

**THE VILLAGE AT
BEACON LAKES**

AVAILABLE FOR LEASE

6,335 +/- Sq. Ft.

CLASS "A" OFFICE/WAREHOUSE CONDO FACILITY

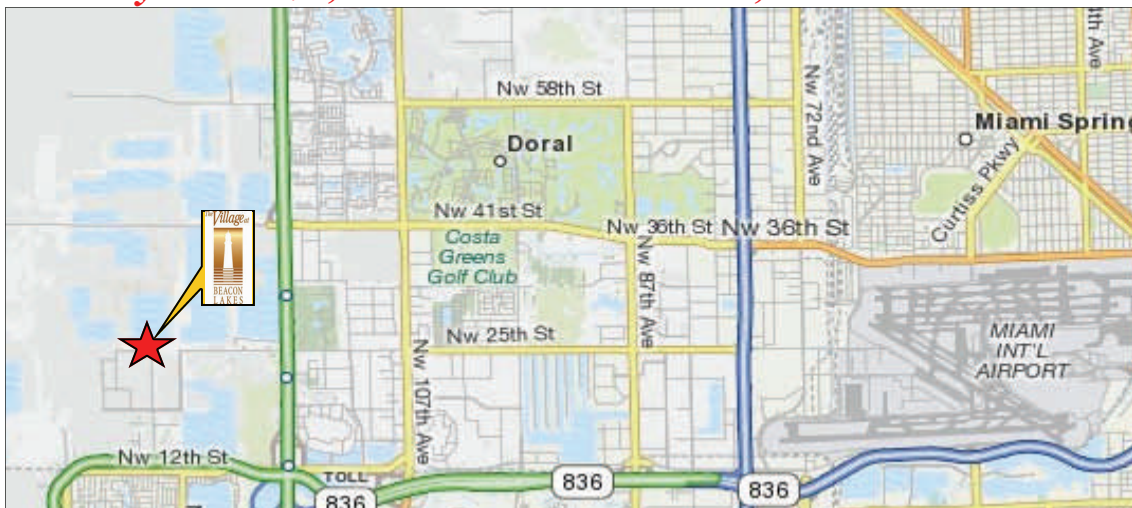
**A
I
R
P
O
R
T
W
E
S
T**



2020 NW 129TH AVE, UNIT 202, MIAMI, FLORIDA

- 5,700+/- Sq. Ft. Warehouse Space
 633+/- Sq. Ft. Improved Office Space
 6,335+/- Sq. Ft. Total Unit Size
- Three (3) Dock Height Door (Rear Loading)
- 24' Clear Ceiling Height
- Parking Ratio 1:2/1,000 S.F.
- Ample 150' Truck Court Area
- Located within Beacon Lakes Industrial Park, adjacent to Dolphin Mall, Easy Access to Fl. Turnpike, Dolphin Expwy. (SR836), NW 25 St. & Palmetto Expwy. (SR826)

Monthly Rent: \$5,780.69 Industrial Gross, Plus Fl. Sales Tax



Edmy Gomez
Coldwell Banker
Cell: 305.303.6177
Email: edmy.gomez@gmail.com

Martha E. Rodriguez, P.A.

Tel: 305.717.1880
Cell: 305.323.6373
Fax: 305.717.1881



Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without prior notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.

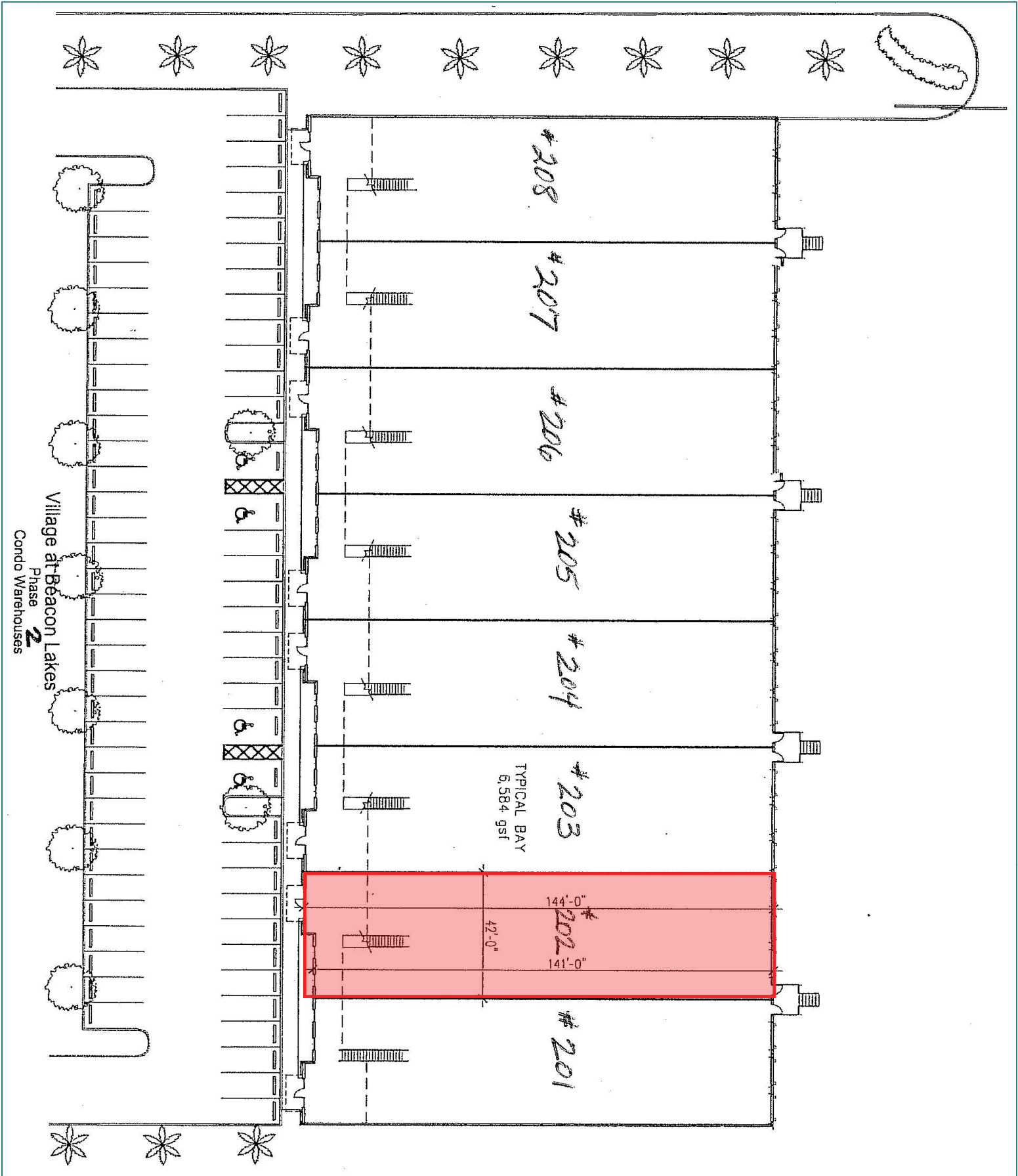


Unit Located in Phase II, Building 2



Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without prior notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.

Phase II—Site Plan



Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without prior notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.