



SALE PRICE	\$4,875,000
LEASE RATE	\$16.50 SF/YR

OFFERING SUMMARY

BUILDING SIZE:	19,481 SF
AVAILABLE SF:	19,481 SF
LOT SIZE:	0.986 Acres
PRICE / SF:	\$250.24
YEAR BUILT:	1972
ZONING:	I-3
MARKET:	Miami-Dade

PROPERTY HIGHLIGHTS

- Freestanding Fully A/C Warehouse
- Total of +/- 19,481 SF on +/- 1 AC Lot
- +/- 1,000 SF of Renovated Office Space
- 16' Clear Height
- Total of Eight (8) Restrooms
- Total of Four (4) Loading Doors:
- Two (2) Truck Well Dock Positions, plus One (1) Grade Level Door in the Front
- One (1) Grade Level Door in the Rear
- Fully Gated | 3 Phase Electric
- Abundant Parking in Front & Rear - 33 Spaces
- On Sewer | Out of Wellfield
- Ideal Manufacturing Facility

JOEL A. KATTAN, SIOR

O: 954.448.8531

joel@svncr.com

ANTHONY PERAGINE

O: 786.643.0416

anthony@svncr.com



JOEL A. KATTAN, SIOR **ANTHONY PERAGINE**
O: 954.448.8531 O: 786.643.0416
joel@svncr.com anthony@svncr.com