



FOR LEASE

12,786 SF



CLASS A INDUSTRIAL WAREHOUSE

14350 NW 56th Ct | Unit 118 | Miami | FL | 33054

TOTAL SF	12,786 SF
OFFICE SF	1,619 SF
LOADING	6 Dock Doors
CEILING HEIGHT	24' - 25' Clear
PARKING	1 per 1,000 SF
OPEX	\$4.37 PSF
LEASE RATE	\$18.00 NNN PSF

PROPERTY HIGHLIGHTS

- ESFR Fire Sprinklered
- Heavy 3-Phase Power
- Rear Load
- Class A Corporate Park Environment
- Property Management Onsite
- Roving Park Security



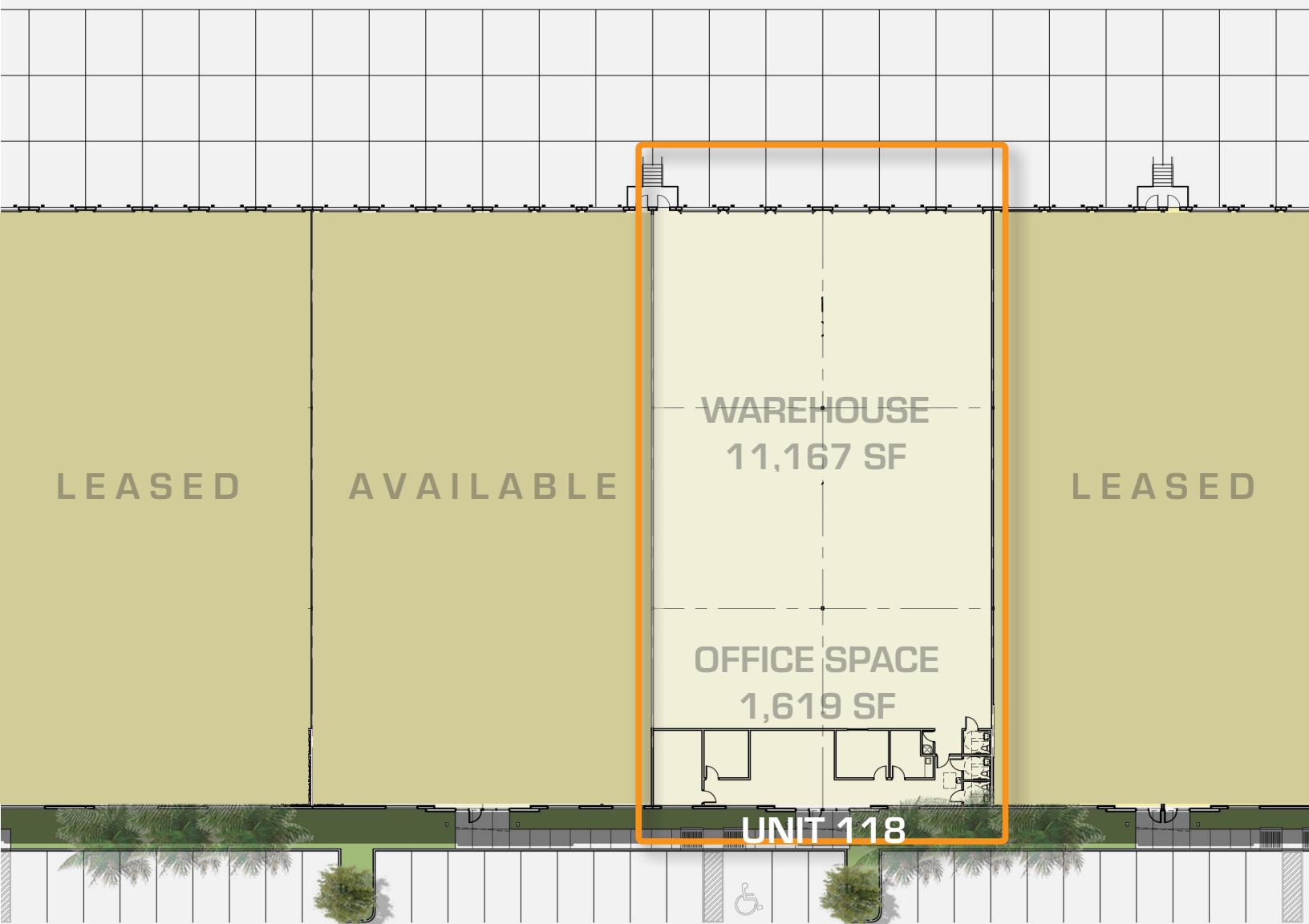
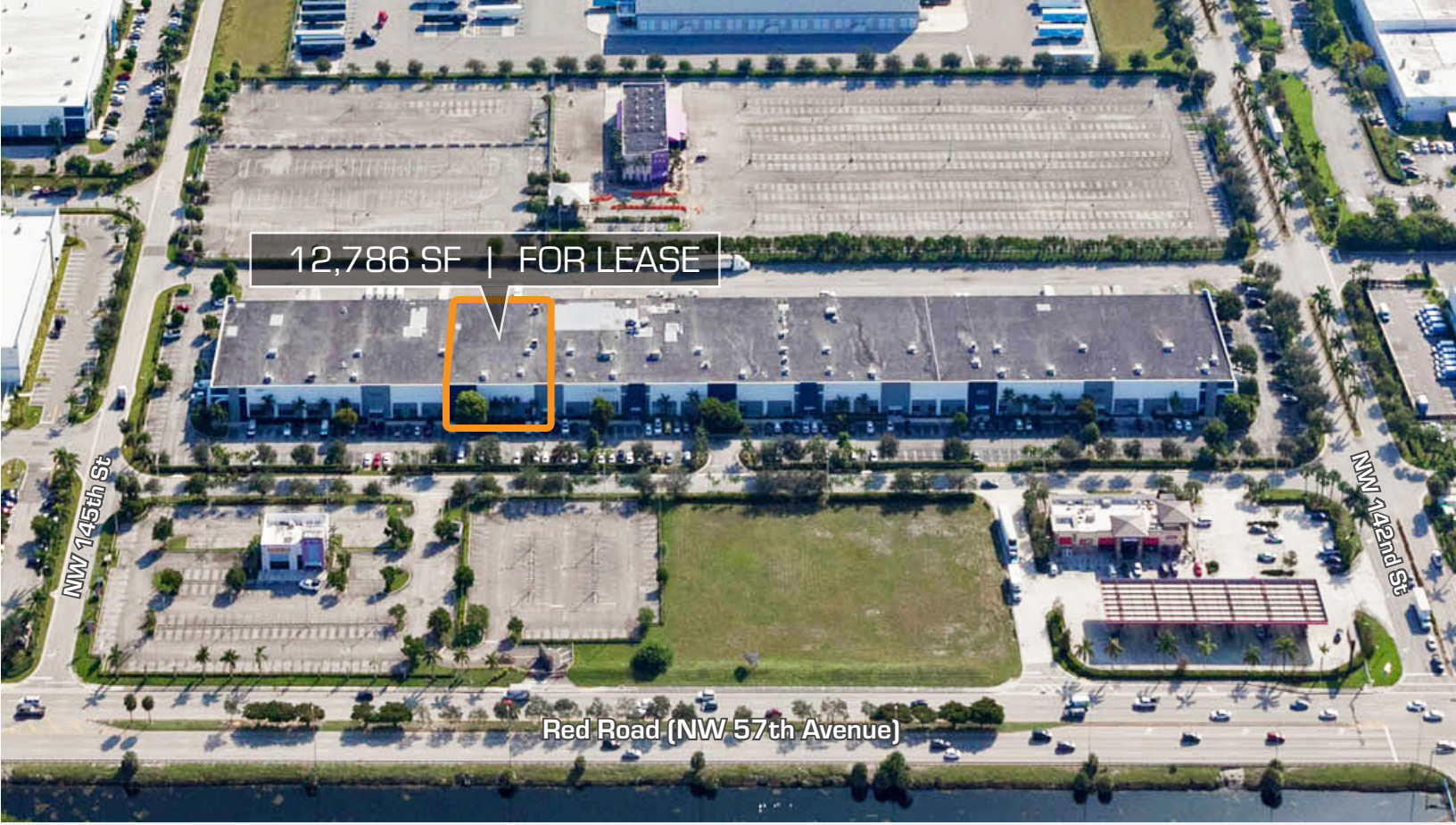
CONTACT: 305 591 3606

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Miami Opa-Locka Executive Airport

12,786 SF | FOR LEASE

NW 145th St

NW 149th St

Red Road (NW 57th Avenue)



PROPERTY LOCATION

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 Gratin 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.



QUALITY TENANTS

- United States Postal Service
- Goodyear, Inc.
- Boar's Head
- Turbo Power
- Smart USA, Corp.
- PWG Florida, Inc.
- The Ware Group, Inc.
- Deco Productions, Inc.

NEARBY AMENITIES



120+
Eating
Establishments



3
Publix
Supermarkets



6
Major Medical
Centers



8
Major Drug
Stores



10+
Dry
Cleaners



7
Full / Select
Service Hotels



10+
Day Cares /
Preschools



10+
Schools



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