

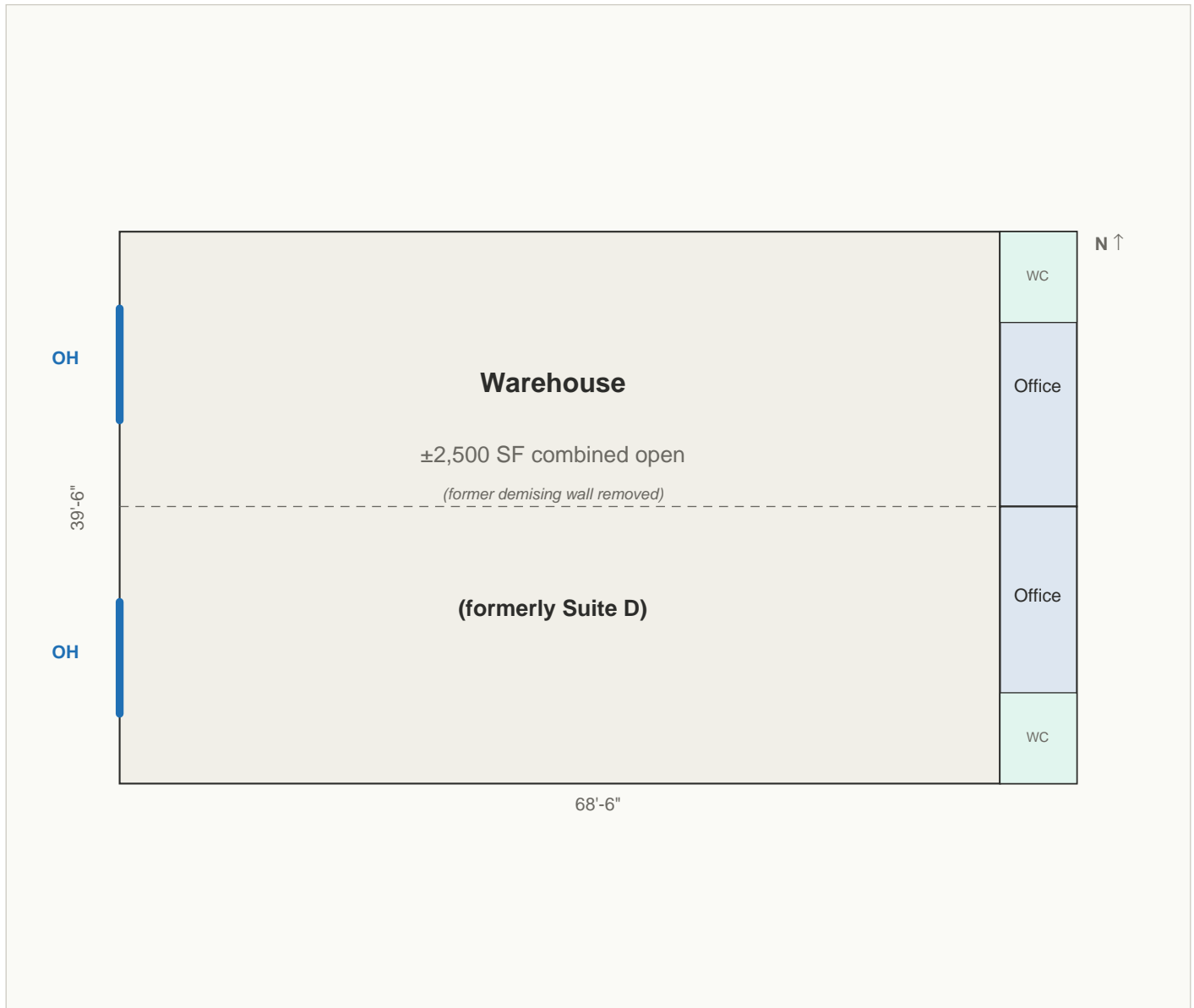
Suites C + D

14150 SW 119th Ave · Miami, FL 33186

Industrial / Flex · Available for Lease

±2,710 SF

68'-6" × 39'-6" · Combined warehouse + 2 offices



Suite specifications

| | | | |
|----------------|---------------------------------|----------------|-------------------------------|
| Total leasable | ±2,710 SF | Suite outline | 68'-6" × 39'-6" |
| Warehouse | ±2,500 SF combined | Overhead doors | 2 (1 new + 1 existing) |
| Offices | 2 private offices | Position | West-central |
| Restrooms | 2 private (1 per office) | 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.