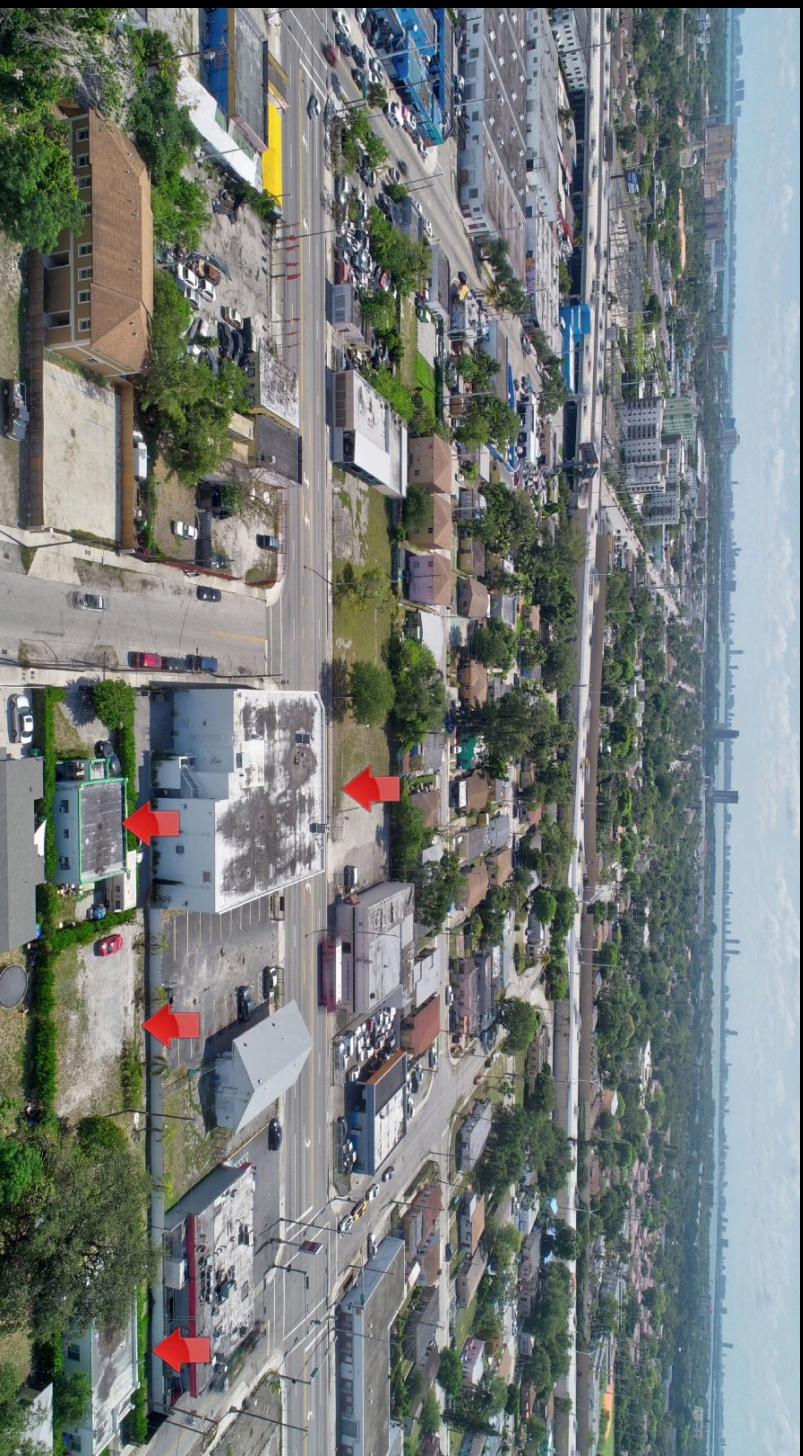


3 Parcel Package Deal



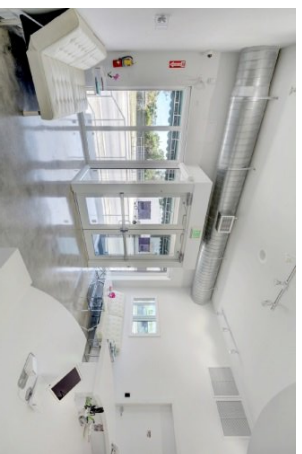
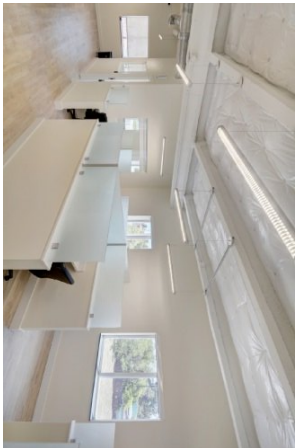
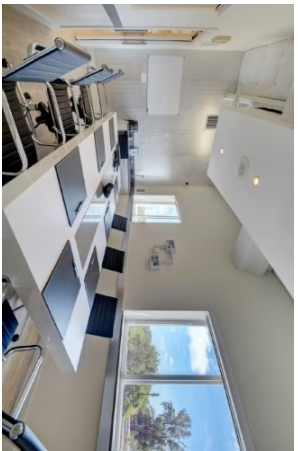
Morrie Finkelstein
Exit Realty Premier Elite
MorrieFinkelsteinRealtor@gmail.com
754-234-0637



Offered at
\$5,300,000

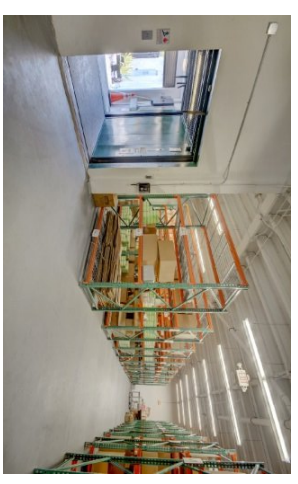
Miami, FL 33150

PACKAGE DEAL! This sale includes 3 parcels of land with 3 buildings. 40 year re-certification just completed. Need a space for warehousing, internet supply business, light-medium manufacturing. Look no further, as this is it. Move right in, because this place has been built with so many options. Total land is more than .60 acres. Total building square feet is approximately 18,590 sq. ft. Perfect for investor or end user. Approximately 16,790 sq. ft. of warehouse and office space. Completely renovated from top to bottom and wall to wall. State of the art and secured building complete with magnetic card reader system for all doors throughout. New Lawson hurricane impact doors and windows. Electric has been overhauled with new wiring throughout. All wiring has been fitted for internet to the whole warehouse and all of the offices along with working stations. Interior features 2 main warehouses with one upstairs and another downstairs totaling approximately 9,162 sq ft. There are 2-1st floor offices and 5-2nd floor offices along with a conference room and break room for employees. The main office on 2nd floor features built in shelving, custom desk, walk-in closet, and a full bath. Showroom area has been customized with built in shelves with room to add on along with custom LED lighting. 6 x 8.6 freight elevator (2500 lbs. capacity) Many more extras.



Property Features

- 3 blocks from I-95
- 15 minutes to Airport and Port of Miami
- 16,000 square feet of bi-level warehouse and office space
- 3 parcels included in the sale
- Completely rehabbed from floor to ceiling and wall to wall
- Lawson hurricane impact doors and windows
- Remote activated gate entry for parking
- Magnetic card reader system inside and out
- Front entry security door
- ADA Compliant
- Rear loading dock and 6x8.6 freight elevator
- Completely rewired electric in whole building
- New plumbing
- Whole building was wired for Ethernet connections for internet
- Cat 5 wire connections throughout the building
- 9,162 square feet of warehouse space
- 4,662 square feet 1st floor
- 4,500 square feet 2nd floor
- 1st floor warehouse includes Brand New HD Rack System
- 1st floor reception area with waiting lounge (reception desk included)
- 1st floor showroom with built in shelves and custom color changing LED lighting
- 2-1st floor offices
- 5-2nd floor offices
- Main office upstairs includes built in shelves with custom LED lighting and custom built desk. This office also features a private full bathroom and walk in closet.
- Additional conference room featuring a custom wet bar with quartz countertop



www.6942NW7.info

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