



18520-18590 NE 2nd Ave

18520-18590 NE 2nd Ave, Miami, FL 33179



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18520-18590 NE 2nd Ave

Upon Request

Prime industrial space is available for lease at 18520-18590 NE 2nd Avenue, offering small-bay opportunities between Aventura and Miami Gardens, two prospering Miami submarkets experiencing an exceptional economic resurgence.

Bay sizes start at 2,500 square feet with larger, combined units available, featuring 16-foot clear heights, grade-level loading, front and rear exit doors, and...

- Dedicated industrial bays with 16-foot clear heights, grade-level loading, and front and rear exit doors for efficient operations.
- Units include convenient office space, private restrooms, and vibrant warehouse lighting within an established industrial hub.
- IU-1 zoning allows light industrial manufacturing, wholesale distribution facilities, warehousing, mixed-use office, and storage facilities.
- Between Aventura and Miami Gardens with swift access to the Golden Glades Interchange, major highways, FLL, MIA, and Port Everglades.



Rental Rate:	Upon Request
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Min. Divisible:	2,000 SF
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Property Type:	Industrial
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Property Subtype:	Warehouse
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Rentable Building Area:	28,636 SF
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Year Built:	1965
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Rental Rate Mo:	Upon Request
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1

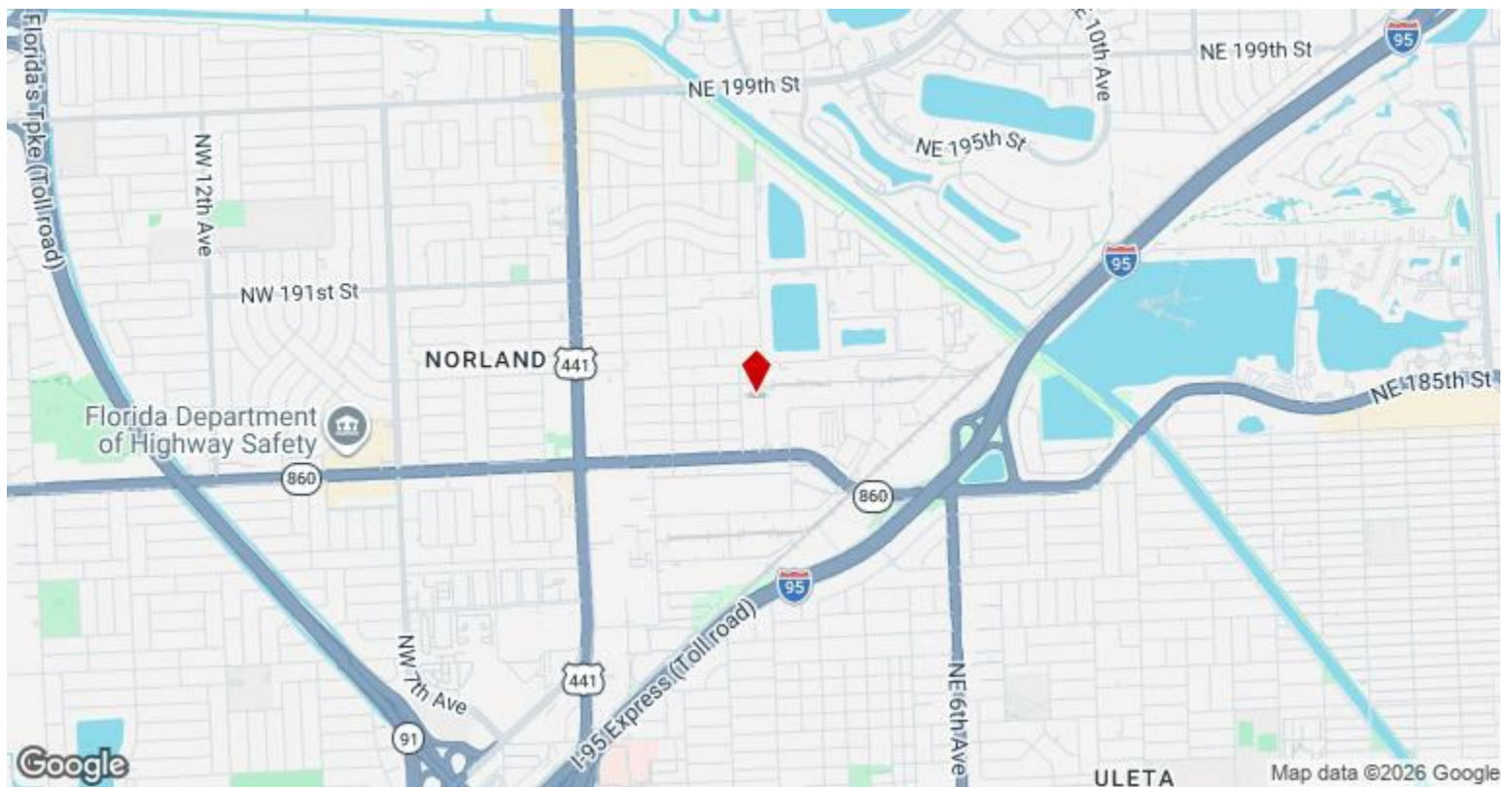
1st Floor Ste 18588

Space Available	2,500 - 5,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

2

1st Floor Ste 190

Space Available	2,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable



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Bay sizes start at 2,500 square feet with larger, combined units available, featuring 16-foot clear heights, grade-level loading, front and rear exit doors, and well-lit warehouse space suitable for storage and light manufacturing. Each unit includes a small office area and a private restroom for added convenience. Zoned IU-1, the property allows for various light industrial and manufacturing uses within an established industrial hub near Publix's distribution center.

Situated minutes north of the Golden Glades Interchange, 18520-18590 NE 2nd Avenue provides excellent connectivity to Florida's Turnpike, Interstate 95, the Palmetto Expressway, and other major routes near Biscayne Gardens. The location offers smooth access to regional and international transportation, approximately 18 minutes from Fort Lauderdale-Hollywood International Airport (FLL), 30 minutes from Miami International Airport (MIA), and 20 minutes from Port Everglades.

Property Photos



Property Photos



Property Photos

