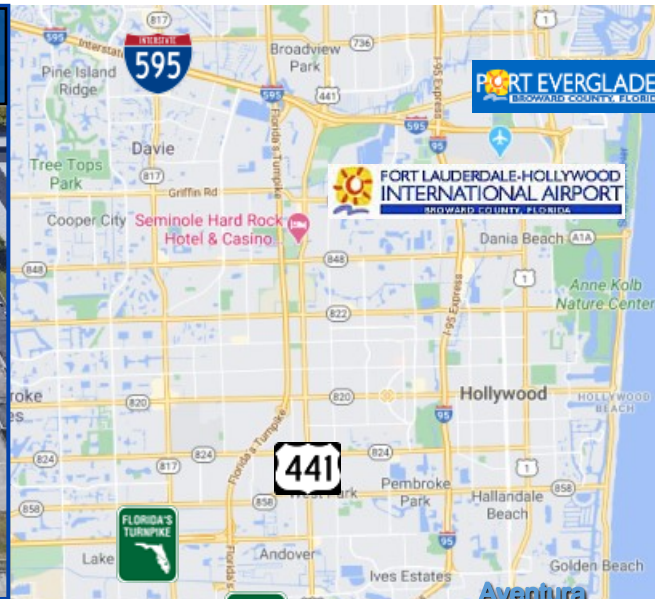


15801 NW 49th Avenue Miami, FL 33014
Palmetto Lakes Industrial Park



Last Mile/Regional Location
Heavy Industrial Zoning

Fast Access to All Major Highways

10 Mile Population: +/-1,686,000

50 Mile Population: +/- 5,410,000

200 Mile Population: 14,086,000

- ◆ Opa-Locka Airport: 1/4 mile
- ◆ Miami International Airport: 7.5 miles
- ◆ Port of Miami: 11 miles
- ◆ Ft. Lauderdale Int'l Airport: 12.5 miles
- ◆ Port Everglades: 14 miles
- ◆ Palmetto Expressway: 1/2 mile
- ◆ Florida Turnpike: 4 miles
- ◆ I-95: 4 miles
- ◆ I-595: 13 miles
- ◆ I-75: 3 miles
- ◆ US 27: 5 miles



Exclusively Listed By
Infinity Commercial Real Estate
Ted Konigsberg, SIOR
Ted@infinitycommercial.net
Office: 305-947-9514
Cell: 786-556-8988
Fax: 305-705-4124
www.infinitycommercial.net

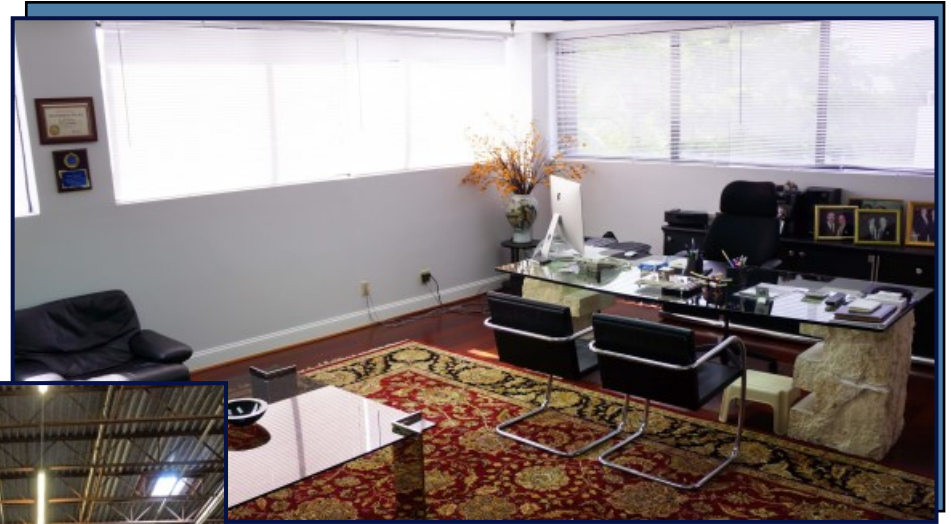
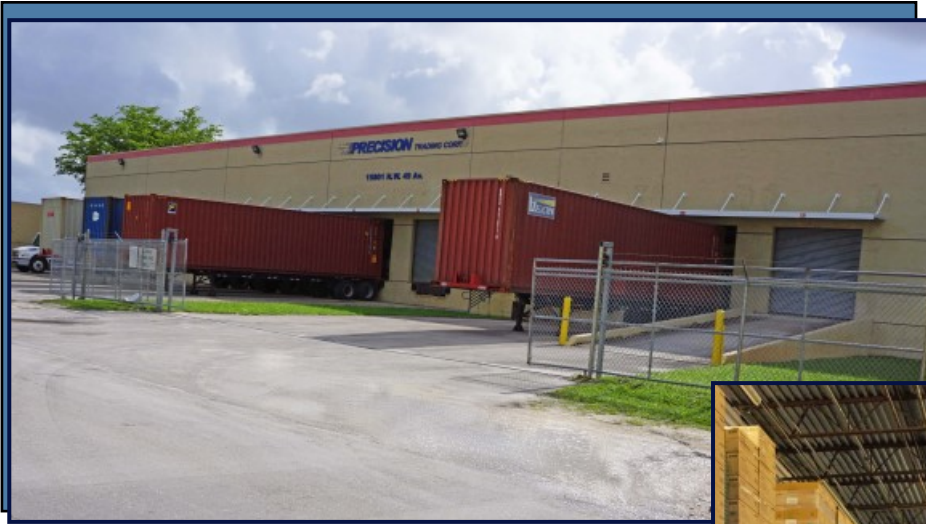
38,524, or 104,041 or Whole Building at
142,565 Square Feet of Industrial SF for Lease in Miami
Highly Efficient Floorplate: Second Floor Offices with Two Elevators
+/- 21' Clear Height, 16 Overhead Loading Doors, 154 Parking Spots

LEASE @ \$9.50 PSF GROSS



This clean, well maintained property was built as a corporate headquarters facility, with an abundance of parking and overhead loading doors on three sides. An interior CBS wall makes it easily divisible for different business uses, and each area has its own, elevator served offices. Clear height is +/- 21', It's fully sprinklered and there's massive 480v electric service with an on-site vault. The location is exceptional: Amazon has a regional distribution center AND a "last mile" delivery facility within minutes of this site. IU-2 (heavy industrial) zoning permits a variety of manufacturing and distribution uses. It's a stone's throw to Opa Locka Airport, the largest private airport in the U.S. and is located in the business friendly city of Miami Gardens. The amenities and executive housing of Miami Lakes are just minutes away, as are the workforce housing markets of Hialeah, Miami Gardens and Opa-Locka.

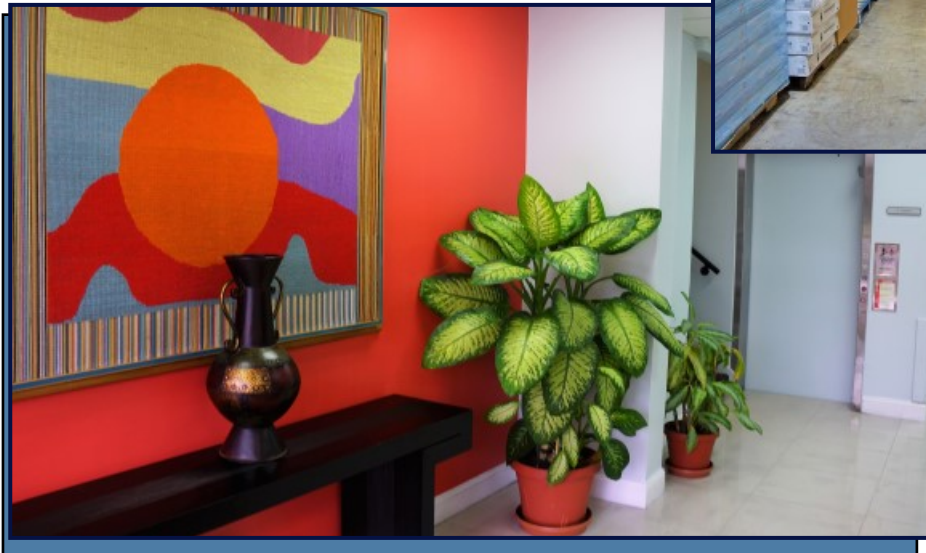
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True Dock High Loading with 1 Street Ramp
16 Loading Doors
± 21' Clear
Beautifully Appointed
A/C in Work Areas/ Offices/Break Rooms
Two Elevators



Just off Red Road & the Palmetto Expressway
Excellent Location: Palmetto Expressway, I-95,
I-75, Gratiigny Expressway, Florida Turnpike
Minutes to Shops & Restaurants of Miami Lakes
Impeccably Maintained Building
Fenced and Gated Parking & Loading



Beautifully
Landscaped

Totally
Fenced & Gated

Huge Parking Areas
With Covered
Executive Spots

Beautiful Executive
Offices

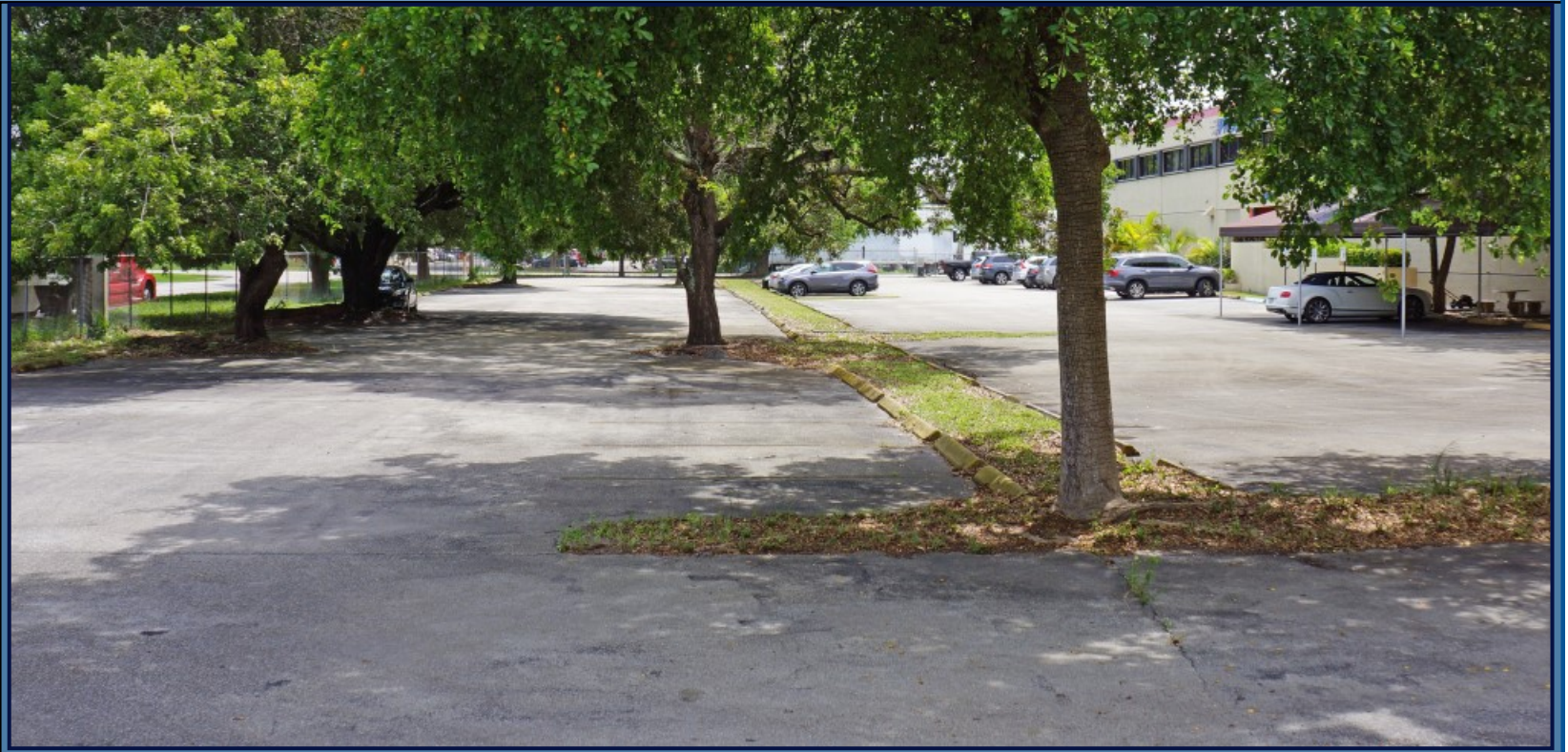
Remote Controlled
Entrance Gate

Massive 480 Volt
Electric Service

Zoned Heavy
Industrial

Headquarters
Quality &
Appearance

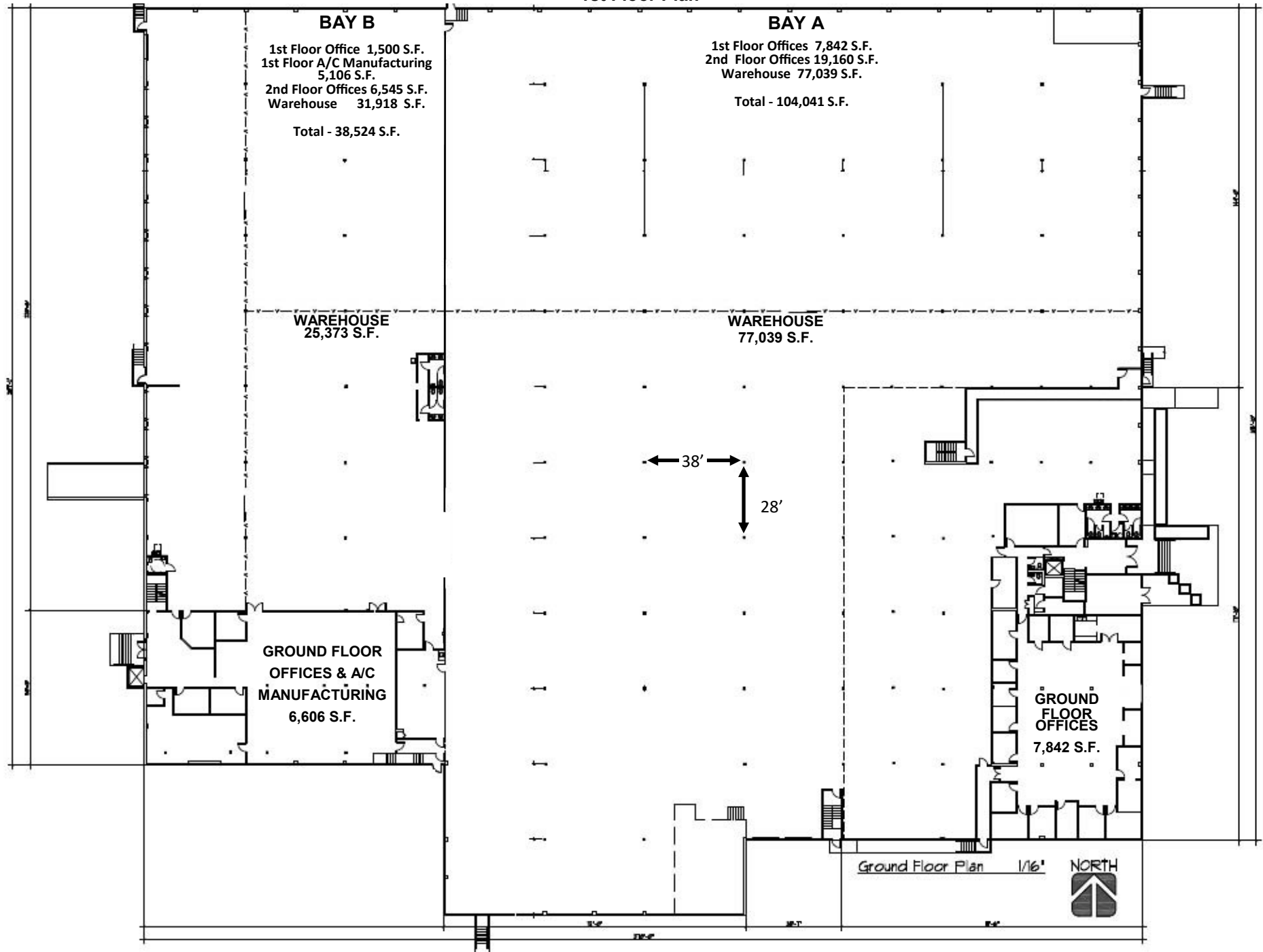
Excellent Loading
Docks



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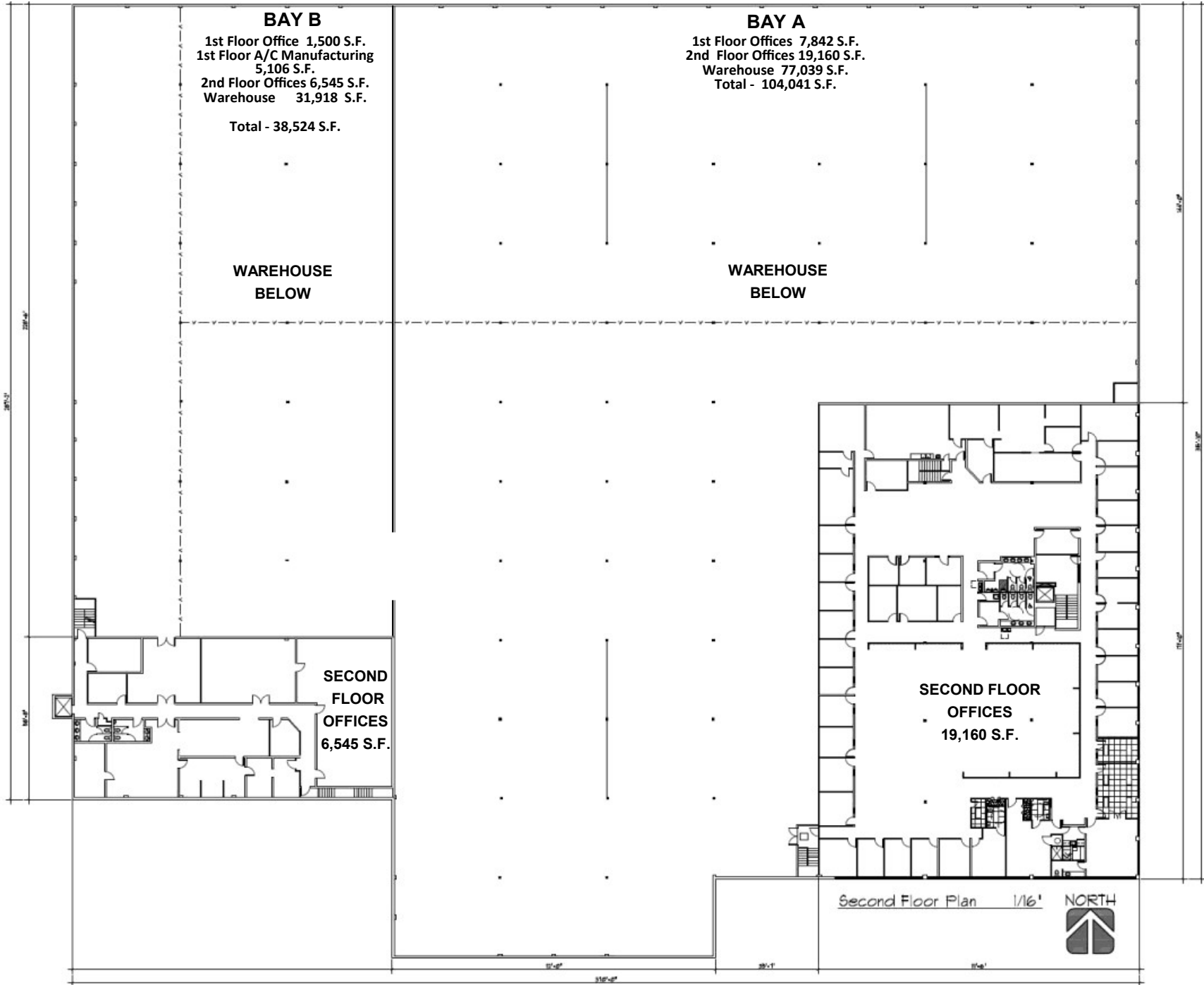
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1st Floor Plan



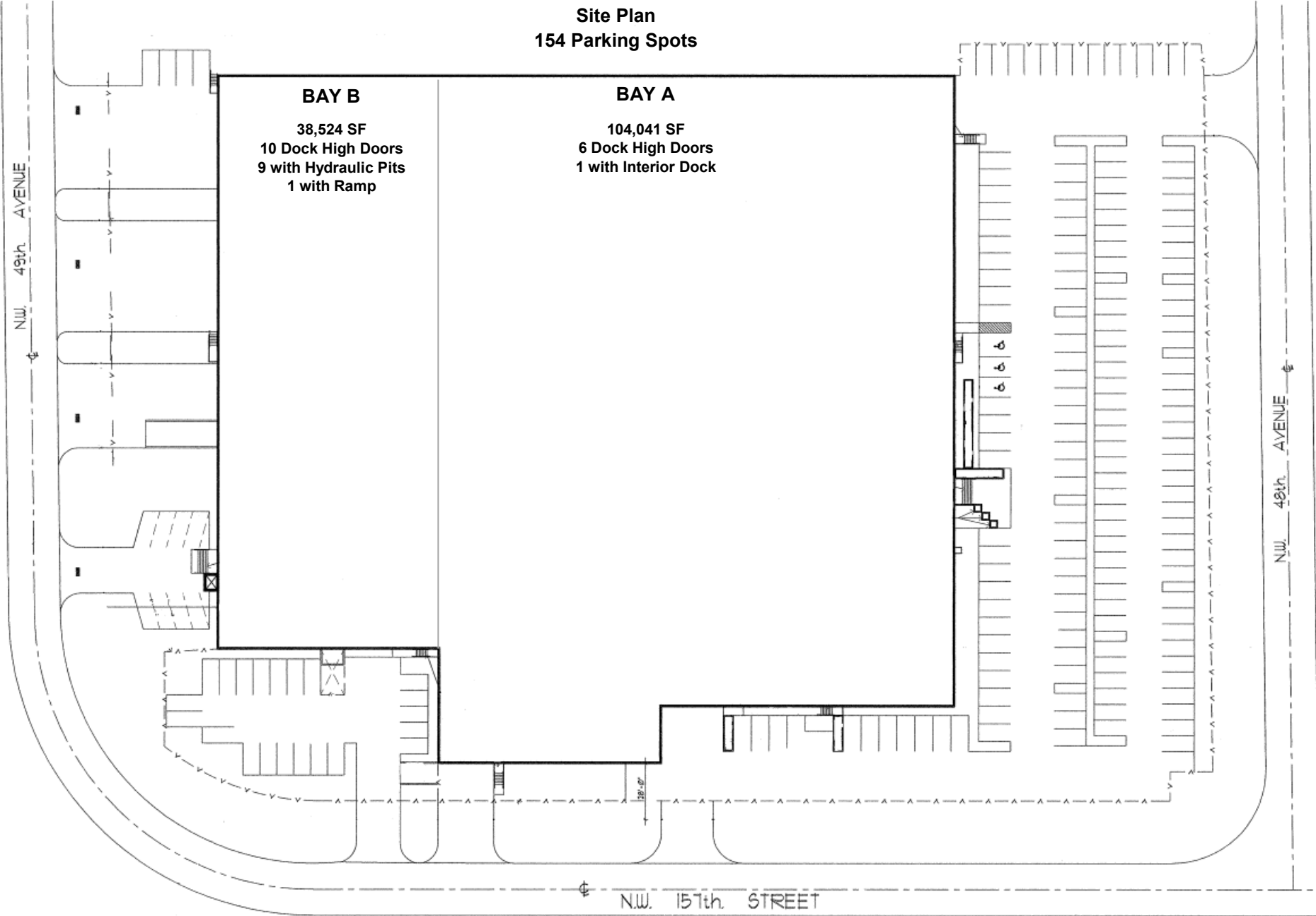
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2nd Floor Plan



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Site Plan
154 Parking Spots



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