



# Red Road Commerce Center

**For Lease**

14101 NW 57th Avenue, Miami, FL 33054

BARINGS

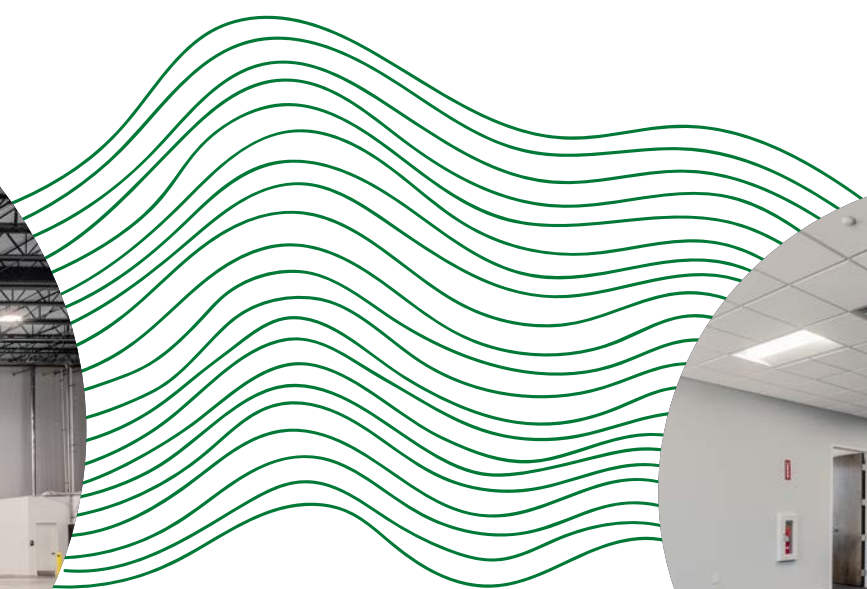
CBRE

# Property Features

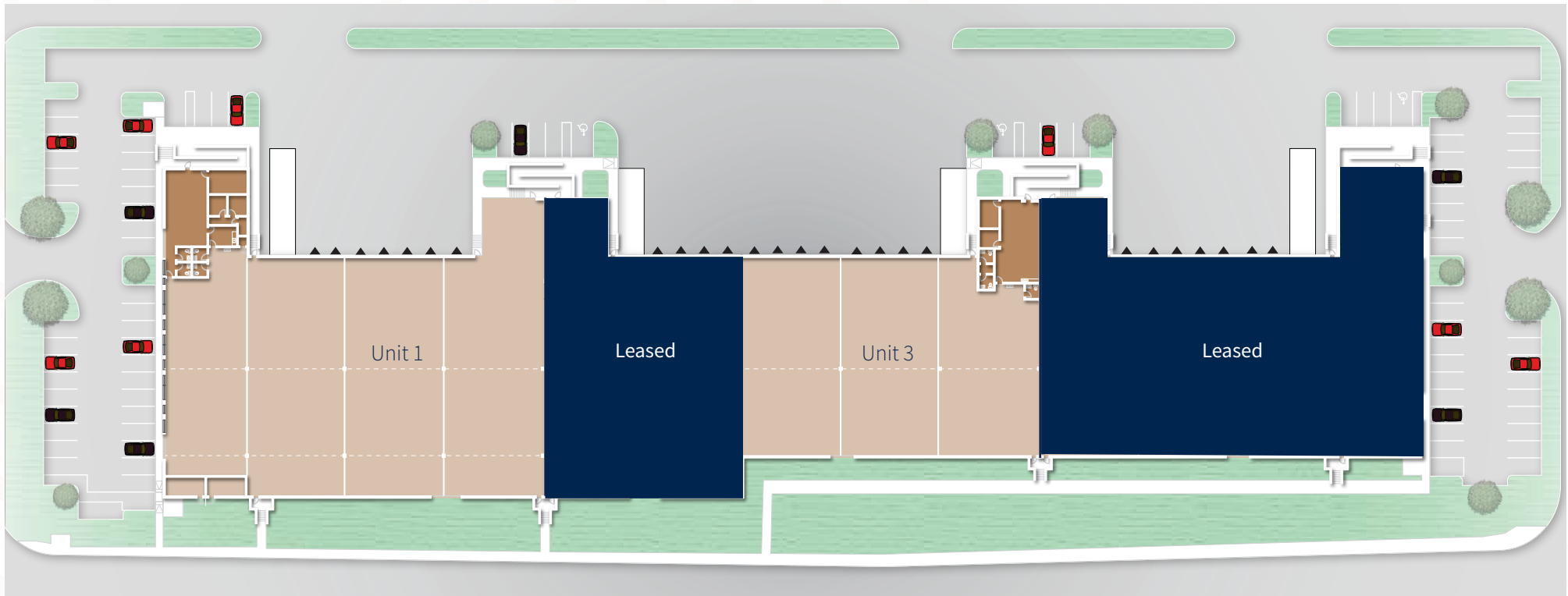
**Red Road Commerce Center is a brand new construction, Class A industrial warehouse totaling ±86,811 SF.**

With its central location and proximity to main thoroughfares in South Florida, Red Road Commerce Center will attract all users looking to upgrade and modernize their operations.

±5.00 Ac	±47,100 SF	75 spaces	EV
Land Size	Building Size	Car Parking	Charging On-Site
32'	26 docks, 4 ramps	±1,529-±2,260 SF	Immediately
Clear Height	Loading Positions	Spec Office	Available Date
54' W	R-19	\$3.83 PSF	3 Years
Column Spacing	Roof Insulation	2026 OpEx	Minimum Lease Term



# Site Plan

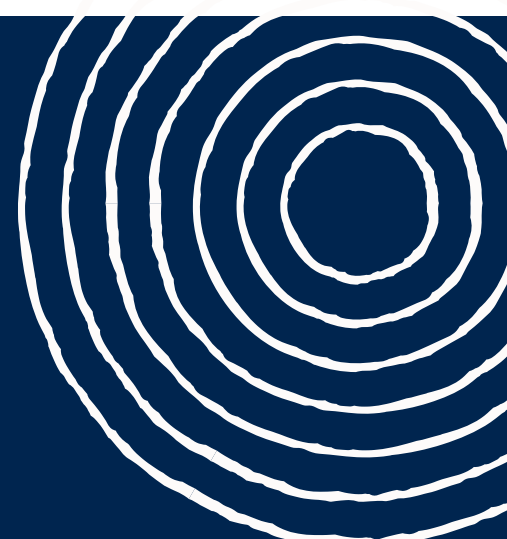


## Unit 1

- » ±28,986 SF total
- » ±26,726 SF warehouse
- » ±2,260 SF spec office
- » 7 docks, 1 ramp
- » 127' building depth
- » \$18.75 NNN

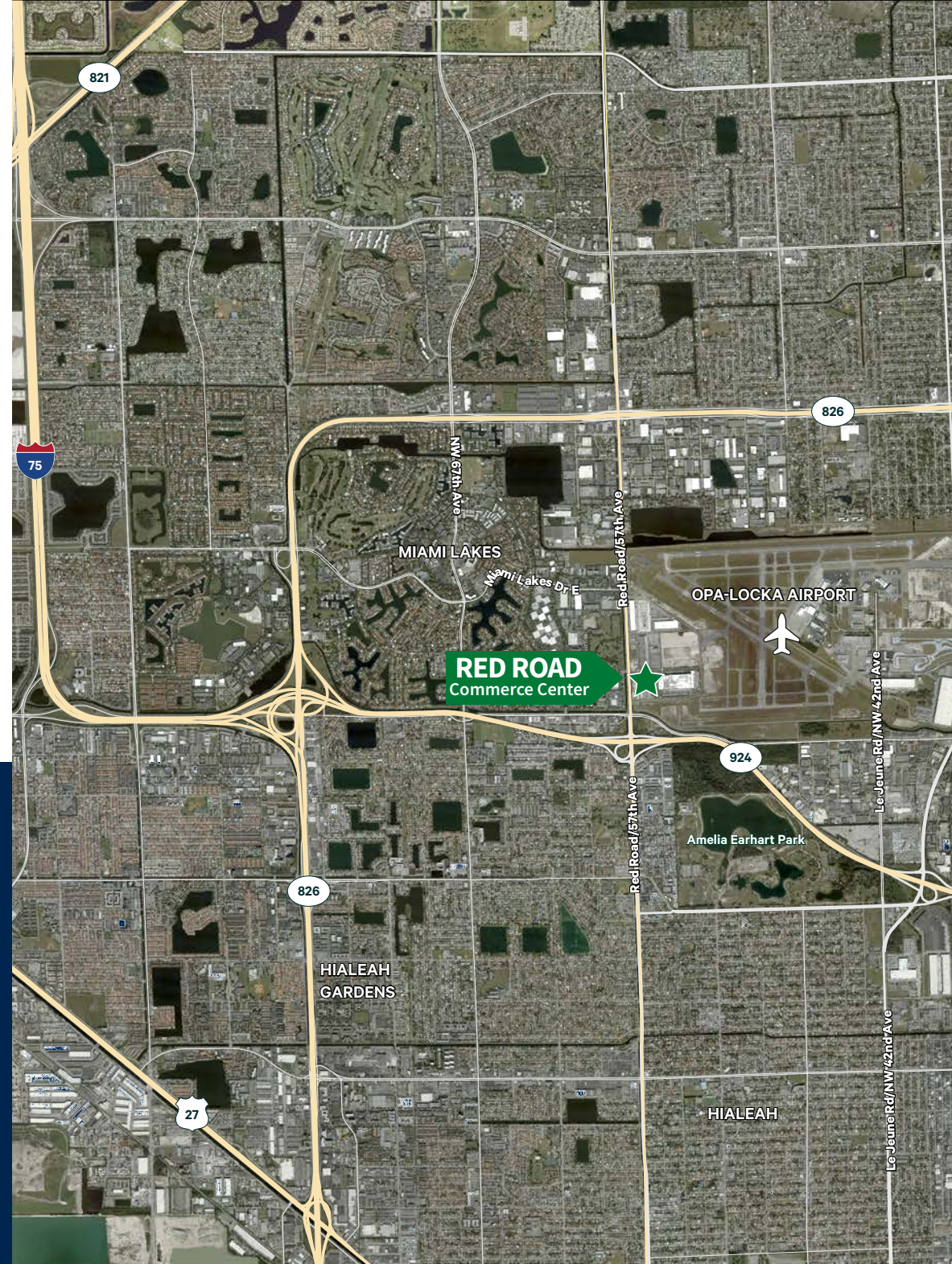
## Unit 3

- » ±18,114 SF total
- » ±16,585 SF warehouse
- » ±1,529 SF spec office
- » 8 docks, 1 ramp
- » 105' building depth
- » \$19.65 NNN



# Location

- » Centrally located on NW 57th Avenue/Red Road and NW 140th Street, just minutes to I-95, the Palmetto Expressway (SR 826), the Gratigny Expressway, and I-75
- » Miami Lakes submarket
- » 10 miles to Miami International Airport cargo terminals
- » 15 miles to PortMiami
- » 20 miles to Fort Lauderdale-Hollywood International Airport
- » 22 miles to Port Everglades
- » Restaurants, retail and amenities located within a 3-mile radius



## Contact

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