

**OWNER-USER
WAREHOUSE — RARE
SMALL-BAY SUPPLY**

**KENDALL | MIAMI, FL 33186
12240 SW 128TH CT #105 & 109
TWIN-UNIT FLEX | ROLL-UP DOORS**

\$1,265,000

LIST PRICE

±3,218 SF

BUILDING SIZE

2006

YEAR BUILT

IU-C

ZONING



LOCATION ADVANTAGES

- Minutes to Miami Executive Airport via new SR 874/Don Shula ramp
- SW 128th Street widened to four lanes for direct expressway access
- West Kendall ranks among Miami-Dade's fastest-growing submarkets

FAUSTO COMMERCIAL PRESENTS

Two move-in-ready warehouse condos near Miami Executive Airport give owner-users and investors a rare foothold in West Kendall's supply-constrained industrial corridor. One unit offers wide-open storage under a twin-roof span; the other pairs built-out office with warehouse — ideal for a growing operator. The new SR 874/Don Shula ramp and widened SW 128th Street put expressway access minutes away. With small-bay inventory tight across Miami-Dade, these flexible condos deliver day-one functionality and long-term upside.

PROPERTY HIGHLIGHTS

- Two ±1,609 SF condos — open warehouse plus built-out office space
- Ground-floor roll-up doors and two assigned parking spaces per unit
- Small-bay supply stays tight as Miami industrial demand shifts south

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