

5-YEARS

REMAINING ON
MASTER LEASE

WAREHOUSE BAY AT THE FALLS

8891-8897 SW 129TH ST
MIAMI, FL 33176

8895

8893

FOR SUBLEASE



COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents a versatile 1,450 SF warehouse bay available for sublease, perfect for either personal or business storage needs. This functional space includes one grade-level loading door and 20' clear ceiling height allowing convenient access and space for vehicles or small-scale business operations. With five years remaining on the master lease, this opportunity provides a flexible and affordable solution for various storage purposes, whether for personal belongings, vehicles, or business inventory.

Strategically located within the established property at 8891-8897 SW 129th St, this site benefits from easy access to major transportation corridors including US-1 South Dixie Hwy, ensuring smooth logistics and commuting. Its prime location is surrounded by a dynamic blend of businesses and residential communities, including The Falls shopping center and major retailers including Home Depot, Publix offering convenience and connectivity to its users.

SPACES	LEASE RATE (GROSS)	SPACE SIZE
8895	\$26.00 SF/yr	1,450 SF



For more information, please contact one of the following individuals:

MARKET ADVISORS

MICHAEL AVENDANO

Senior Vice President
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PROPERTY HIGHLIGHTS



Flexible Solution!

Small-Bay Multi-Tenant Warehouse

- **1,450 SF Unit Available for Sublease**
- 1 Grade-Level Loading Door
- 20' Clear Ceiling Height

Sublease with 5-Years Remaining on Master Lease.

Versatile Space with simple layout for diverse needs.

Ideal for personal or business inventory storage, vehicle storage, or for small-scale business operations.



Convenient Location:

Near The Falls Shopping Center, Dining and Entertainment.
Near Major Retailers including Home Depot, Publix, Petsmart



Great Accessibility:

Great Access to US-1 S Dixie Hwy
Proximate to Miami MetroBus Stop

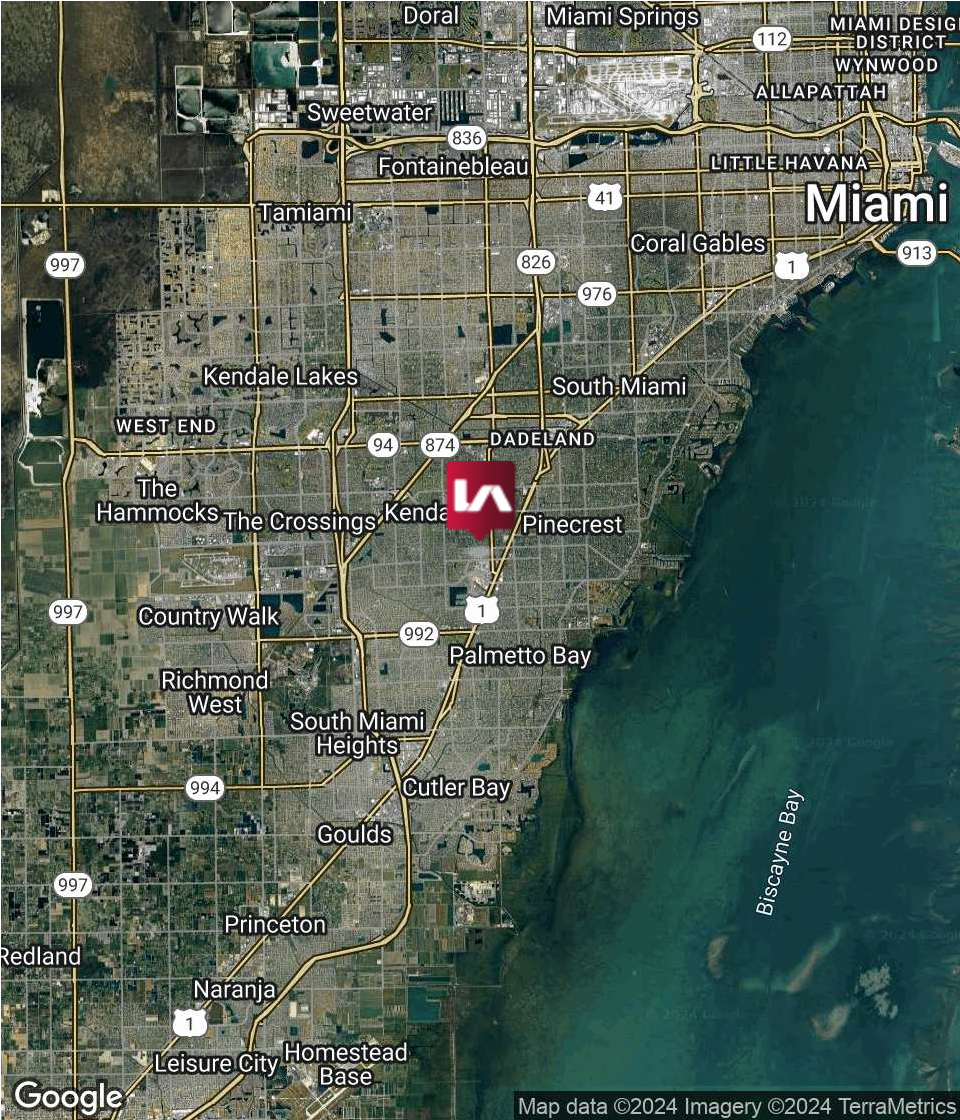
UNIT 8895 PHOTOS



NEIGHBORHOOD MAP



REGIONAL MAP



LOCATION OVERVIEW

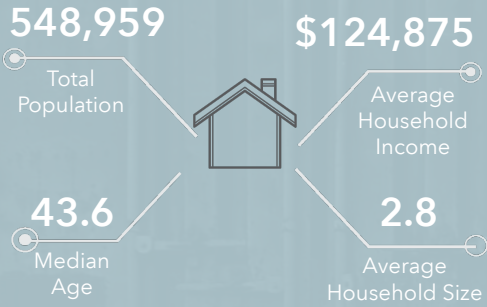
This property is situated at 8891-8897 SW 129th St, offering easy access to transportation networks and nearby businesses including The Falls shopping center, Home Depot, Publix and more. It's a prime spot for efficient logistics and accessibility in a thriving area.

CITY INFORMATION

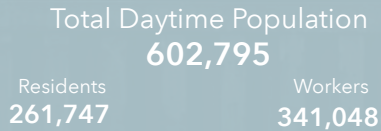
CITY:	Miami
MARKET:	South Florida
SUBMARKET:	South Dixie Hwy Industrial
CROSS STREETS:	SW 129th St and SW 87th Ave

DEMOGRAPHIC PROFILE

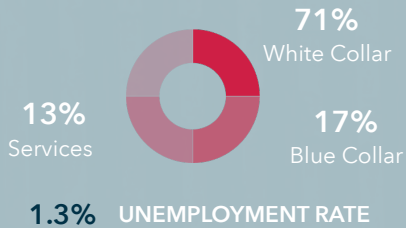
KEY FACTS



DAYTIME POPULATION



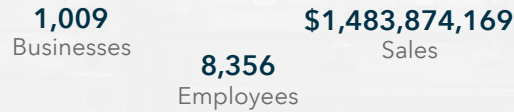
EMPLOYMENT



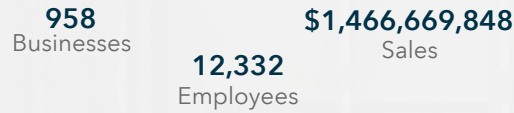
BUSINESS & INDUSTRY



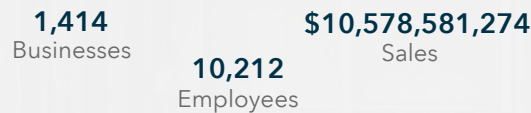
Transportation/Warehouse



Manufacturing



Wholesale Trade



Drive time of 20 minutes

