

# FreerCrossings CommerceCenter

## 12554-12598 SW 128th St, Miami, FL 33186

FCCC IS AN ELEGANT EDIFICE ON A SPLENDID CAMPUS WITH CHARMING LANDSCAPING IN THE FINEST AREA IN SOUTH FLORIDA,

**100% LOCATION IS UNBEATABLE-  
A MILE WEST OF FL TURNPIKE,  
A MILE WEST OF FL SR 874 EXTENSION,  
across from THE SHOPPES AT HIDDEN LAKE, 7-11, etcetera..**

FCCC is a corner parcel east of SW 127th Avenue and SW 128th Street with maximum exposure to passing traffic.  
(128th street was recently widened to 4 lanes, has new traffic lights, and is a high traffic area!)

Rental Rate: \$23.00 - 29.00 /SF/YR  
Total Space Available: 39K SF  
Min. Divisible: 1,000 SF  
Max. Contiguous: 20,560 SF  
Property Type: Office Warehouse Bays; Showroom Bays.  
Center Type: UPSCALE KENDALL COMMERCIAL/INDUSTRIAL CENTER  
Gross Leasable Area: 36,960 SF  
Walk Score ®: 67 (Somewhat Walkable)

## FreerCrossings CommerceCenter

### 12584-12598 SW 128th St, Miami, FL 33186

FCCC IS AN ELEGANT EDIFICE ON A SPLENDID CAMPUS WITH CHARMING LANDSCAPING IN THE FINEST AREA IN SOUTH FLORIDA.

- \* The offices are 10' x 20' and have ceramic tile floors.
- \* Warehouse ceiling height = 22'.
- \*. HURRICANE-PROOF twin-t roof with a white silicone coating for cooling.
- \* The Three Lakes neighborhood in Kendall offers a peaceful suburban setting with easy access to city life. ENTREPRENEURIAL BUSINESS START UPS, professionals, and established firms alike will feel right at home, surrounded by nature (The High Pine Preserve) yet minutes away from shops, restaurants, and excellent schools.
- \* PHASE 2 will resemble THE SHOPPES AT HIDDEN LAKE (retail/office buildings across 127 Av.)
- \* Deluxe landscaping on a fenced yard.
- \*. Gates can be padlocked.
- \*. 2000 sf bay number one has two offices with central a/c (\$3500/mo. ).
- \* Up to grade, compacted and well-lit.
- \* **Best and SAFEST warehouse area in South FL**
- \* **Mile west of Florida Turnpike**
- \* 874 interchange ramp feeds onto 128th Street
- \* 1 Mile east of EXECUTIVE INTERNATIONAL AIRPORT.
- \* 1 Mile south of Walgreens and Publix shopping centers!
- \*
- \* TWIN T ROOF recently painted with WHITE SILICONE PAINT ... for enhanced coolness and additional 20 year roof life guarantee!

\* Designed for your firm's profits and success.  
PANACHE. LUXURY..suitable for showroom, studio and upscale professional uses!

- \* Up to grade, compacted and well-lit
  - \* Best warehouse area in South FL
  - \* 874 interchange ramp feeds onto 128th street resulting in a very high traffic count.
  - \* Mile east of Tamiami Airport, now known as EXECUTIVE INTERNATIONAL AIRPORT.
  - \* Mile south of Walgreens and Publix shopping centers
  - \* The roof was recoated with white silicone paint for extra life and extra cooling!
- NEW RETAIL DEVELOPMENT PHASE 2 PLANNED FOR November, 2025

**Contact**

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## **FreerCrossings CommerceCenter** **PHASE 2 (23,000 SQ FT)**

\*

**FREERCROSSINGS COMMERCECENTER** PHASE 2 (23,000 SQ FT)  
WITH TWO SHOWROOM BAYS AND SEVEN WAREHOUSE/OFFICE BAYS IS UNDER CONSTRUCTION.

- \* The offices are 10' x 20' with ceramic tile floors. Warehouse floors are painted.
- \* Warehouse ceiling height = 22'.
- \* HURRICANE-PROOF twin-t roof with a white silicon coating for cooling.
- \* Phase 2 is a completely customizable opportunity. FCCC is willing to build to suit to fit your needs.

• Proximity to upscale residential neighborhoods along with the Hidden Lakes Apartments right across 127th Avenue

# FreerCrossings CommerceCenter FCCC PHASE 2

## **Two Retail Showrooms** facing 128 Street with its HIGH traffic count!

Space Available 3,422 SF  
Rental Rate \$27.00 /SF/YR  
Contiguous Area 20,560 SF  
Date Available November 01, 2025

The deluxe flex space at SW 128th Street in Miami, Florida will be available Q4 2025. The 23,000 square foot flex space will be built TO SUIT YOUR NEEDS. There is 17,000 square feet of flex space and 3,400 square feet of retail space planned. However, this space will be a completely build to suit opportunity.

## **FCCC PHASE 2 -- 7 Warehouse Bays**

Space Available 17,138 SF  
Rental Rate \$24.00 /SF/YR  
Contiguous Area 20,560 SF  
Date Available November 01, 2025  
Service Type Modified Gross  
Office Size 2,000 SF

The deluxe warehouse/office space at SW 128th Street in Miami, Florida will be available Q4 2025. The 23,000 square foot flex space will be custom - built to suit. There is 17,000 square feet of flex space and 3,400 square feet of retail space planned. However, this space will be a completely build to suit opportunity. The space will be built with a 22' high twin T concrete roof and will have 12' x 12' garage doors.

Space Use Industrial  
Lease Term 1 - 5 Years





Service Type Modified Gross  
Space was previously a ladies gym for personal training.  
Space Use Flex  
**Bay 1 has two DELUXE central air conditioned offices.**  
Lease Term Negotiable  
Previous occupant was upscale fancy ladies' boutique gym!

### **Bay 3 PHASE 1**

Space Available 1500 SF  
Rental Rate \$2500./MO.  
Date Available Now  
Service Type Modified Gross  
Space Type Share with landlord's library shelves in the warehouse.  
10 x 20 office.  
Bay 3 has an office and a library to share with a CLEAN business.  
**NEAT tenant only. Submit resume.**  
Ideal for a firm for meetings, business operations, storage space

### **Bay 4, PHASE 1**

Space Available 1500 SF  
Rental Rate \$2500./MO.  
Date Available Now  
Service Type Modified Gross  
Space Use Flex  
Lease Term Negotiable  
**SEEKING TENANT TO SHARE THIS 2,000 SQ FT BAY #4  
WITH 10' x 20' and 10' x 15' DELUXE OFFICES.**



\$1500./mo. Clean tenant only.

Submit resume. The workshop is fully equipped with: desks, chairs, bookshelves, heavy duty pallet racks, steel shelving, electrical and plumbing materials, a rolling steel work table and storage bin, a rolling radial arm saw, deluxe bathroom & mop sink, and lots of assorted hardware /fasteners. This is a great BUSINESS PARTNERSHIP OPPORTUNITY for a CLEAN, RESPONSIBLE AND NEAT BUSINESS.

### **Major Tenant Information**

#### **Tenant SF Occupied**

Aloha Global Incorporated -  
Alpha Performance Group -  
FCCC LEASING OFFICE -  
Floridians For The Safety &  
Security Of Israel Ins  
Village Spa & Pools, Inc. -  
Walter Plumbing Corp. -  
The Girl Spot



PRIME CROSSINGS COMMERCIAL CENTER

KING SIGNS	M.M. SPORTS
VILLAGE POOLS	ALPHA GLOBAL
F411	
FCCLEANING.com	CCL INC







