

# AVE

14350 NW 56 COURT / BUILDING N / UNIT 109  
MIAMI / FLORIDA / 33054

±6,393 SF

CLASS A INDUSTRIAL WAREHOUSE  
FOR LEASE



# PROPERTY DETAILS

6,393 sf

TOTAL AREA

2,272 sf

OFFICE AREA

3 docks

LOADING

1.3:1,000

PARKING RATIO

24' clear

CEILING HEIGHT

## PROPERTY HIGHLIGHTS

Climate Controlled:  
2,060 sf

Sprinker System:  
ESFR

Loading:  
3 docks

Property Management:  
Located onsite

Lease Rate:  
\$18.25 nnn psf

Power:  
Heavy 3-phase power

Building Class:  
Class A  
Corporate Park Environment

Security:  
Roving park security

Available:  
July 1, 2026

Operating expenses:  
\$5.54 psf



# PROPERTY SITE



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.

Miami Opa-Locka Executive Airport



AVE Aviation & Commerce Center

6,393 SF For Lease

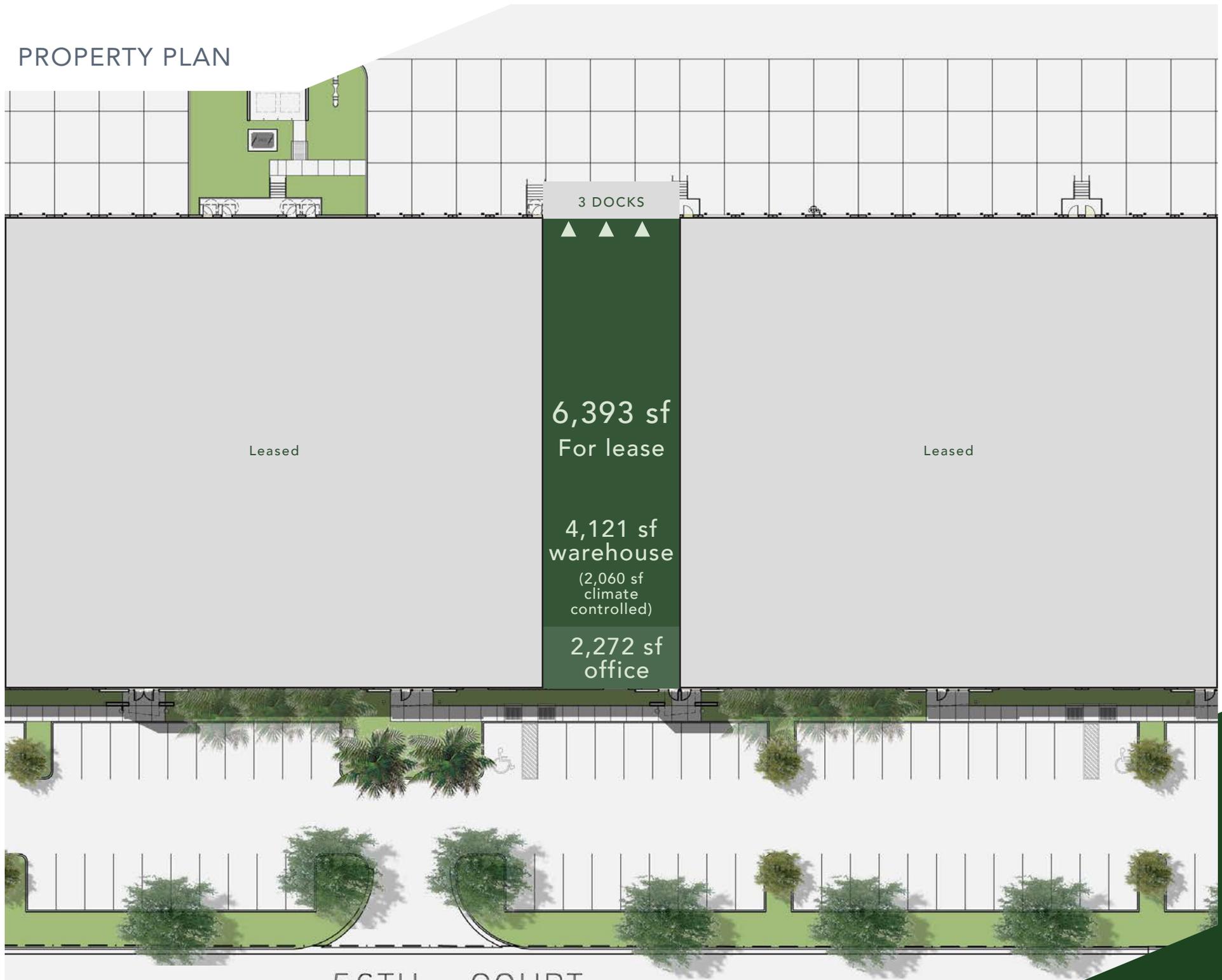


NW 145th Street

NW 142nd Street

NW 57th Avenue / Red Road

# PROPERTY PLAN







# AVE



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