

KENDALL/TAMIAMI SMALL BAY WAREHOUSE SPACE

13552-13572 SW 129TH ST
MIAMI, FL 33186



2,600 SF - 5,200 SF AVAILABLE FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com

MATTHEW ROTOLANTE, SIOR, CCIM

President

305.490.6526

mrotolante@lee-associates.com

Presented By,

MICHAEL AVENDANO

Senior Vice President

305.484.4666

mavendano@lee-associates.com



@leesouthflorida

PROPERTY SUMMARY

SMALL BAY WAREHOUSE SPACE NEAR TAMiami/MIAMI EXECUTIVE AIRPORT

Lee & Associates presents an exceptional opportunity to lease small bay warehouse units in the thriving Kendall-Tamiami Industrial submarket. Multiple 2,600 SF spaces are available with up to 5,200 SF contiguous, with heavy power. Each unit is equipped with a grade-level loading door, private office and entry, and 18' clear ceiling height, with two units offering heavy power capacity, ideal for light manufacturing or flexible industrial use. Located within a well-maintained 21,285 SF industrial park spanning 1.05 acres, the site features two IU-C zoned buildings arranged around a central common parking area with ample spaces for tenants and visitors.

Strategically located across from Miami Executive Airport, these warehouse spaces offer exceptional logistical advantages. The property enjoys immediate proximity to the new SR 874 Don Shula Expressway Extension, with a convenient exit at SW 128th Street that streamlines access throughout the region. Tenants benefit from the vibrant local amenities including London Square Shopping Plaza and a variety of nearby restaurants, making it a convenient location for both staff and operations.



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

MARKET ADVISORS

MATTHEW ROTOLANTE, SIOR, CCIM

President
305.490.6526
mrotolante@lee-associates.com

MICHAEL AVENDANO

Senior Vice President
305.484.4666
mavendano@lee-associates.com

PROPERTY HIGHLIGHTS



Small Bay Warehouse Space
Asking: \$21.75 SF/yr [MG]
Available SF: 2,600 - 5,200 SF



Unit Features:
Grade Level Loading Doors
Private Offices & Entrances
18' Clear Ceiling Height
Heavy Power
Ample Common Parking



Exceptional Access:
Across from Tamiami/Miami Executive Airport and close to London Square Shopping Center for convenience.

1.4 miles to SR-874 Don Shula extension ramps at SW 128th St

2.2 miles to Florida's Turnpike and Snapper Creek Service Plaza

AVAILABLE SPACES



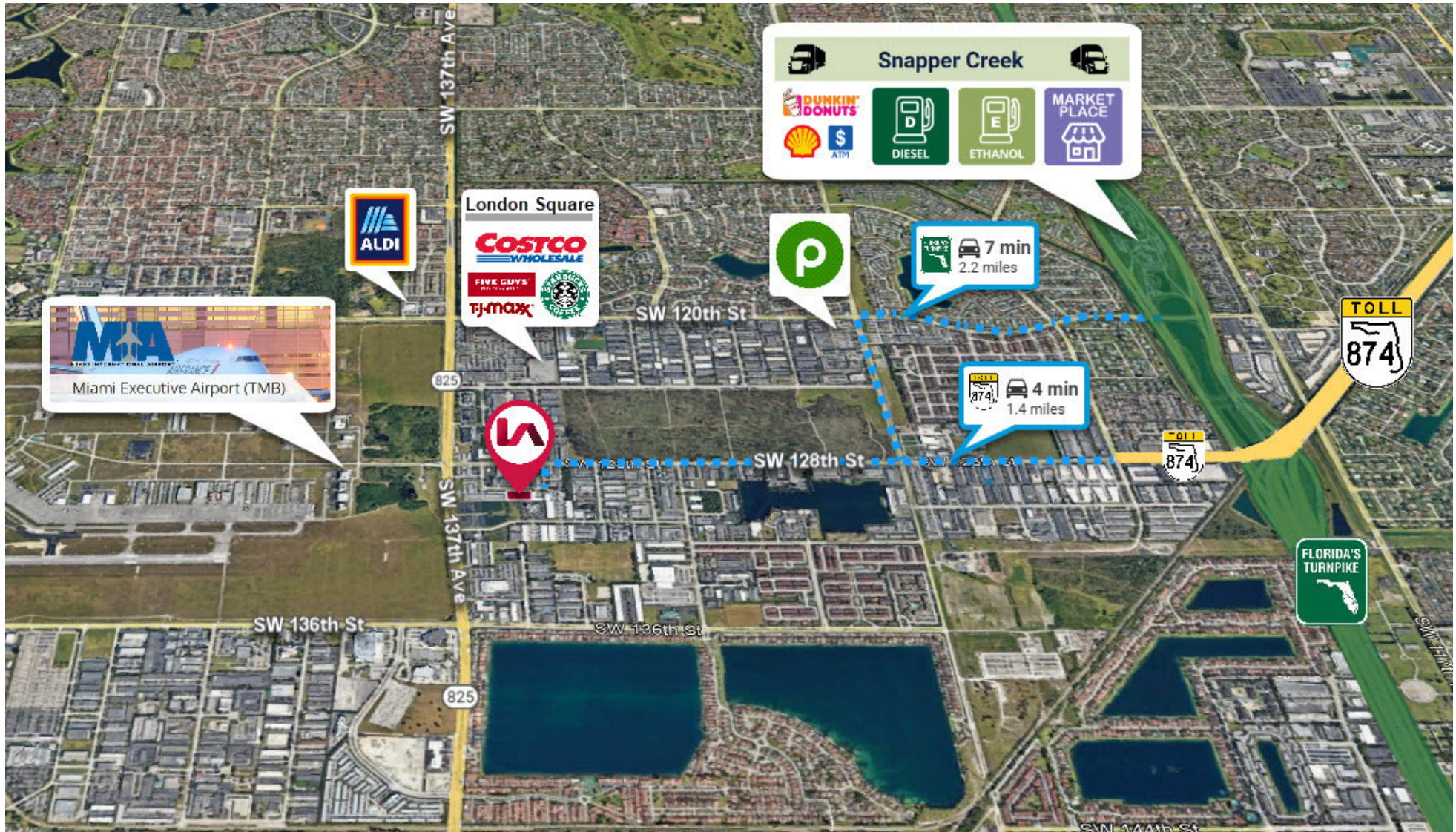
LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	2,600 - 5,200 SF	LEASE RATE:	\$21.75 SF/yr

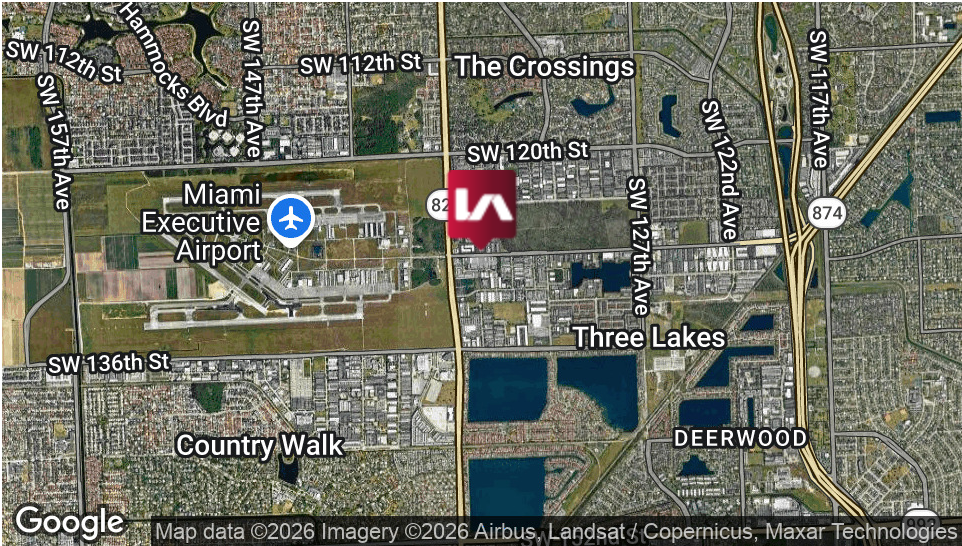
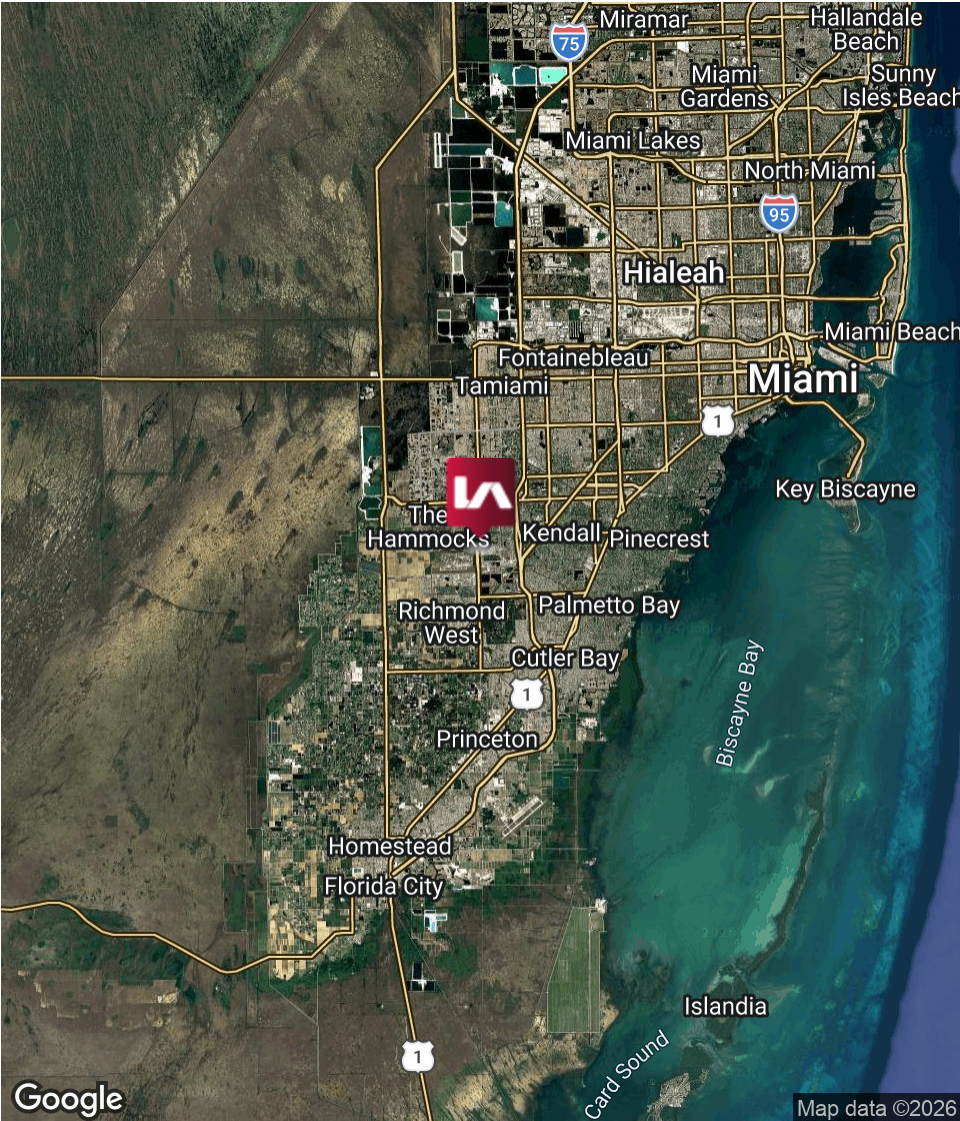
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
13568	Available	2,600 - 5,200 SF	Modified Gross	\$21.75 SF/yr	Heavy Power, 1 Grade Level Door, Private Entrance
13570	Available	2,600 - 5,200 SF	Modified Gross	\$21.75 SF/yr	Heavy Power, 1 Grade Level Door, Private Entrance

EXCEPTIONAL ACCESSIBILITY & CONNECTIVITY



REGIONAL MAP



LOCATION OVERVIEW

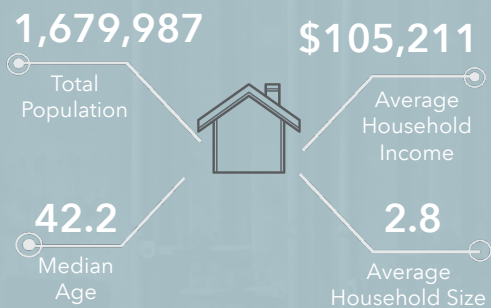
Located across the street from Miami Executive Airport and next to the Holiday Inn Express, one block from SW 137 Avenue and 5 minutes to Turnpike, Snapper Creek Parkway, and other major highways. Nearest major intersection is SW 137 Avenue and SW 128 Street, and perfectly positioned to take advantage of the new SR 874 Don Shula Expy Extension currently under construction exiting at SW 128th St to allow easier access to the immediate area.

CITY INFORMATION

MARKET:	Miami
SUBMARKET:	Kendall-Tamiami / Miami Executive Airport
CROSS STREETS:	SW 129 Street & SW 136 Avenue

DEMOGRAPHIC PROFILE: 30 MIN DRIVE RADIUS

KEY FACTS

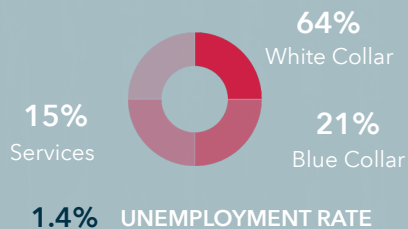


DAYTIME POPULATION

Total Daytime Population
1,740,517

Residents: 809,439
Workers: 931,078

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

3,233 Businesses
33,171 Employees
\$6,714,243,937 Sales

Manufacturing

3,665 Businesses
33,734 Employees
\$5,990,493,341 Sales

Wholesale Trade

4,574 Businesses
41,277 Employees
\$60,753,100,709 Sales

Drive time of 30 minutes

