



RODRIGUEZ
BROKERAGE SERVICES

FOR LEASE

INDUSTRIAL WAREHOUSE · SOUTH MIAMI-DADE

Fully Air-Conditioned Industrial Warehouse

11441 SW 208th Drive · Miami, FL 33189

10,680 SF

AVAILABLE NOW

25' Clear

CEILING HEIGHT

Central A/C

FULL WAREHOUSE FLOOR

EJ Rodriguez · Rodriguez Brokerage Services LLC · (786) 325-1681

PROPERTY OVERVIEW

A climate-controlled warehouse in a market that runs hot.

A rare find in South Miami-Dade — a warehouse with central air conditioning across the entire floor, not just the office. Most industrial space in this submarket has none. This 10,680 SF building stays climate-controlled top to bottom, so your crew and your inventory can work in it year-round.

The space is clean and move-in ready: 25-foot clear ceilings for racking and vertical storage, two grade-level drive-in bays, and two loading docks that handle everything from box trucks to 53-foot trailers — with hard frontage on Caribbean Blvd.

- ◆ Central A/C across the full warehouse floor
- ◆ 10,680 SF available, move-in ready
- ◆ 25' clear height for racking and vertical storage
- ◆ 2 grade-level drive-in bays + 2 loading docks
- ◆ 12 on-site parking spaces, private restrooms
- ◆ Masonry construction in excellent condition

10,680 SF

AVAILABLE

\$20.00

/ SF / YR · NNN

25'

CLEAR HEIGHT

2 + 2

DRIVE-IN · DOCKS

12

PARKING SPACES

Now

OCCUPANCY



SPECIFICATIONS & FEATURES

The details.

AVAILABLE SPACE

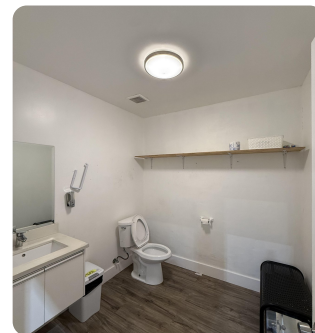
Available SF	10,680 SF
Floor	1st Floor
Clear Height	25'
Drive-In Bays	2 · Grade-Level
Loading Docks	2
HVAC	Central A/C · Full Floor
Restrooms	Private
Condition	Excellent
Availability	Immediate

BUILDING & SITE

Total Building	18,471 SF
Lot Size	0.80 AC
Construction	Masonry
Year Built	1960
Zoning	7100 · Industrial
Parking	12 Spaces
County	Miami-Dade
Folio	30-6007-007-0090
Lease Type	NNN

BUILDING FEATURES

- ✓ Central air conditioning
- ✓ 2 grade-level drive-in bays
- ✓ 2 loading docks
- ✓ 25' clear height
- ✓ Private restrooms
- ✓ 12 parking spaces
- ✓ Masonry construction
- ✓ Excellent condition
- ✓ Immediate occupancy



IDEAL USES

Distribution & Logistics · Contractor Storage & Operations · Light Manufacturing · E-Commerce Fulfillment

LOCATION

Hard frontage on Caribbean Blvd.



- ◆ Hard frontage on SW 208th Street (Caribbean Blvd), a main east-west artery through South Dade
- ◆ Minutes to US-1 (South Dixie Hwy) and Florida's Turnpike
- ◆ Positioned between Cutler Bay and Homestead in one of Miami-Dade's fastest-growing industrial pockets
- ◆ Surrounded by national retail, logistics, construction, and service businesses
- ◆ Easy workforce access from the surrounding residential neighborhoods

CONNECTIVITY

Drivable	100/100
Walkable	60/100
Bikeable	50/100
Transit	30/100

Source: Local Logic®

LEASE SUMMARY & CONTACT

Available now.

10,680 SF · Fully Air-Conditioned Warehouse

11441 SW 208th Drive · Miami, FL 33189

RENTAL RATE

\$20.00 / SF / YR

MONTHLY

≈ \$17,800 / mo

LEASE TYPE

NNN

TERM

Negotiable

Rate excludes utilities, property expenses, and building services.



EJ Rodriguez

Rodriguez Brokerage Services LLC

(786) 325-1681

CALL OR TEXT

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