

14701 SW 137th Street
MIAMI, FL 33196

SELF CONTAINED ±5,290 SF OFFICE / WAREHOUSE
FOR LEASE



5,290 FT

TOTAL OFFICE +
WAREHOUSE



3,739 FT

WAREHOUSE
SPACE



1,551 SF

OFFICE
SPACE



12,981 FT

FENCED YARD
(excl. front parking)



28,013 FT

TOTAL LOT
SIZE



20'

CLEAR
CEILING HEIGHT



14'

WAREHOUSE
DOOR HEIGHT

CONVENIENT LOCATION



Directly Across from Miami Executive Airport

Strategic location within the South Dade/Tamiami submarket, directly adjacent to Miami Executive Airport (KTMB) in a growing area within Miami, FL.



Enhanced Turnpike & Corridor Access

Recent infrastructure improvements to Florida's Turnpike and surrounding corridors have reduced travel times to PortMiami and Miami International Airport.



Key Distribution Point

Positioned to efficiently service Homestead, Miami-Dade County, and the Florida Keys, with convenient access to the Florida Turnpike.



Deep, Diverse Labor Pool

Dense demographics with access to a strong and diverse labor pool. Over 127,000 residents live within a 3-mile radius



Established Industrial Neighbors

Major tenants in the surrounding submarket include Baptist Health, Lexus, Dell Technologies, Fortiline Waterworks, Swisher, Lumium, Santen, GDI, Toyota, and Worldpac.



Directly across from Miami Executive Airport (KTMB), offering immediate access to Florida's Turnpike and South Miami-Dade's business centers



Approximately 30 minutes to Miami International Airport (MIA) and 40 minutes to PortMiami - Two of the nation's busiest air and sea trade gateways



Over 127,000 residents within a 3-miles radius provide a dense, diverse, and multilingual labor pool for warehouse and light-industrial operations



The Tamiami corridor has seen significant commercial and residential development over the past decade, with strong year-over-year population growth



Office + Warehouse Building

A 5,290 SF office/warehouse building set on a 28,013 SF lot in the heart of the Tamiami/South Dade industrial corridor. The property features a fenced, secured yard, 20' clear warehouse ceilings, and grade-level warehouse door access. Well suited for distribution, contractor, or light-industrial users.

 Fenced & secured yard

 20' clear ceiling height

 Move-in ready condition

 Grade-level warehouse access

 Dedicated office build-out

 Ideal owner-user or investment

5,290 SF
TOTAL BLDG SF (OFFICE + WHSE)

1,551 SF
OFFICE SF

28,013 SF
TOTAL LOT SIZE

14'
WAREHOUSE DOOR HEIGHT

3,739 SF
WAREHOUSE SF

12,981 SF
FENCED YARD (excl. Front Parking)

20' Clear
CEILING HEIGHT

Fenced & Secured
YARD / SITE ACCESS



Tamiami Submarket

The South Dade/Tamiami submarket, situated in the southwestern portion of Miami-Dade County between Miami's core and Homestead, is one of South Florida's most active industrial corridors. Anchored by proximity to Miami Executive Airport (KTMB) and Florida's Turnpike, it offers an ideal environment for warehousing, logistics, light manufacturing, and last-mile distribution.

The area sits roughly 30 minutes from Miami International Airport (MIA) and 40 minutes from PortMiami, supporting seamless access to domestic and international markets. It also benefits from proximity to major thoroughfares including US-1, SR-826 (Palmetto Expressway), and Krome Avenue.

18M+ SF
INDUSTRIAL INVENTORY

450K+
RESIDENTS, 5-MI RADIUS

Class A
DEMAND OUTPACING SUPPLY

With continued demand for well-located, modern buildings, South Dade/Tamiami offers a strong combination of location, accessibility, and long-term growth potential for warehouse, distribution, and light-industrial users.



Multiple Highway Corridors

Direct access to US-1, SR-826 (Palmetto Expressway), Krome Avenue, and Florida's Turnpike for fast regional distribution.



Sustained Population Growth

Strong, steady residential and commercial development along the Tamiami corridor over the past decade



127K
POPULATION
(3-MILE RAIDUS)



\$96K
AVERAGE HH
INCOME



7,000
TOTAL
BUSINESSES



48,000
TOTAL
EMPLOYEES



Miami Executive Airport (KTMB)

Directly Across from the Property

Formerly Kendall-Tamiami Executive Airport, KTMB is one of Florida's busiest general aviation facilities, serving corporate aviation, flight training, and government operations. As an FAA-designated reliever to Miami International Airport, it operates three runways - Including a 6,000-ft main runway - with 24/7 operations and on-site customs clearance.

3

RUNWAYS

135

BASED AIRCRAFT

3,320

JOBS SUPPORTED

\$157M

ANNUAL PAYROLL

\$498M

ECONOMIC OUTPUT

Part of Miami-Dade's \$30B+ airport economic system. FAA discussions are underway regarding potential spaceport designation for KTMB - positioning Miami-Dade as a future hub for aerospace and advanced manufacturing.

WHY IT MATTERS FOR THIS PROPERTY



24/7 airport operations support flexible, round-the-clock logistics and distribution schedules nearby.



On-site customs clearance streamlines import/export operations for corridor businesses

MAJOR AREA TENANTS



BAPTIST HEALTH • LEXUS • DELL TECHNOLOGIES • FORTILINE WATERWORKS
APO AUTO PARTS OUTLET • SWISHER • LUMIUM • SANTEN • CDI • WOLDPAC



Centrally Located in Miami-Dade County

Covering 34 municipalities, the Greater Miami metro area (Miami-Fort Lauderdale-West Palm Beach MSA) is home to roughly 6.2 million residents, with Miami proper anchoring the region as its cultural, economic, and financial core.

Greater Miami has ranked #1 among U.S. metros for inbound migration in recent years, driven by strong domestic and international relocation. The regional workforce continues to expand, with steady year-over-year job growth across trade, transportation, and utilities.

Florida continues to rank among the top states for business, with a pro-business tax structure, competitive costs, and record levels of new business formation - supporting sustained demand for industrial and flex space throughout the region.

\$1.71 T

FLORIDA STATE GDP

+18%

5-YR GDP GROWTH

AAA

MIAMI-DADE CREDIT RATING



+42,900 Jobs Added Year-Over-Year

The Greater Miami metro added 42,900 nonfarm jobs (+1.4%) year-over-year as of May 2025, including 13,500 jobs in trade, transportation, and utilities



MIA Supports 700,000 Statewide Jobs

Miami International Airport generates roughly \$118 billion in annual economic impact across Florida.



Thriving Business Market

424K+

New businesses Launched in FL,
2024 alone

\$1.71 T

State for New Business Formation
(Since 2019)

~ 15%

of Statewide GDP is Miami-Dade
(\$240B)

+3.5%

Miami-Dade County GDP Growth
(2023)



Miami International Airport (MIA)

18 miles from the Property

- #1 U.S. airport for international freight
- 2.78M metric tons of freight handled in 2023
- 11th busiest globally for int'l passenger traffic



PortMiami

24 miles from the Property

- Second-busiest cruise port globally
- Over 1.25M TEUs processed annually
- \$43B in regional economic output

6.2M

2025

7.6M

2045
(proj.)

Florida's population is projected to grow +25% by 2045. South Florida alone has seen a +10.3% population increase over the past decade - among the fastest-growing regions in the country

14701 SW 137th Street
MIAMI, FL 33196

FOR LEASE



MG
MILES GOLDSTEIN
— REAL ESTATE —



Beau Vallis
Agent

(917) 855-3791

beau@milesgoldstein.com



Adi Amual
Vice President

(757) 646-1664

aamual@milesgoldstein.com