

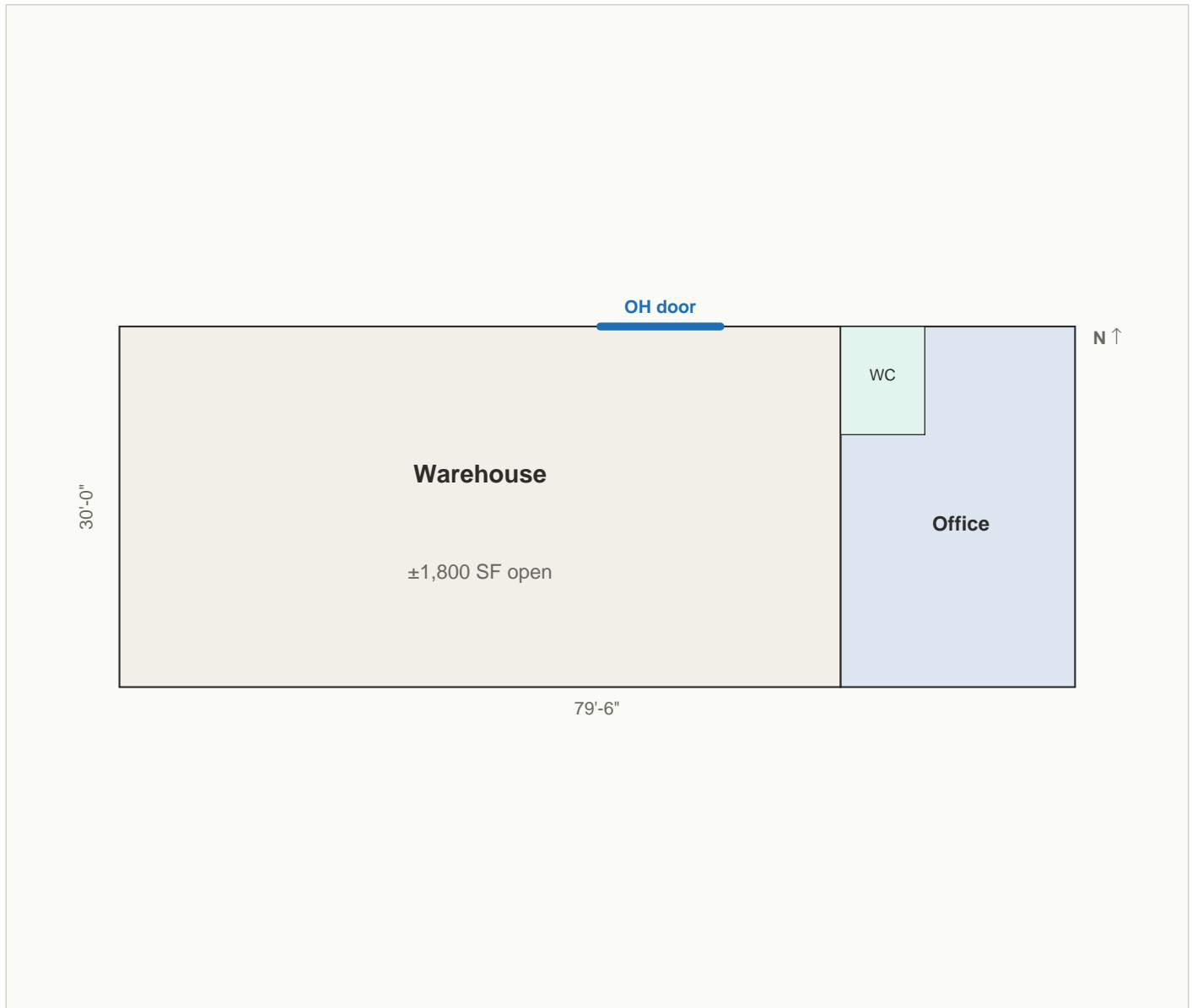
# Suite A

14150 SW 119th Ave · Miami, FL 33186

Industrial / Flex · Available for Lease

# ±2,385 SF

79'-6" × 30'-0" · Warehouse + private office



## Suite specifications

Total leasable	±2,385 SF	Overhead doors	1 (existing, north)
Warehouse	±1,800 SF	Position	NW corner
Office + WC	±585 SF	Clear height	9' – 12.5'
Suite outline	79'-6" × 30'-0"	Restroom	Private

### 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.