



FOR LEASE

WAREHOUSE

**3150 SW 145 AVE
MIIRAMAR, FL 33027**



APEX
CAPITAL REALTY

EXECUTIVE SUMMARY

3150 SW 145 AVE MIRAMAR, FL 33027

Introducing a premier commercial opportunity in the heart of Miramar, FL. An exceptional Class A warehouse space brought to you by APEX Capital Realty. Spanning 6,632 sq ft, this state-of-the-art facility is not just a warehouse; it's a versatile space designed to meet a variety of business needs.

Whether you're looking to establish a cutting-edge showroom, a high-capacity storage facility, a dynamic creative studio, or a fitness club, this warehouse provides the flexibility to support your vision.

Housed within a vibrant co-working office environment, this space fosters collaboration and innovation. Seize the opportunity to elevate your business in a prime location that blends convenience, functionality, and modern design.



PROPERTY HIGHLIGHTS

- **Strategic Location:** Proximity to I-75,.
- **Functional Design:** Features include 23-foot ceilings, two drive-in doors.
- **Space Features:** Office, Bathroom, Storage Closets
- **Parking:** 6 assigned parking spaces, flexibility on weekends



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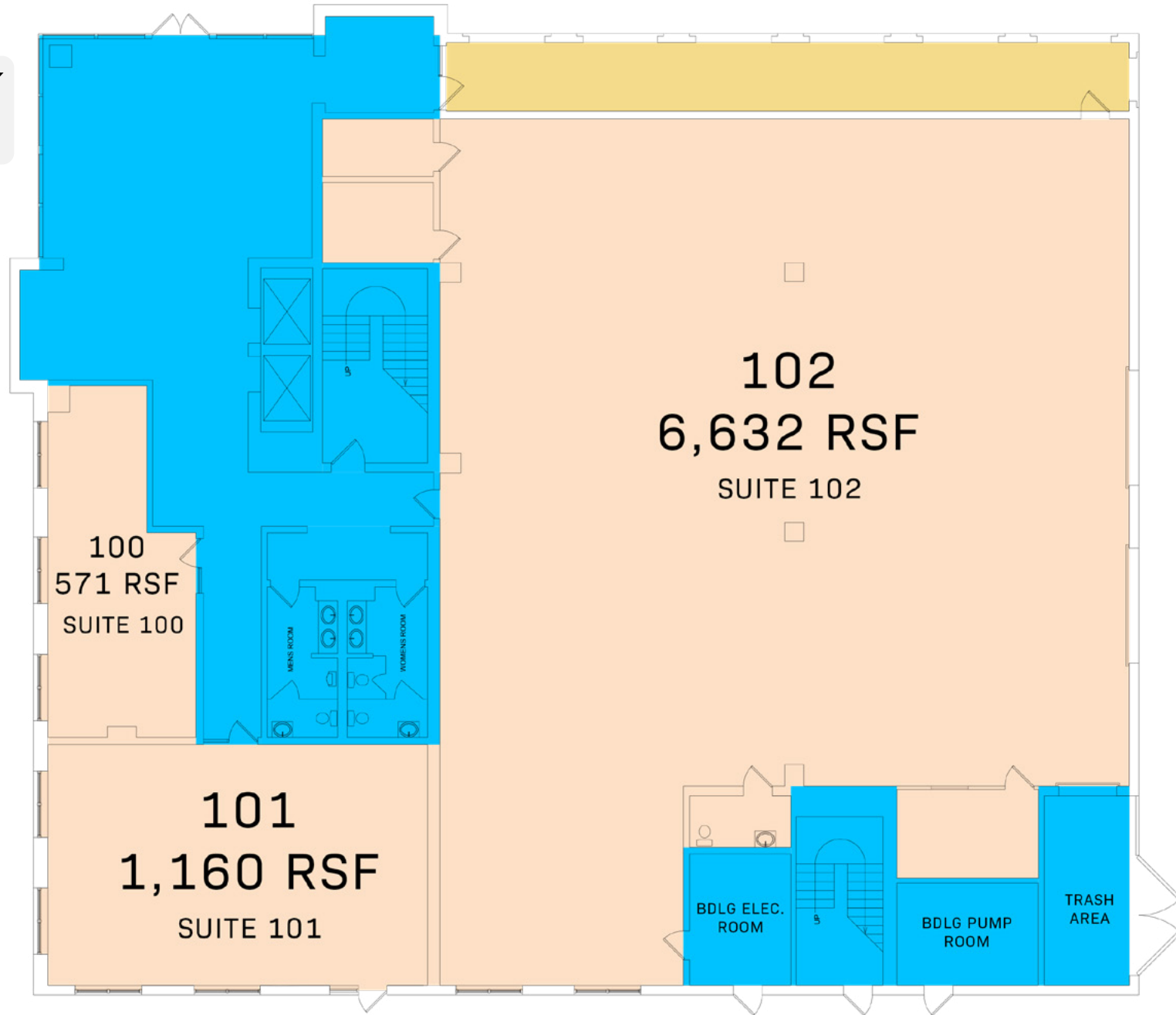
SUSAN MARTINEZ | COMMERCIAL ADVISOR | 305 431-3955
NICK HERNANDEZ | COMMERCIAL ADVISOR | 786 952-6459

PROPERTY SUMMARY

3150 SW 145 AVE MIRAMAR, MIAMI, FL 33027

Building Area	6,632 SF
Hurricane Impact Bay Doors	16 x 16'
Ceiling Height	23'
Zoning	B-2

Year Built	2018
Base Rent	\$14/NNN
CAM	\$13/PSF



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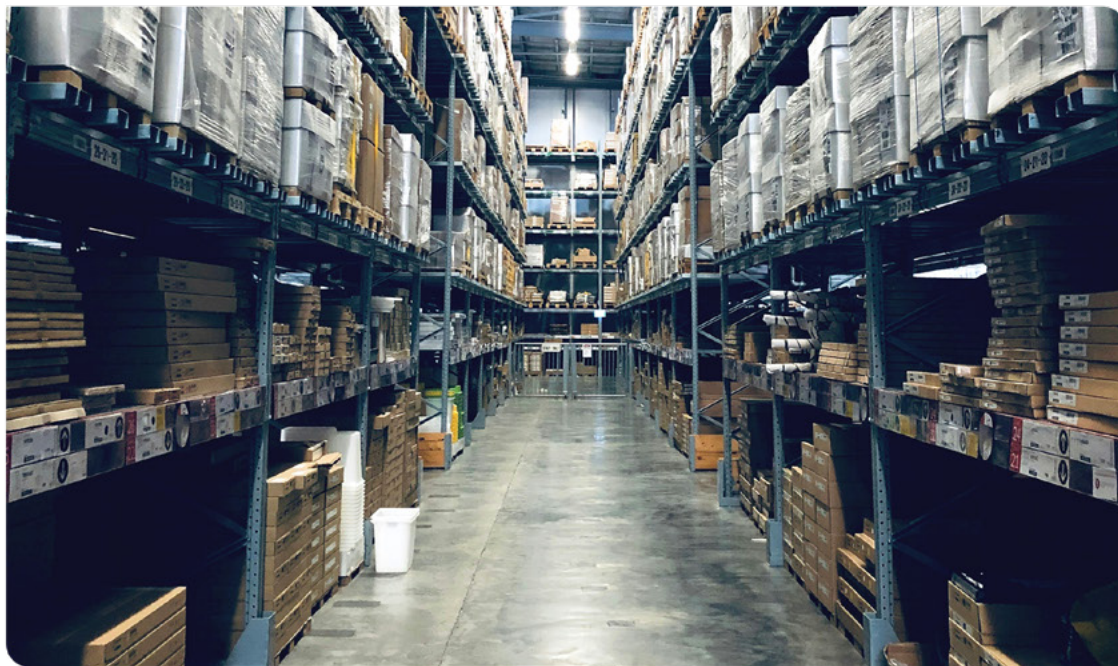
NORTH VIEW



INTERIOR PHOTOS



MOOD BOARD/POTENTIAL USES



DEMOGRAPHICS AND TRAFFIC



Demographics >>

	1 mile	3 miles
Population	5,681	126,132
Households	1,618	43,353
Median Age	41.10	41.60
Median HH income	\$111,563	\$80,269
Daytime Employees	8,239	48,002
Population Growth '24 -'29	-2.48%	-1.28%
Households Growth '24 -'29	-3.21%	-1.51%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measurement	Distance
SW 145 th Ave	SW 29 th St N	10,195	2022	0.11 mi
SW 148 th Ave	S 33 rd St N	17,251	2022	0.24 mi
S 33 rd St	SW 149 th Ave E	45,690	2022	0.29 mi
Royal Palm Avenue	SW 37 th C SW	23,441	2022	0.44 mi
SW 28 th St	SW 149 th Ave SE	2,290	2022	0.52 mi
SW 28 th St	SW 149 th Ave NE	14,082	2022	0.53 mi
Miramar Parkway	I - 75 W	58,496	2022	0.55 mi
SW 27 th St	SW 149 th Ave SE	3,328	2022	0.55 mi
I-75	Miramar Pkwy S	6,447	2020	0.66 mi
Not Available	Not Available No	14,807	2020	0.55 mi



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APEX CAPITAL REALTY

Is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market. APEX Capital Realty is composed of industry experts and disruptors who possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.

CONTACT US

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