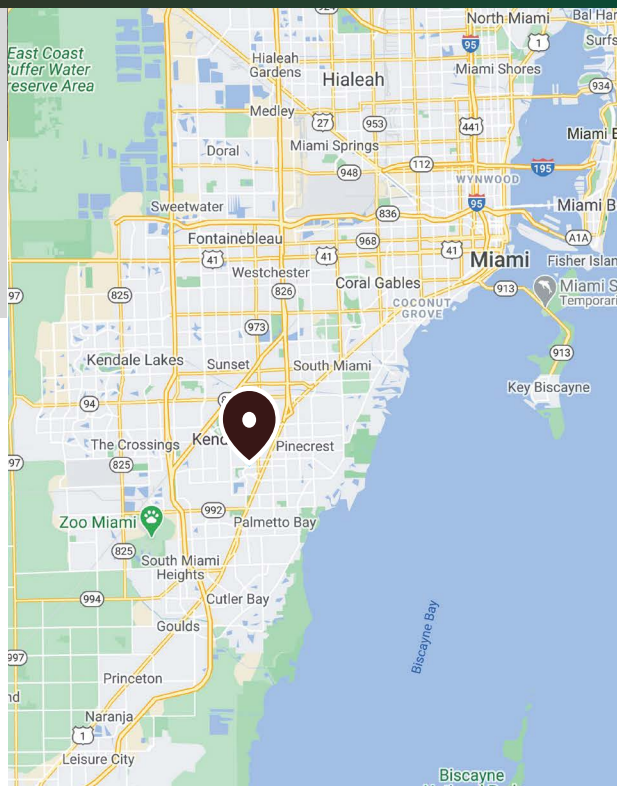
REAL CAPITAL PARTNERS
Real Estate Services

12900 SW 89TH CT
MIAMI, FL 33176

INDUSTRIAL PROPERTY | FOR LEASE

PROPERTY DESCRIPTION

Warehouse facility consisting of 27,295 SF with approximately 7,078 SF of office in the Falls industrial area. Great location within Pinecrest, Palmetto Bay and East Kendall. Property is 100% under A/C with 15' ceilings. The site has rear and front parking for a total of 40 parking spaces. Formerly a printing operation the property has tremendous power available. Landlord is open to subdividing the space.



Asking
$13.25 PSF

Space Available:
27,295 SF /
7,078 SF of office

Property Feature:
25% Office Space

Parking :
40 parking spaces

Amenities:
100% under A/C/
4 overhead doors- drive in

Ceiling Height:
15'

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Otto Travieso, CCIM
www.rcpfl.com

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Carlos A. Ruiz
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| 305.216.4397
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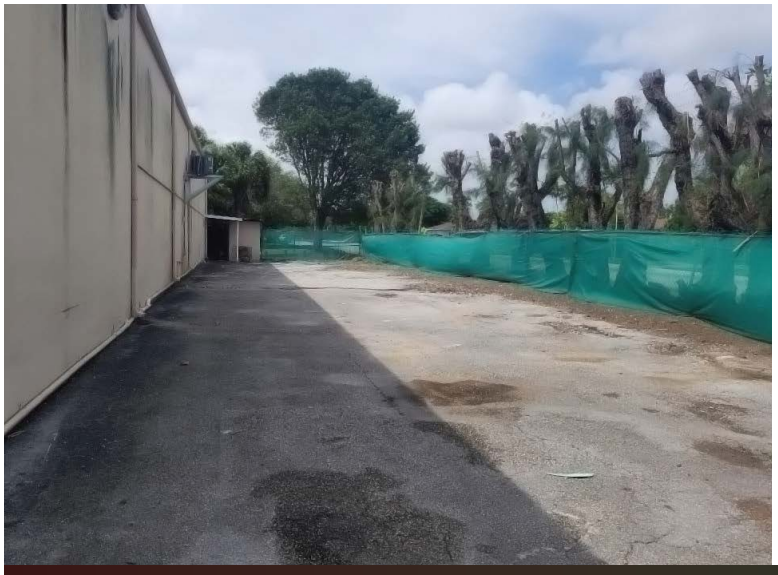
PROPERTY PHOTOS



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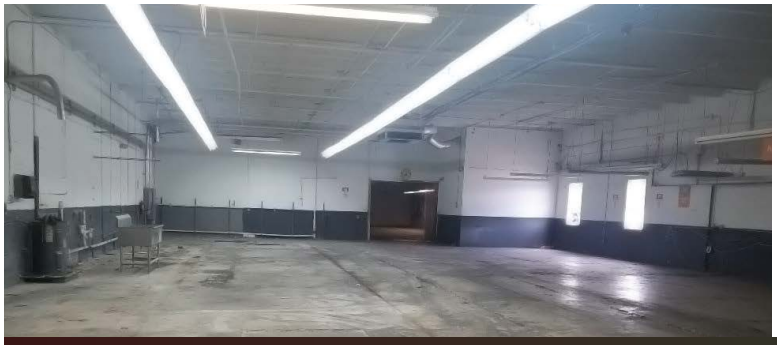

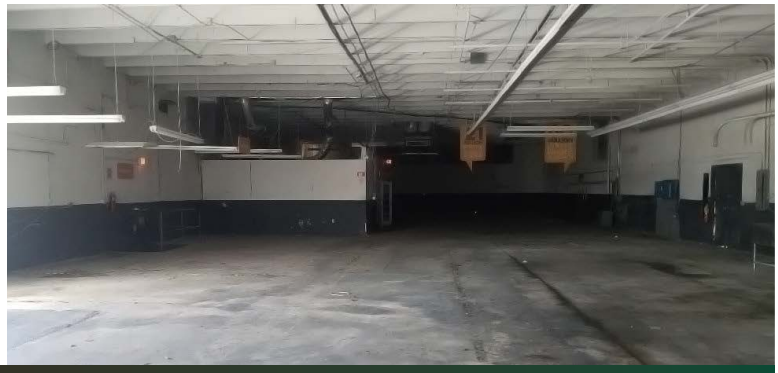

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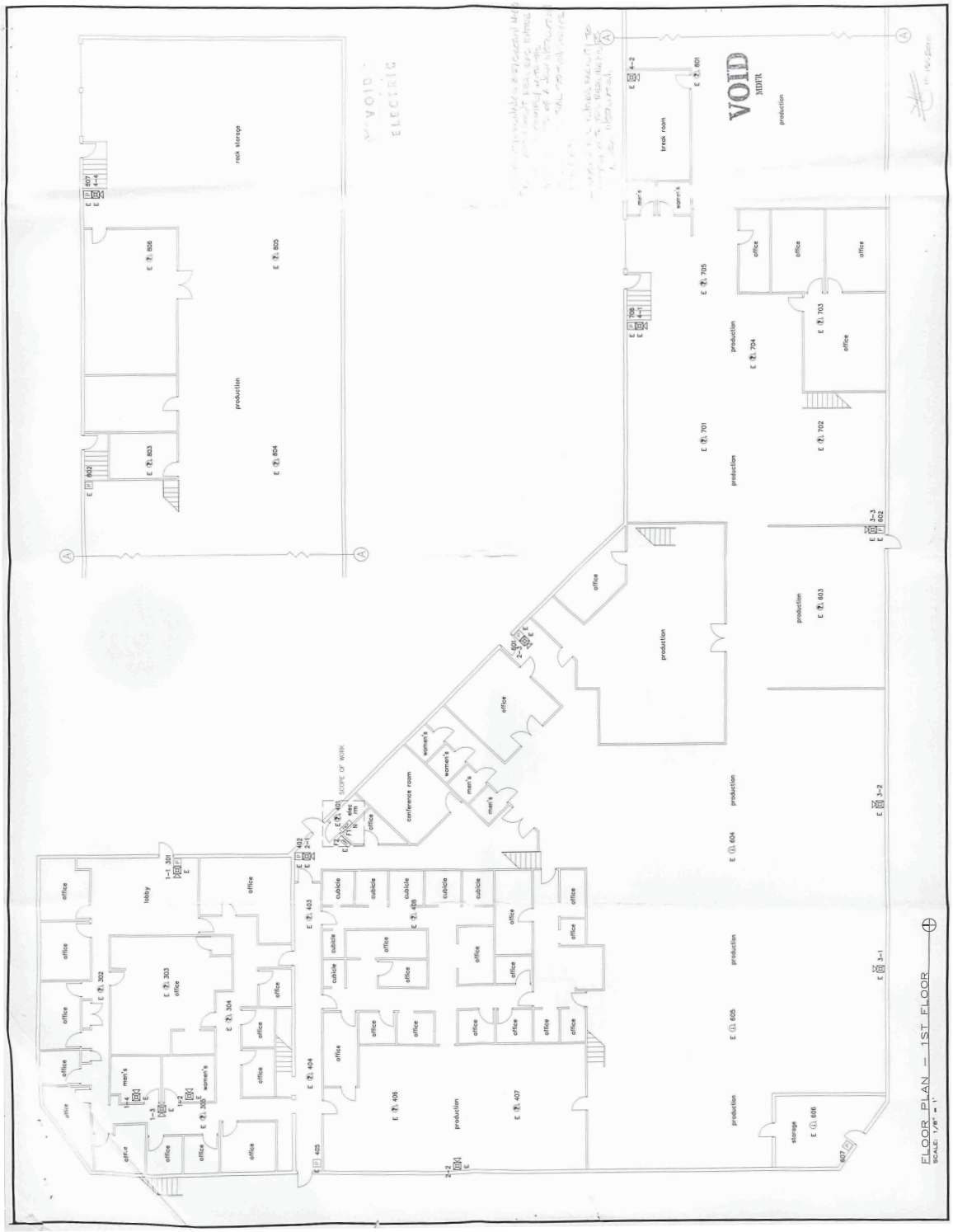
Floor Plan



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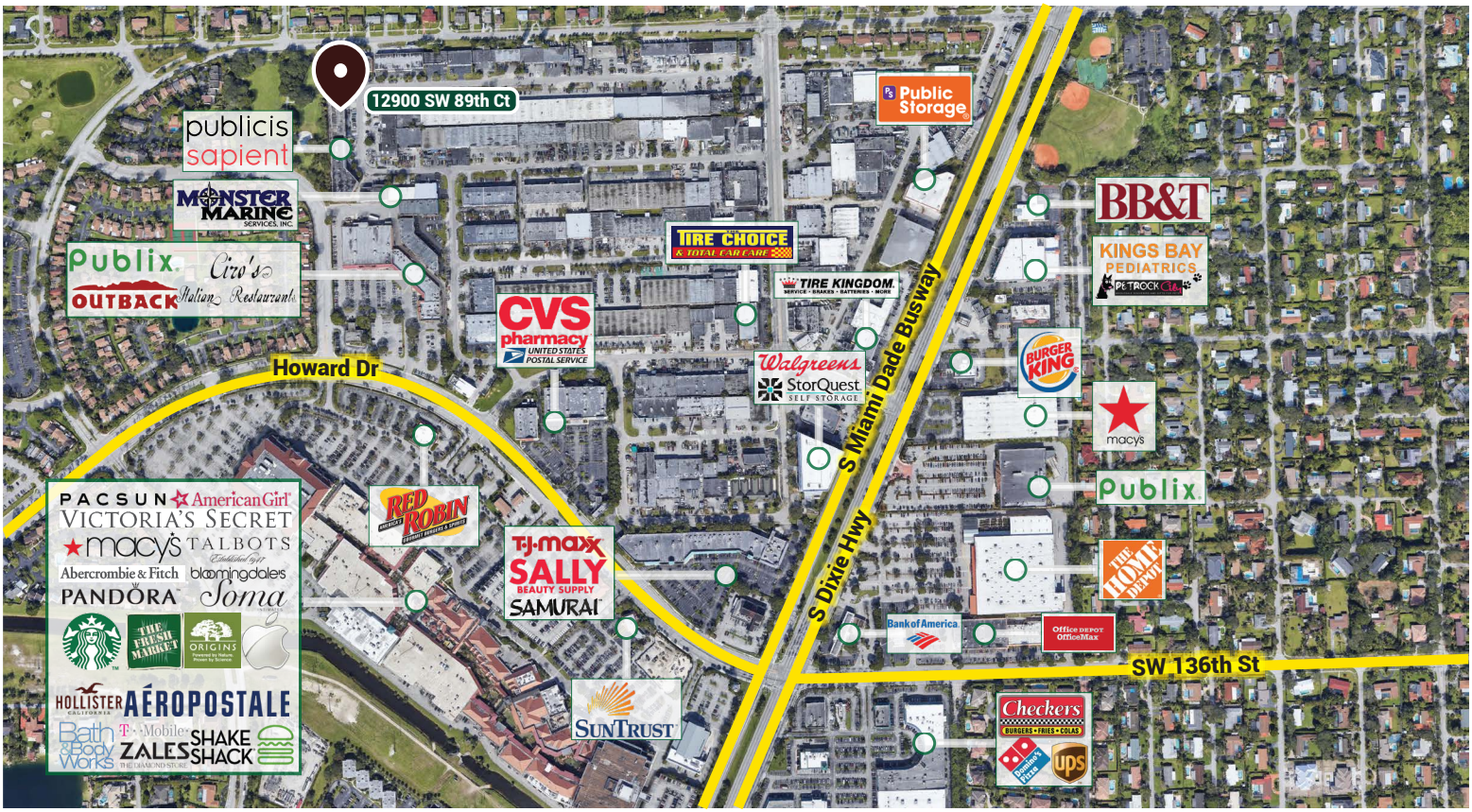
RETAIL MAP



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AREA OVERVIEW

CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 30 Minutes From Miami International Airport
- 33 Minutes From Downtown Miami
- 34 Minutes From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport, Ports & Stadiums

AREA DEMOGRAPHICS

KEY FACTS

280,506
Population

41.4
Median Age

2.9
Average Household Size

$78,465
Average Household Income

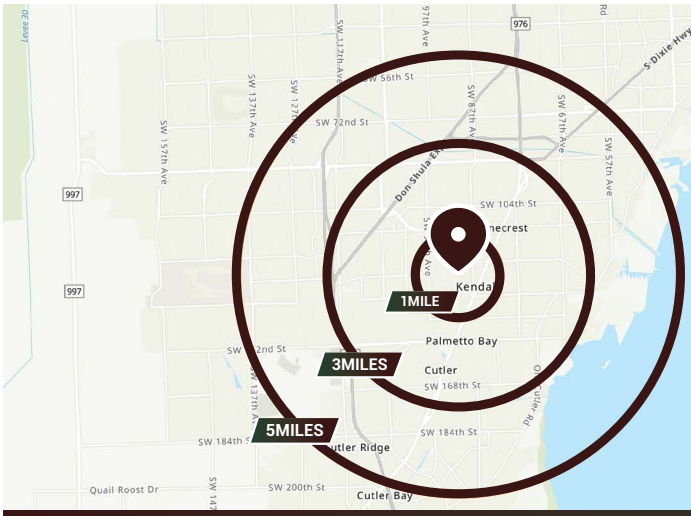
STATISTICS RADIUS

5 Miles

BUSINESS

18,170
Total Businesses

146,952
Total Employees



2020 Summary	1 Mile	3 Miles	5 Miles
Population	36,063	105,306	280,506
Households	11,956	36,365	97,246
Families	8,402	27,680	71,710
Average Household Size	3.00	2.89	2.86
Owner Occupied Housing Units	3,606	25,144	61,659
Renter Occupied Housing Units	8,350	11,222	35,587
Median Age	43.4	43.0	41.4
Median Household Income	$33,076	$88,715	$78,465
Average Household Income	$47,601	$134,007	$115,046

2025 Summary	1 Mile	3 Miles	5 Miles
Population	10,142	107,405	289,382
Households	3,730	36,854	99,811
Families	2,689	28,091	73,604
Average Household Size	2.72	2.90	2.87
Owner Occupied Housing Units	2,373	25,348	62,206
Renter Occupied Housing Units	1,357	11,506	37,605
Median Age	43.9	43.5	41.8
Median Household Income	$94,799	$96,941	$84,851
Average Household Income	$147,783	$148,586	$127,468

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