



## 12334 SW 132ND CT MIAMI, FL 33186

### INDUSTRIAL CONDO UNIT FOR SALE

Introducing a highly functional and efficient 530 SF warehouse condo unit, strategically situated in the heart of Miami's thriving industrial corridor in Kendall, just minutes from Miami Executive Airport. Perfectly suited for small businesses, e-commerce operations, or investors seeking low-maintenance income property.

- **Efficient Layout:** Features an upstairs office space ideal for admin or client meetings, paired with a ground-level warehouse offering ample storage and 1 bathroom.
- **Zoning Flexibility (IU-C):** Allows for a variety of light industrial, storage, or business uses making it a smart fit for owner-users or passive investors alike.
- **Prime Industrial Location:** Easy access to major highways including SR-874 and the Florida Turnpike, with proximity to key distribution and logistics routes.
- **Growing Submarket:** Located in a rapidly developing industrial zone with strong demand, low vacancy rates, and continued commercial growth.

Whether you're launching your business, scaling your operations, or diversifying your portfolio, this compact yet capable space presents an exceptional opportunity in one of Miami's most sought-after industrial markets.

**PRICE: \$291,500**

Building Size: 530 SF

Ceiling Height: 18 FT



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