

AVE

14501 NW 57 AVENUE / BUILDING EF / UNIT 103
MIAMI / FLORIDA / 33054

±25,061 SF

CLASS A INDUSTRIAL WAREHOUSE
FOR LEASE



PROPERTY DETAILS

25,061 sf

TOTAL AREA

3,363 sf

OFFICE AREA

11 docks

LOADING

1.3:1,000

PARKING RATIO

24' clear

CEILING HEIGHT

PROPERTY HIGHLIGHTS

Sprinkler System:
ESFR

Loading:
11 docks

Property Management:
Located onsite

Lease Rate:
\$17.85 nnn psf

Operating expenses:
\$5.56 psf

Power:
Heavy 3-phase power

Building Class:
Class A
Corporate Park Environment

Security:
Roving park security

Available:
July 1, 2026



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

25,061 SF For Lease

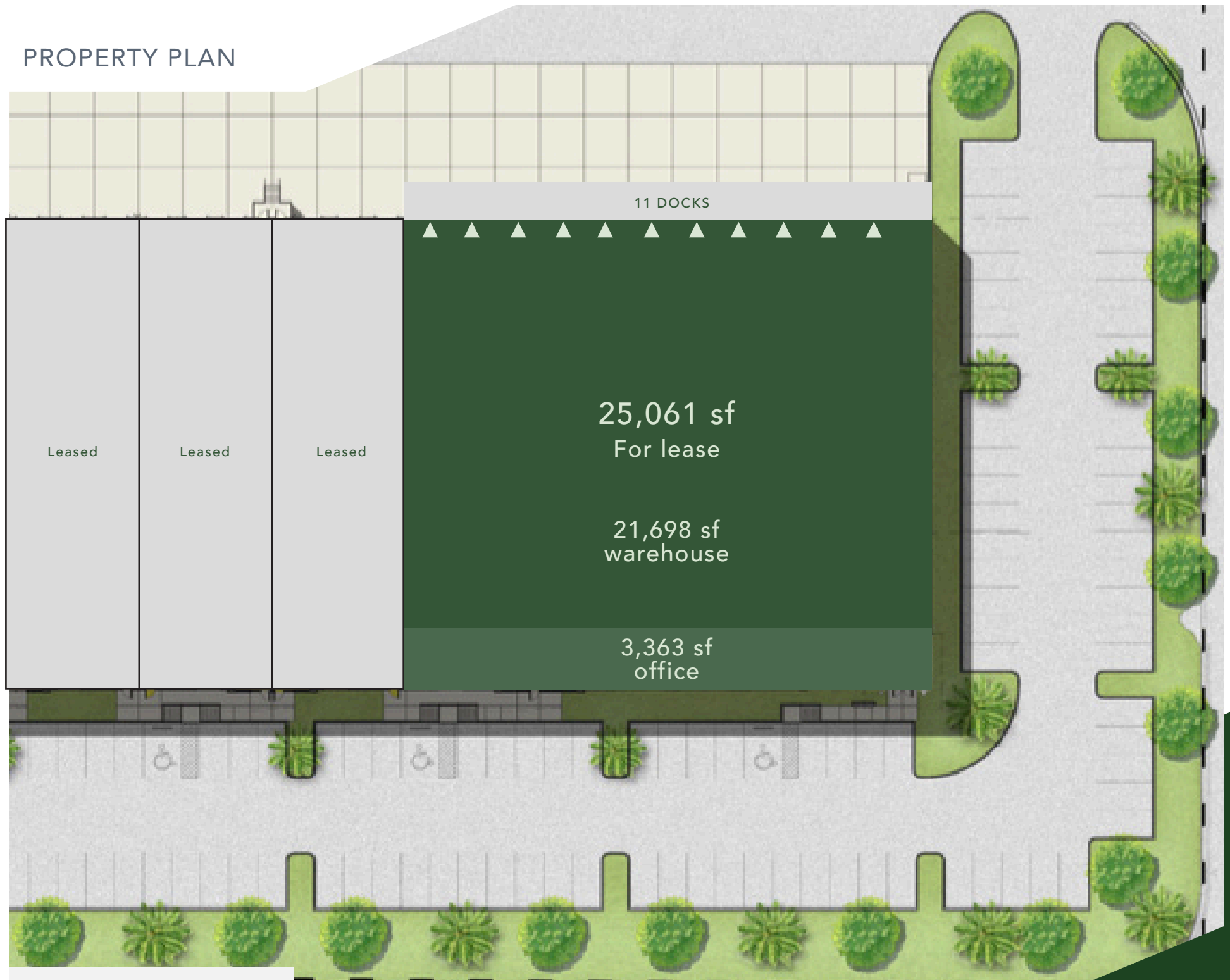


NW 145th

NW 142nd Street

NW 57th Avenue / Red Road

PROPERTY PLAN



The logo for AVE, featuring the letters 'AVE' in a bold, blue, sans-serif font. A thick, blue, curved line sweeps across the letters from the bottom left to the top right, passing behind the 'V'.The logo for CASAL, consisting of a stylized icon of a house or building with a white and orange color scheme, followed by the word 'CASAL' in a white, serif font.

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The logo for BGO, featuring a stylized green leaf or plant icon to the left of the letters 'BGO' in a bold, green, sans-serif font.