



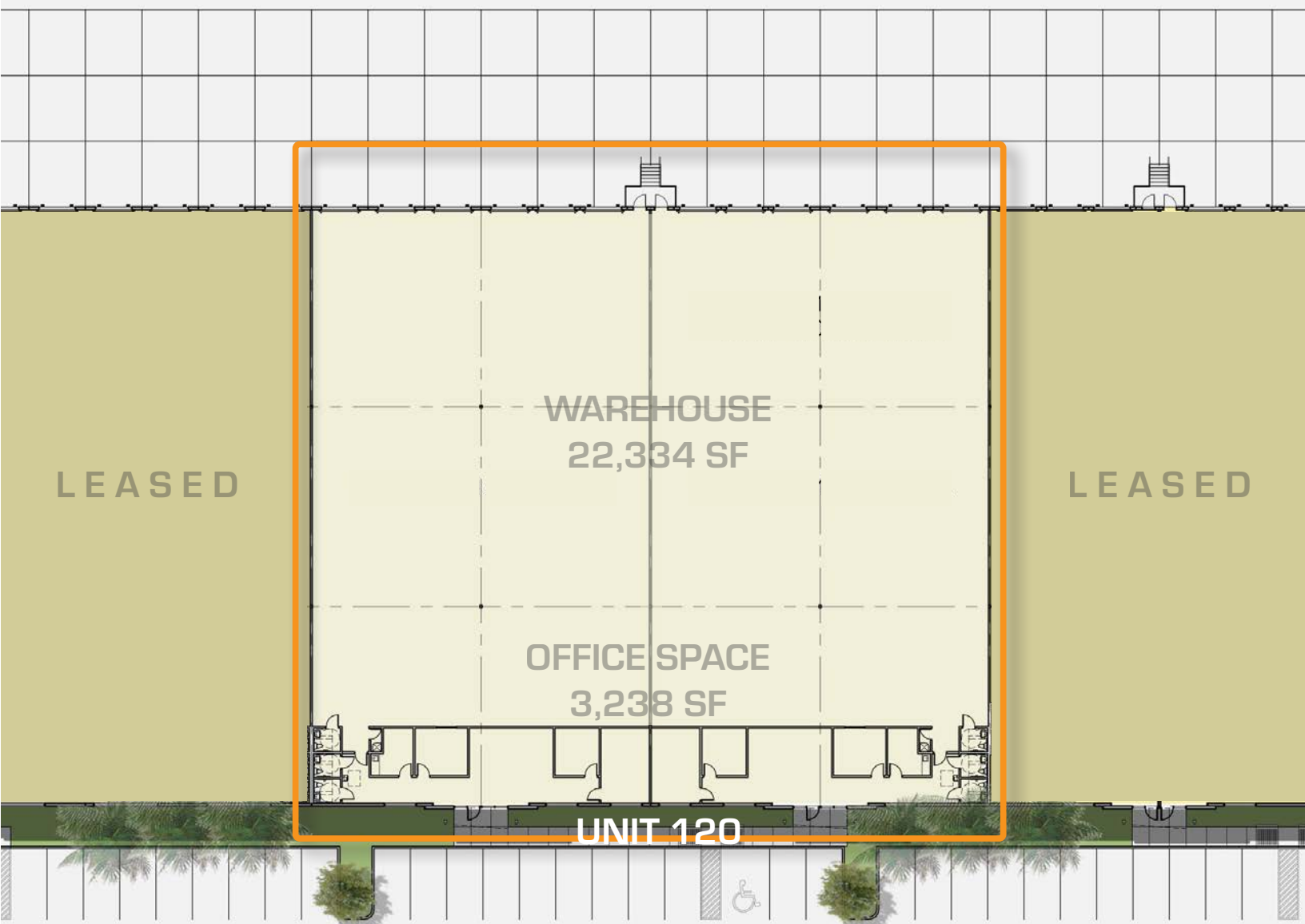
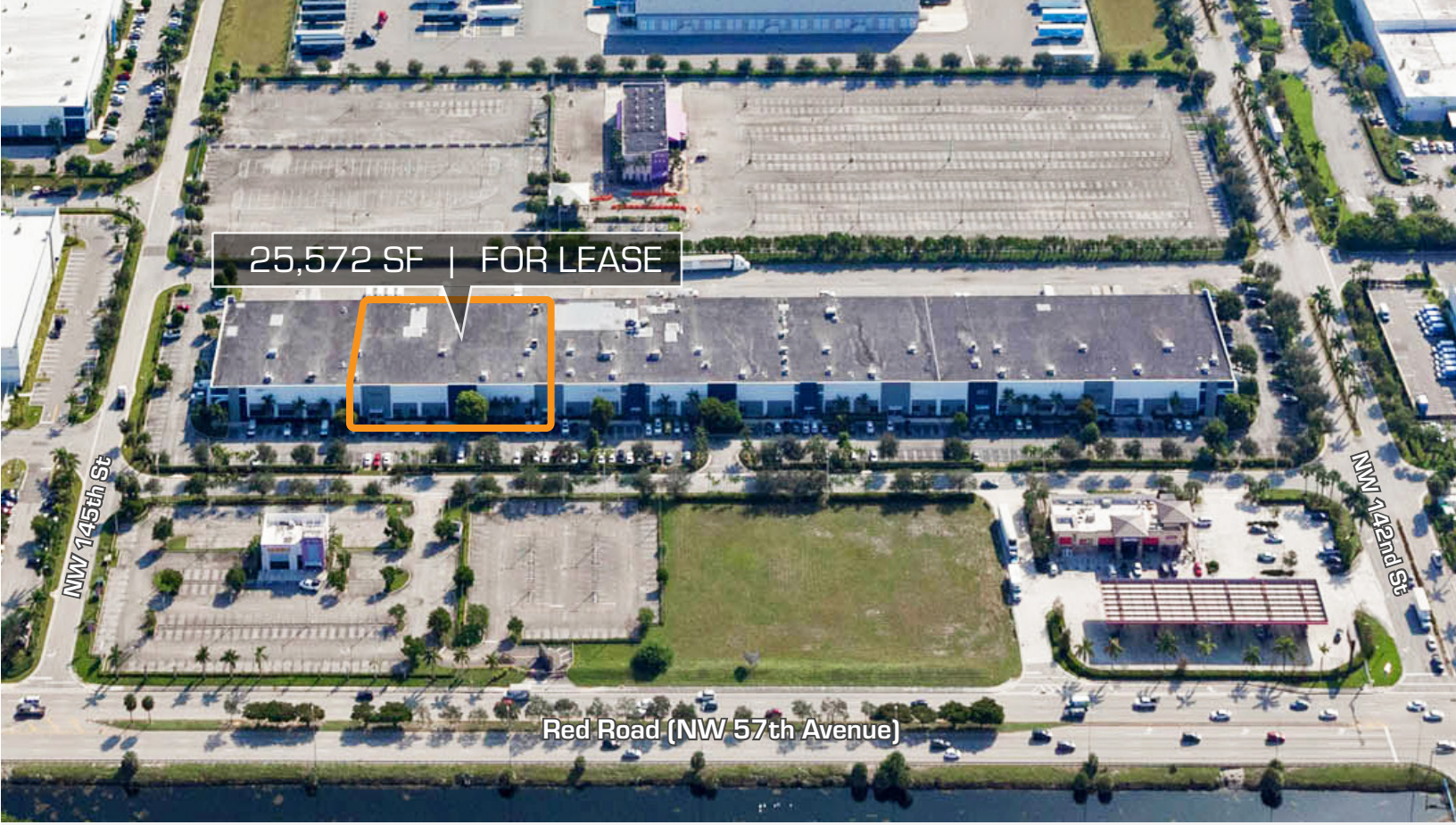
# CLASS A INDUSTRIAL WAREHOUSE

14350 NW 56th Ct | Unit 120 | Miami | FL | 33054

<b>TOTAL SF</b>	25,572 SF
<b>OFFICE SF</b>	3,238 SF
<b>LOADING</b>	12 Dock Doors
<b>CEILING HEIGHT</b>	24' - 25' Clear
<b>PARKING</b>	1 per 1,000 SF
<b>OPEX</b>	\$4.37 PSF
<b>LEASE RATE</b>	\$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





Miami Opa-Locka Executive Airport

25,572 SF | FOR LEASE

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 Gratigny 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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Institutionally Owned & Managed