

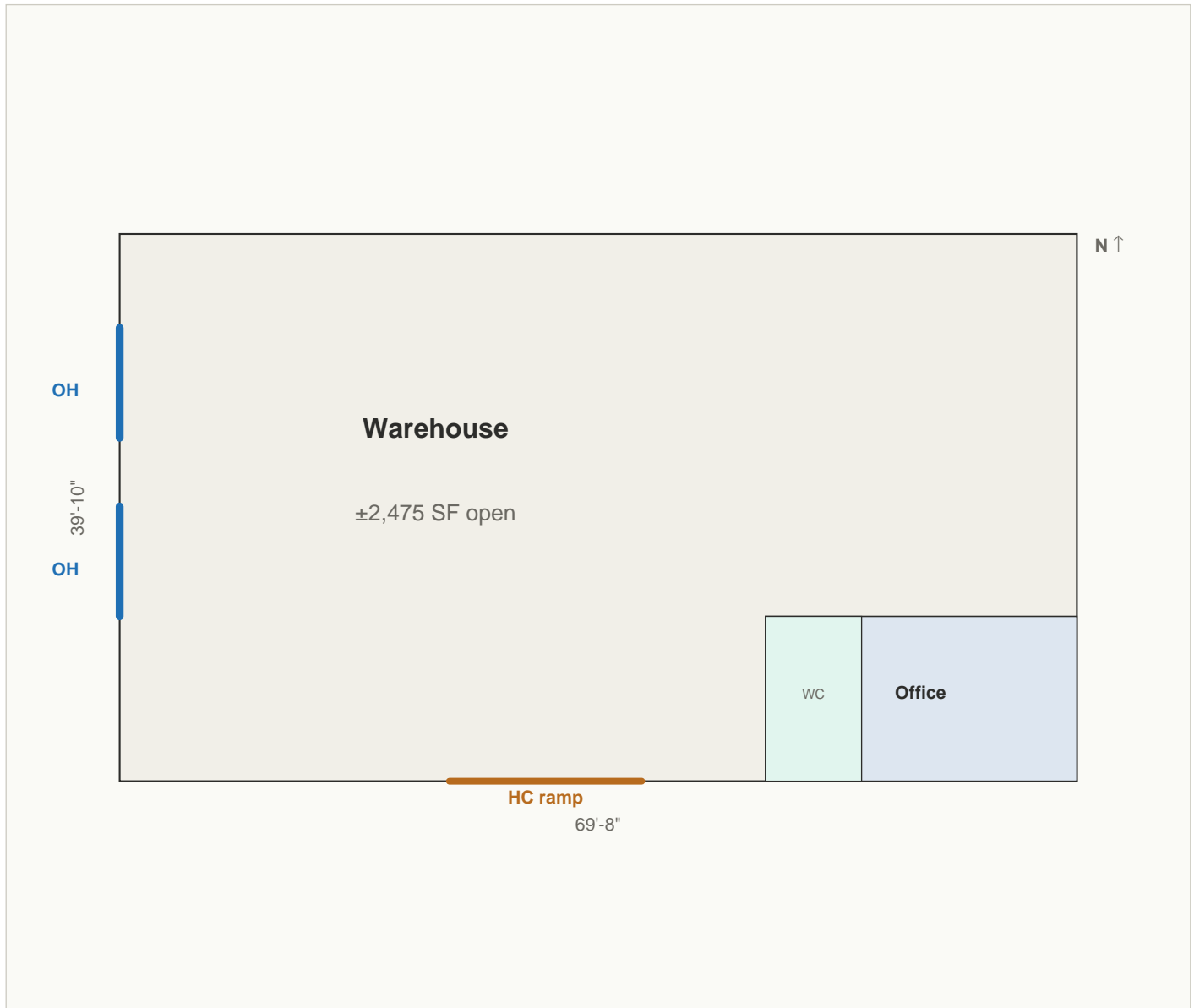
# Suite E

14150 SW 119th Ave · Miami, FL 33186

Industrial / Flex · Available for Lease

# ±2,775 SF

69'-8" × 39'-10" · Warehouse + corner office



## Suite specifications

Total leasable	±2,775 SF	Overhead doors	2 new (9'-0" × 10'-0")
Warehouse	±2,475 SF open	Access	New HC ramp at south
Office + WC	±300 SF (SE corner)	Position	SW corner
Suite outline	69'-8" × 39'-10"	Clear height	9' – 12.5'

### Building highlights

14,704 SF total · Built 1983, reinforced concrete · IUC light-industrial zoning · 9'-12.5' clear height · 65 parking spaces  
Kendall industrial corridor · Direct access to SR-874 (Don Shula) & Florida Turnpike · Two months free rent + landlord incentives available

Listing Broker  
Carlos Escoto · Douglas Elliman · (305) 916-8826

Lease Rate  
\$18.00 / SF / YR Gross · Utilities included

Owner: CrossGen Financial LLC. Square footages and dimensions are approximate and subject to verification. Rendering for marketing purposes only — not for construction.