrally located on NW 57th Avenue | Red Road and NW 142nd Street, just minutes to I-95, the Palmetto Expressway (SR 826), and the Gratigny Expressway (1-75).

AVE's central location offers many nearby amenities, quick access to major highways, and access to air and sea ports in both Miami-Dade and Broward Counties.

Miami Opa-Locka Executive Airport



AVE Aviation & Commerce Center

42,879 SF For Lease



NW 145th Street

NW 142nd Street

NW 57th Avenue / Red Road

# PROPERTY PLAN





The logo for AVE, featuring the letters 'AVE' in a stylized, blue, sans-serif font. A thick, blue, curved line sweeps across the letters from the bottom left to the top right, passing behind the 'V'.The logo for CASAL, consisting of a stylized icon of a house or building with three horizontal lines and a central orange bar, followed by the word 'CASAL' in a white, serif font.

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The logo for BGO, featuring a stylized green leaf or plant icon to the left of the letters 'BGO' in a bold, green, sans-serif font.