



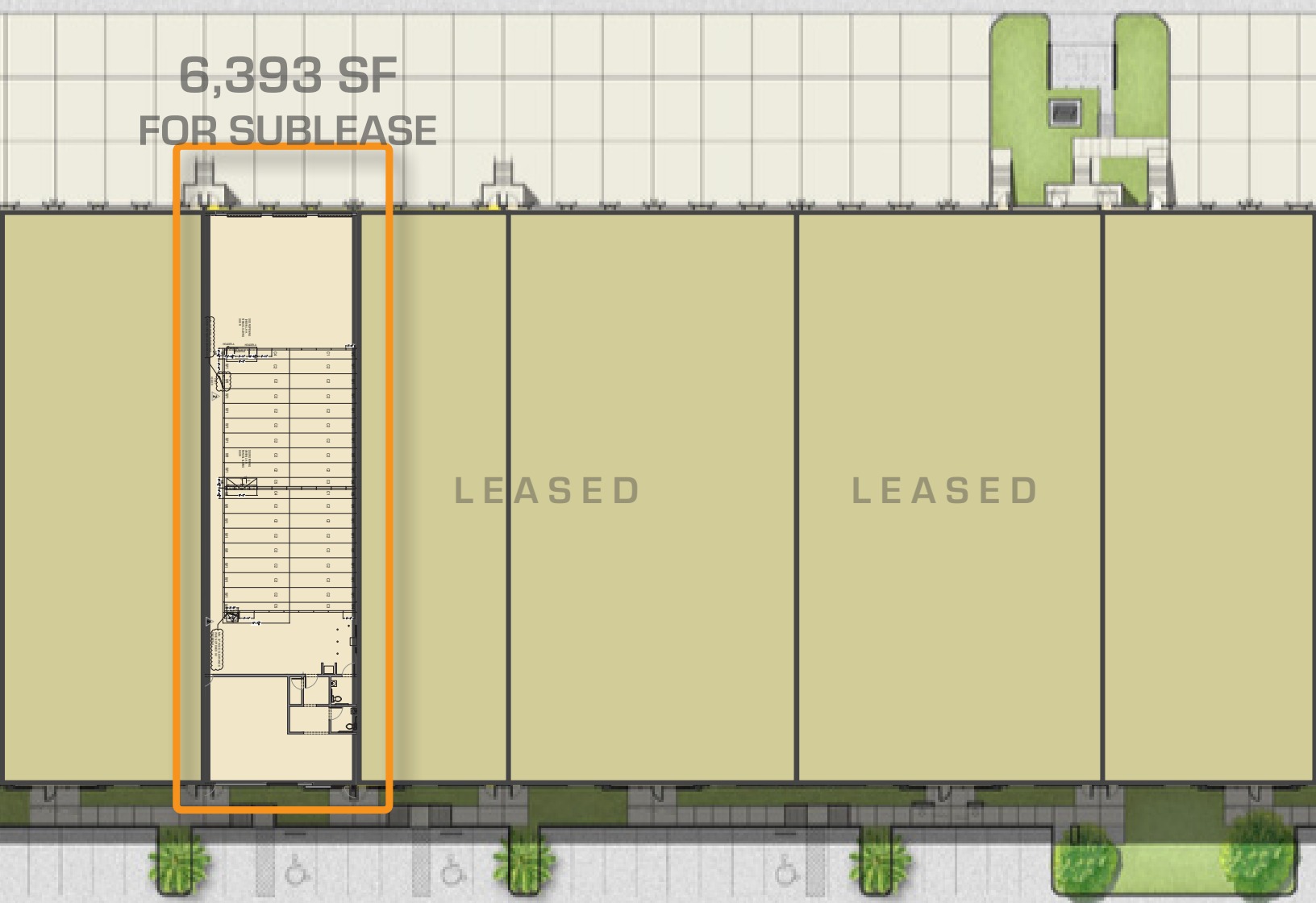
COOLER / FREEZER WAREHOUSE

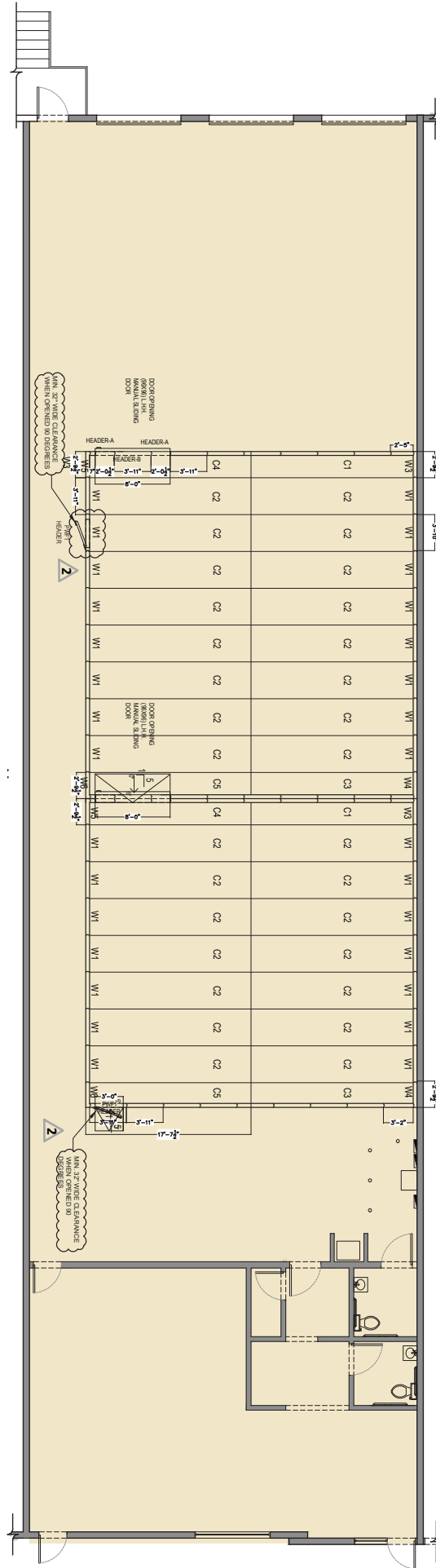
14501 NW 57th Ave | Unit 117 | Miami | FL | 33054

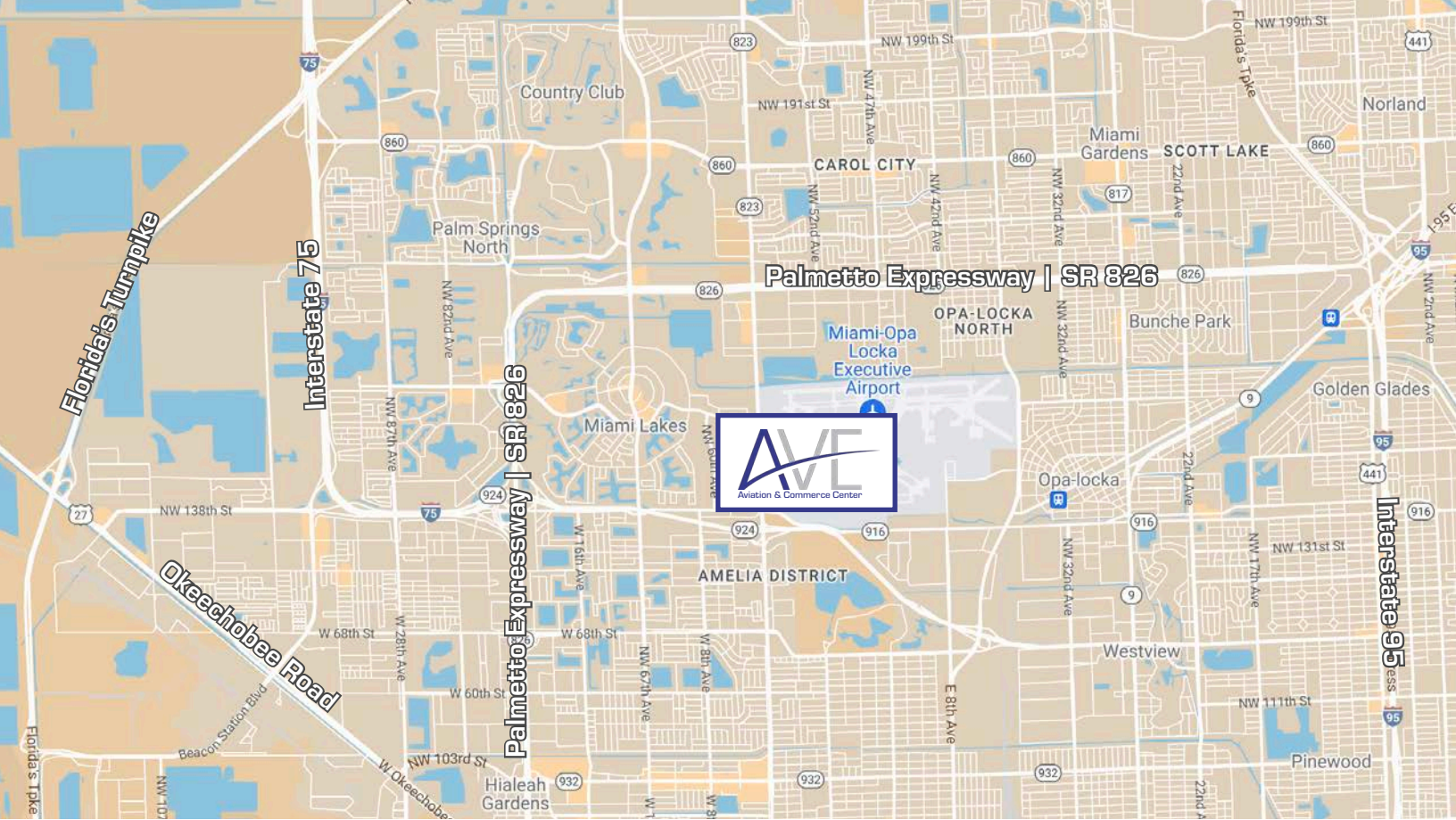
TOTAL SF	6,393 SF
OFFICE SF	1,300 SF
COOLER/FREEZER	+/- 3,000 SF
LOADING	3 Dock Doors
CEILING HEIGHT	24' Clear
PARKING	1 per 1,000 SF
OPEX	\$4.17 PSF
SUBLEASE RATE	\$18.00 NNN PSF

PROPERTY HIGHLIGHTS

- Red Road Frontage
- ESFR Fire Sprinklered
- Heavy 3-Phase Power
- Rear Load
- Coolers/Freezers Sold Separately
- Class A Corporate Park Environment
- Property Management Onsite
- Roving Park Security







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.



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