

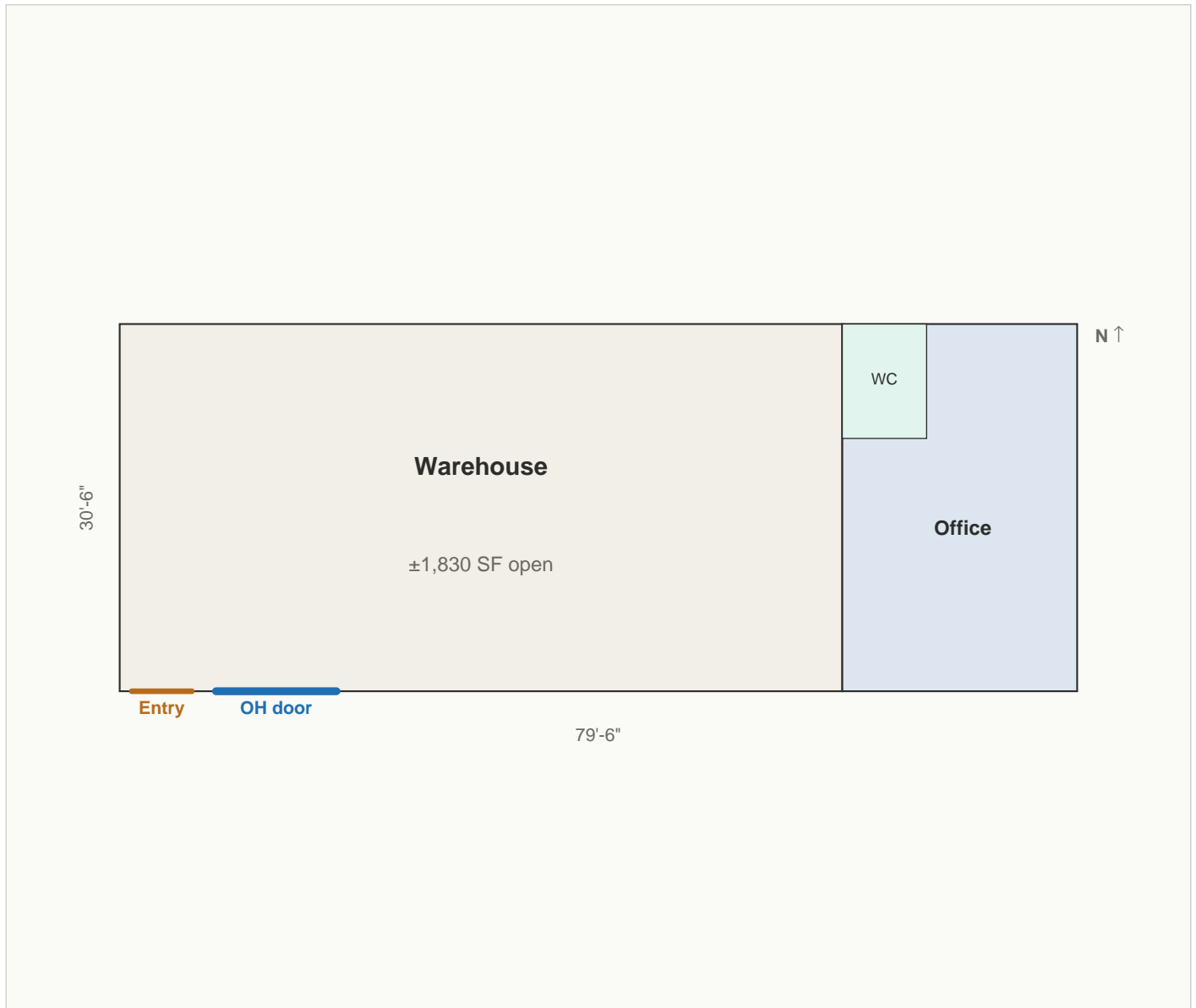
Suite B

14150 SW 119th Ave · Miami, FL 33186

Industrial / Flex · Available for Lease

±2,425 SF

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



Suite specifications

Total leasable	±2,425 SF	Overhead doors	1 (existing, south)
Warehouse	±1,830 SF	Entry	New metal door + steps
Office + WC	±595 SF	Position	Mid-west
Suite outline	79'-6" × 30'-6"	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.