



FOR LEASE | INDUSTRIAL

FOR LEASE! KENDALL-TAMIAMI WAREHOUSE SPACES NEAR MIAMI EXECUTIVE AIRPORT

13552-13572 SW 129 Street, Miami, FL 33186



LEASE OVERVIEW

AVAILABLE SF:	2,600 - 5,200 SF
LEASE RATE:	\$11.75 SF/Yr [Gross]
LOT SIZE:	1.05 Acres
BUILDING SIZE:	21,285 SF
GRADE LEVEL DOORS:	8
CEILING HEIGHT:	18.0 FT
YEAR BUILT:	1986
RENOVATED:	2006
ZONING:	IU-C
MARKET:	Miami
SUB MARKET:	Kendall-Tamiami / Miami Executive Airport
CROSS STREETS:	SW 129 Street & SW 136 Avenue

PROPERTY DESCRIPTION

Four warehouse bays totaling 10,400 SF of space is available for immediate lease in the Kendall-Tamiami Industrial submarket. The property consists of two freestanding buildings each with two 2,600 SF bays readily available for max contiguous space of 5,200 SF. There is plenty of shared common parking, and the property is conveniently located across from Miami Executive Airport in the Kendall-Tamiami area, near London Square Shopping Plaza. This location is also perfectly positioned to take advantage of the new SR 874 Don Shula Expy Extension currently under construction exiting at SW 128th St to allow easier access to the immediate area.

PROPERTY HIGHLIGHTS

- Ideally Located Close to Turnpike and Miami Executive Airport
- Close to London Square Shopping Plaza and Excellent Area Restaurants
- Heavy 3-Phase Power
- Twin-T Roofing
- Lots of Common Parking
- Primed to take advantage of the New Don Shula Expressway



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Lease Rate: \$11.75 SF/YR [GROSS] **Total Space:** 10,400 SF
Lease Type: Gross **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Space 1 - Building A	Flex Space	\$11.75 SF/YR	Gross	2,600 - 5,200 SF	Negotiable	
Space 2 - Building A	Flex Space	\$11.75 SF/YR	Gross	2,600 - 5,200 SF	Negotiable	
Space 3 - Building B	Flex Space	\$11.75 SF/YR	Gross	2,600 - 5,200 SF	Negotiable	
Space 4 - Building B	Flex Space	\$11.75 SF/YR	Gross	2,600 - 5,200 SF	Negotiable	



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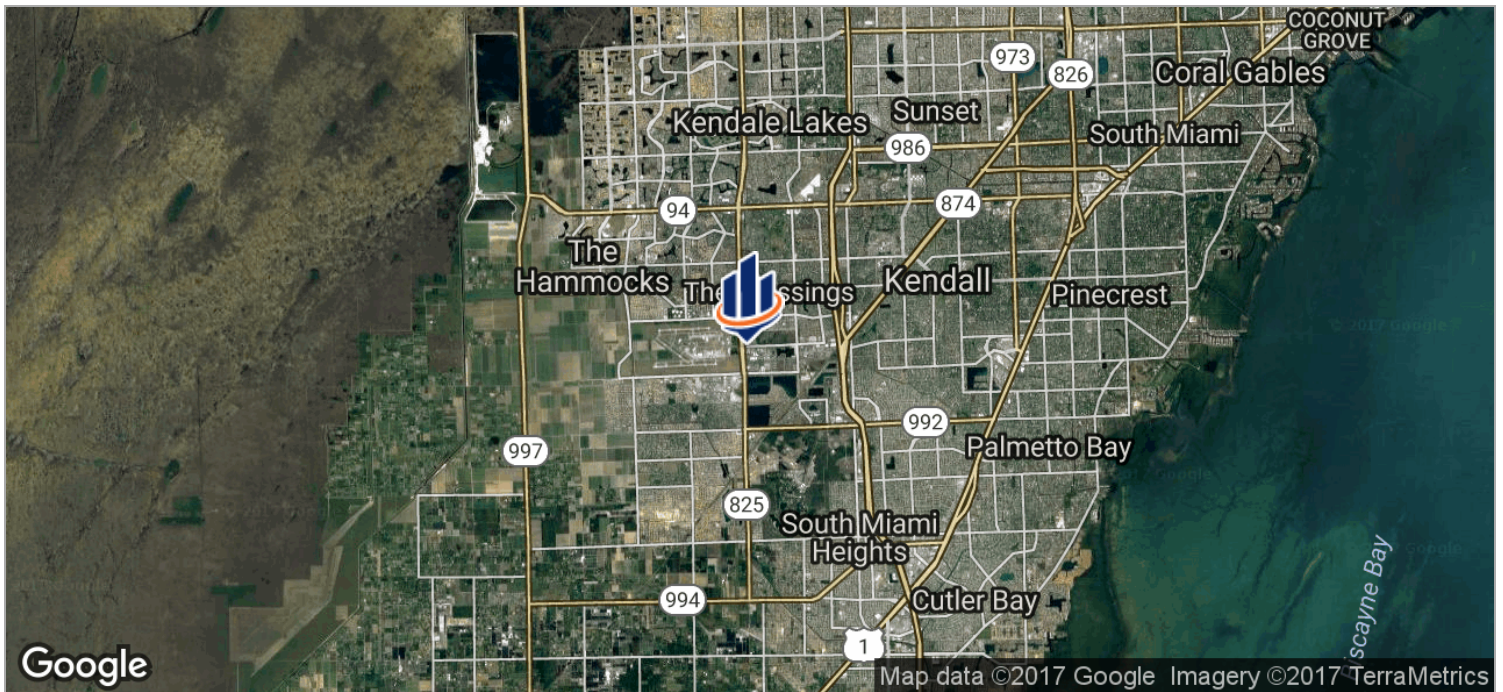
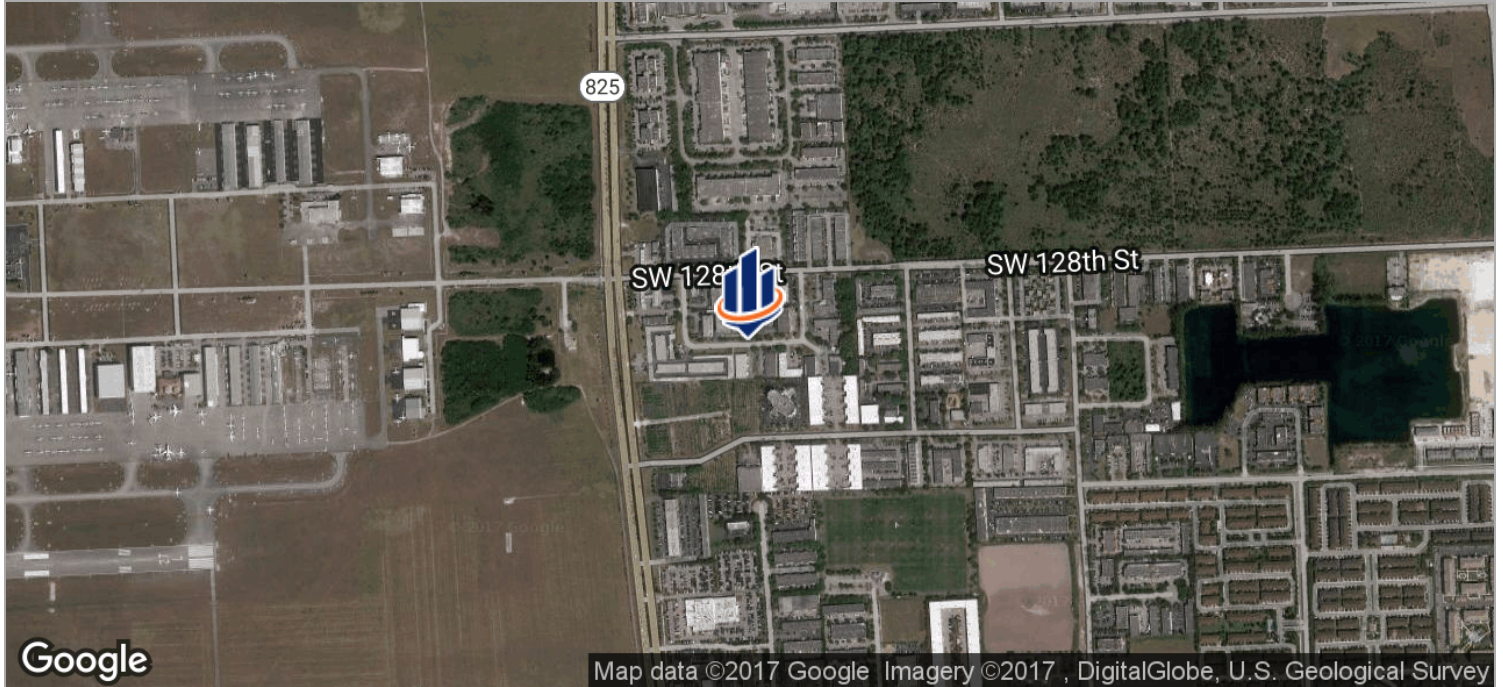
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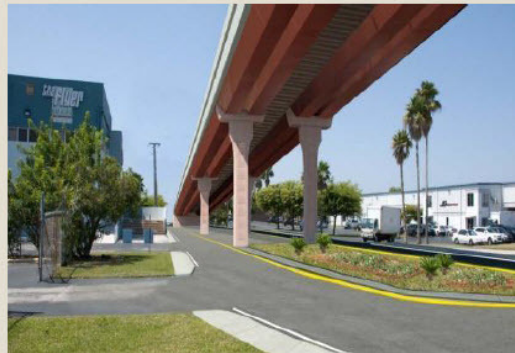
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SR 874/Don Shula Expressway



- Ramp Connector to SW 128th Street (4 lanes)
- New expressway connection for growing areas of South Miami-Dade



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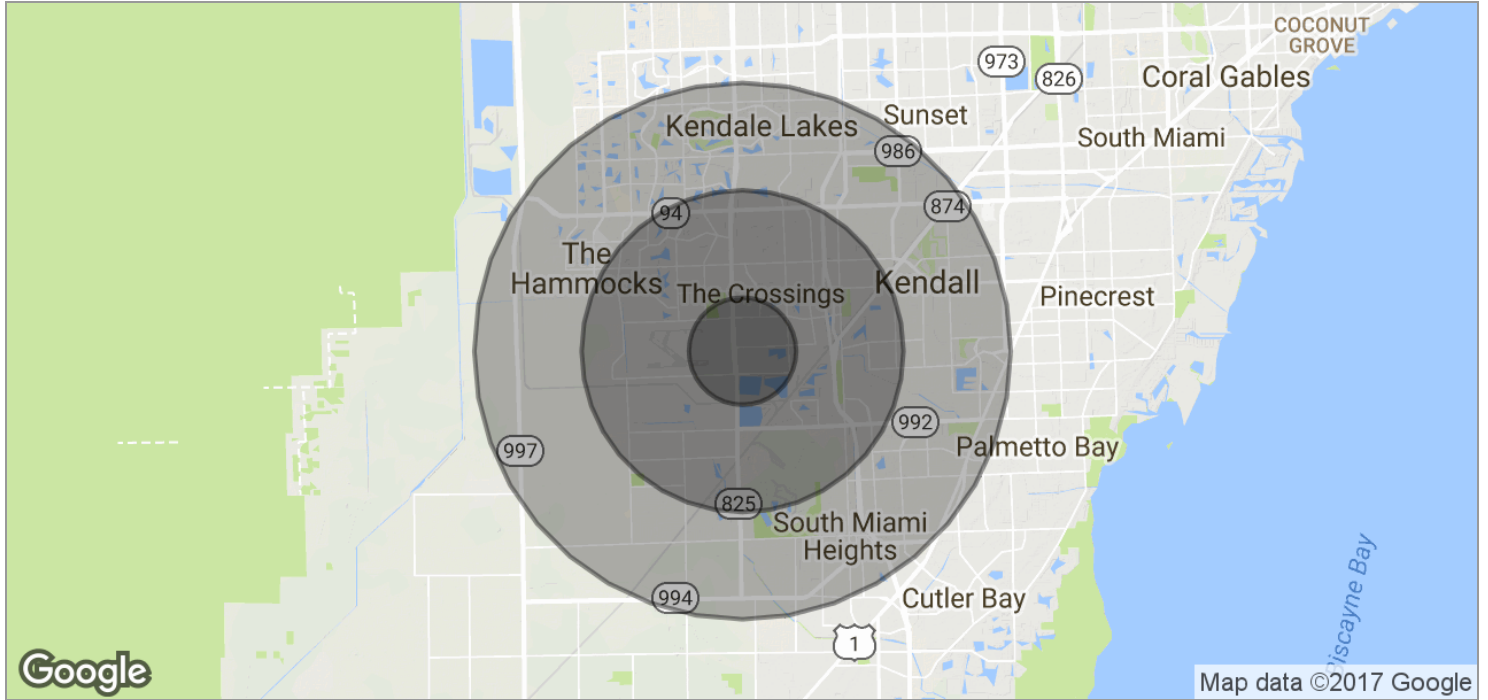
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,496	138,573	359,578
MEDIAN AGE	34.0	35.8	36.8
MEDIAN AGE (MALE)	31.1	33.9	34.2
MEDIAN AGE (FEMALE)	36.4	37.3	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,647	44,186	113,292
# OF PERSONS PER HH	3.2	3.1	3.2
AVERAGE HH INCOME	\$89,819	\$77,815	\$72,526
AVERAGE HOUSE VALUE	\$277,343	\$305,732	\$316,718



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