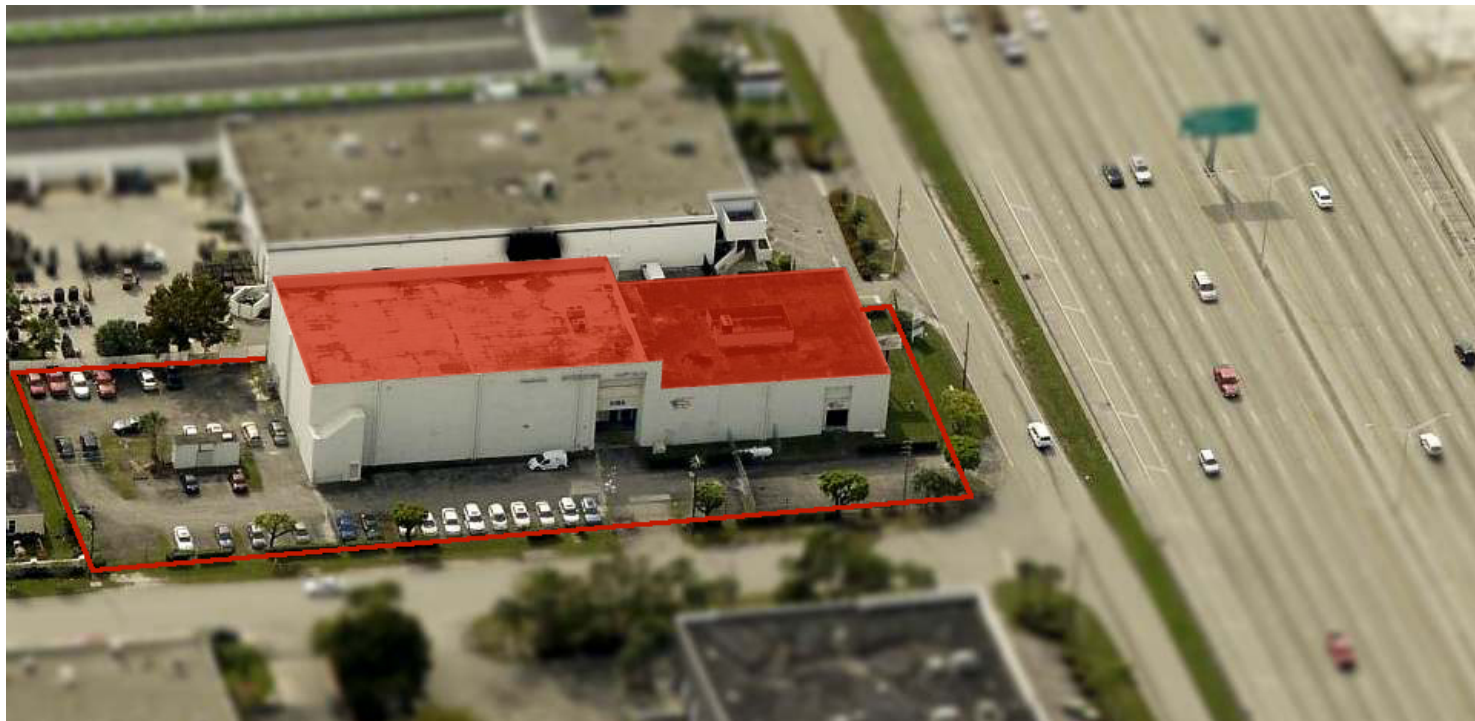


# Palmetto Frontage Building



## Offering Summary

<b>Total Space:</b>	+/- 36,000 SF
<b>Office Space:</b>	+/- 16,000 SF
<b>A/C Warehouse:</b>	+/- 20,000 SF
	+/- 1.22 Acres
<b>Clear Ceiling:</b>	17'
<b>Zoning:</b>	IU-2 Zoning
<b>Frontage:</b>	Palmetto Expressway
<b>Other Features:</b>	Fire Sprinklers 2 Freight Elevators Backup Generator

## Property Overview

Available For Sale or Lease! Freestanding flex use building fronting Palmetto Expressway (SR 826). Exposure to about 248,000 cars daily! The building offers +/- 36,000 Sq.Ft. total; including warehouse and office. The warehouse space is fully air conditioned with two freight elevators. This high security property is built to withstand category 5 Hurricanes, fully fenced, fire sprinklers throughout and a back-up generator. The building is ideal for specialized storage, self-storage, manufacturing, showrooms, office users and others. Signage available, potential for Billboard.

## Location Overview

Located 3 miles from Miami International Airport and 2 miles from Downtown Doral. Easy Access to all major highways, including Palmetto Expressway (SR 826), Dolphin Expressway (SR 836), Florida's Turnpike and I-75.

Located inside an Opportunity Zone!

