

AVE

14501 NW 57 AVENUE / BUILDING EF / UNIT 115
MIAMI / FLORIDA / 33054

±12,787 SF

CLASS A INDUSTRIAL WAREHOUSE
FOR LEASE



PROPERTY DETAILS

12,787 sf

TOTAL AREA

1,781 sf

OFFICE AREA

6 docks

LOADING

1.3:1,000

PARKING RATIO

24' clear

CEILING HEIGHT

PROPERTY HIGHLIGHTS

Sprinker System:
ESFR

Loading:
6 docks

Property Management:
Located onsite

Lease Rate:
\$18.25 nnn psf

Operating expenses:
\$5.35 psf

Power:
Heavy 3-phase power

Building Class:
Class A
Corporate Park Environment

Security:
Roving park security

Available:
Immediately



PROPERTY SITE



AVE Aviation & Commerce Center is centrally located on NW 57th Avenue | Red Road and NW 142nd Street, just minutes to I-95, the Palmetto Expressway (SR 826), and the Gratigny Expressway (1-75).

AVE's central location offers many nearby amenities, quick access to major highways, and access to air and sea ports in both Miami-Dade and Broward Counties.

Miami Opa-Locka Executive Airport



AVE Aviation & Commerce Center

12,787 SF For Lease

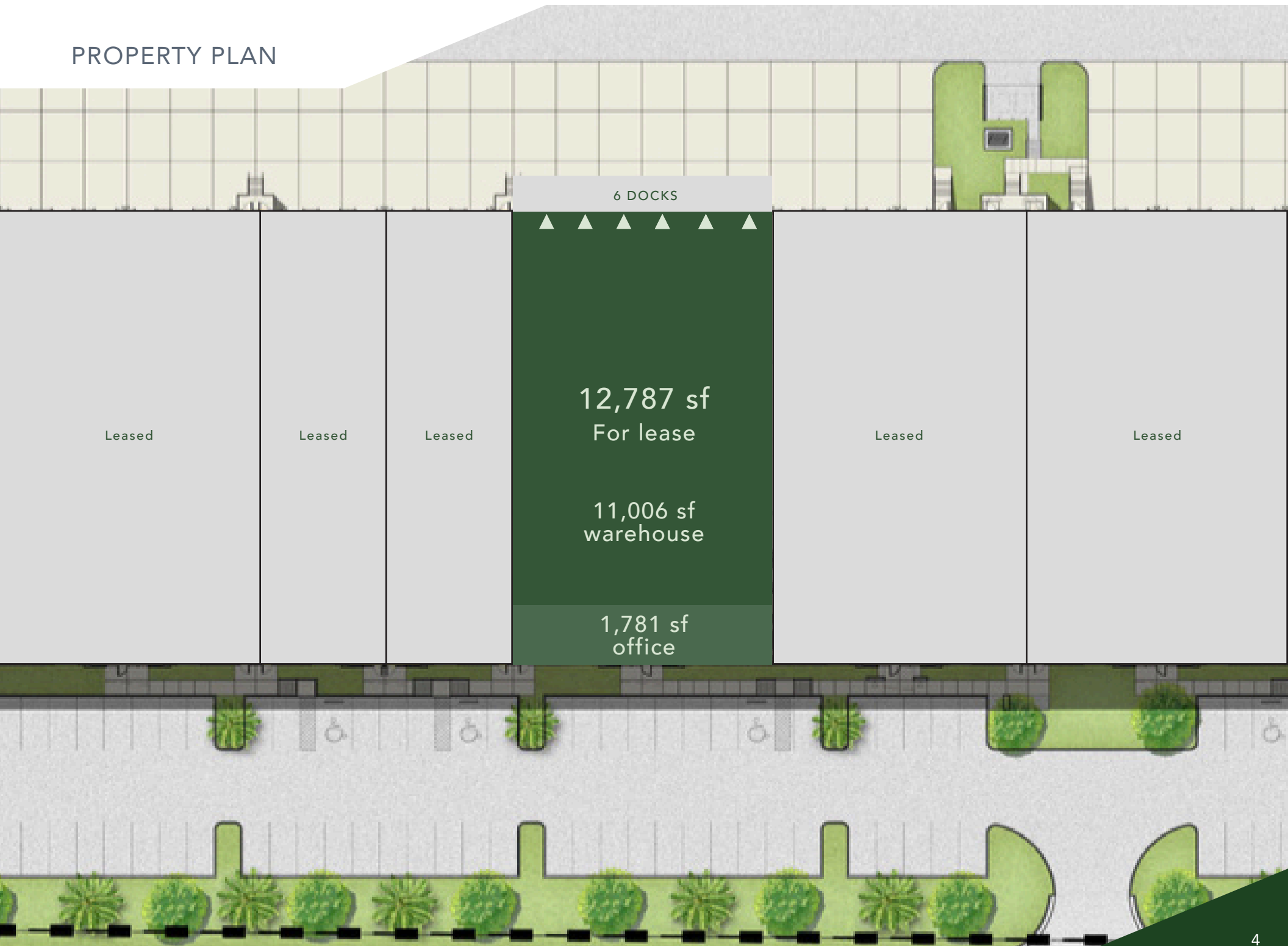


NW 145th Street

NW 142nd Street

NW 57th Avenue / Red Road

PROPERTY PLAN



The logo for AVE, featuring the letters 'AVE' in a bold, sans-serif font. A blue swoosh underline starts under the 'A' and extends under the 'V'.The logo for CASAL, featuring a stylized icon of a house or building with a blue and orange color scheme, followed by the word 'CASAL' in a bold, sans-serif font.

Ernesto Casal
ecasal@casal.com
+1 (305) 204 1599

Roger Lopez
rlopez@casal.com
+1 (786) 427 4915

The logo for BGO, featuring a stylized green leaf or plant icon followed by the letters 'BGO' in a bold, sans-serif font.