



22^{1/4} Acres of Land & 18,505 Square Foot Building
 Fronting Okeechobee Road in N. Miami Dade County
 For Sale or Lease: **VERY RARE ZONING**

13801 Okeechobee Road
 Miami, Florida 33018

Partially Furnished: Phone System , Data
 Racking, Executive Desks, Chairs, Etc.



Office & Warehouse
 Engineered Steel & Concrete

At the "Big Bend" on
 Okeechobee/US 27

Minutes to Turnpike,
 Krome Avenue, 826,
 I-75, S. River Drive

Fast Highway Access
 to MIA, Miami Lakes,
 Hialeah, Hialeah
 Gardens, Miramar,
 Pembroke Pines

MIAMI DADE COUNTY ROCK MINING OVERLAY ZONING AREA
 (ROZA) CREATED FOR ASPHALT, CONCRETE & MINING USES



Fenced, Gated & De-mucked
 Electric Distribution & Paved Access Roads
 Throughout Site



Corporate Campus
 Appearance and Privacy



Exclusively Listed By:
Infinity Commercial Real Estate
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This information is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, prior lease, price change or withdrawal without notice.

Features & Pricing



3 Mile	2000	2008	2013
Population	424	906	1,032
Average Household			
Income	\$60,873	\$108,845	\$144,703
5 Mile	2000	2008	2013
Population	16,077	31,078	38,767
Average Household			
Income	\$81,556	\$135,574	\$189,660
10 Mile	2000	2008	2013
Population	418,755	518,576	567,451
Average Household			
Income	\$58,452	\$84,827	\$108,646

Property Size: 22.2414 Acres; Fenced and Gated

Miami Dade County Tax Folios: 30-2910-002-0080 and 30-2910-002-0090

Access: Fronting Okeechobee Road (US 27), Three Miles North of Turnpike Intersection, 1.75 Miles South of Krome Avenue Intersection

Site Characteristics per Survey: +/- 4 Feet N.G.V.D., No Areas of Muck Noted. Asphalt Parking to Serve Building contains 53 Designated Spaces (51 Full Size and 2 handicapped)

Building: +/-18,505 sf total; Offices +/- 9037 sf; Warehouse +/- 7033 sf; Mezzanine +/- 2435 sf

Loading: Covered Loading Docks; 1 Drive In Door, 3 Dock Height Doors, 1 Dock Ramp

Construction: Masonry and Engineered Steel, various clear heights, up to 17'

Electrical: Oversized 3 Phase, **FOUR 1,000 AMPERE MAIN SWITCHES!**

Building and Site Improvements: Substantially Air Conditioned: Excellent Physical Condition, Cat 5 Cabling, Fire Sprinklered, On-Site Water Treatment Plant, Lush Landscaping, Chickee Hut, Drainage and Electric Throughout Site, Employee Lounge, 2 Employee Multi-Stall Washrooms with Lockers & Showers, 2 Executive Washrooms

Previous Use: Outdoor Weathering Testing and Indoor Accelerated Testing, Administrative Offices and Analysis Laboratory

Zoning: Designated as Open Land within Dade County Master Plan inside Snake-Biscayne Canal Basin, Outside UDB, Operating License Current, Unusual Use Variance for Materials Testing in Place, No. 4-ZAB-483-84

WITHIN THE MIAMI DADE COUNTY ROCK MINING OVERLAY ZONING AREA (ROZA) CREATED FOR ASPHALT, ROCK-MINING AND CEMENT USES. SEE PAGE FOUR FOR MIAMI-DADE COUNTY CODE DESCRIPTION OF PERMITTED USES



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PRICING:

FOR SALE AT \$5,250,000

OWNER WILL LEASE BUILDING FOR \$7.00 NNN

ENTIRE SITE FOR REASONABLE LEASE TERMS

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Property Photos



Dock Height Loading
(Grade Level Loading on
Other Side)



Chickee Hut



Air Conditioned Former
Accelerated Testing Lab



Washrooms: Multi-Stall
with Lockers, Showers



Entrance



Warehouse and
Load Bearing
Mezzanine



General
Offices



Four
1,000 Amp
Breakers



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**PART III Chapter 33****ARTICLE XLI. - ROCKMINING OVERLAY ZONING AREA (ROZA)**

(1)Sec. 33-422 The rockmining uses permitted by this Article include:

(a) All rock mining, including lake excavations; quarrying of raw materials; rock crushing and screening; filling of excavations with rockmining tailings; the erection, maintenance and operation of all types of equipment necessary for the quarrying of raw materials; administrative offices, equipment and tool buildings, and watchman's prefabricated modular buildings necessary for the rockmining uses permitted by this Article.

(b) Uses ancillary to *bona fide* rockmining, provided that the rockmining uses and uses ancillary thereto are under common property ownership, which, for purposes of this Article, shall consist of fee-simple title or a lease of 25 years or more.

(i) the erection, maintenance and operation of cement plants; concrete batching plants or ready mixed concrete plants; concrete block plants; prestressed and precast concrete production plants; rock crushing and screening plants; asphalt plants but only in areas located outside any wellfield protection area as defined by Chapter 24 of this Code and in areas, as of the date of filing of an application for a certificate of use for such asphalt plant, more than two miles from any RU or EU zoning district boundary; office, control and laboratory buildings attendant to the uses set forth herein; operation of storage facilities for all equipment used in rock mining on premises attendant to the uses set forth herein; conveyor belt and/or other systems or equipment for the transportation of raw materials, repair facilities for the service of all equipment used on the premises and necessary for the service and operation of equipment used in connection with rockmining uses permitted by this Article; and the storage of fuel, oil, and lubricants necessary for the service and operation of equipment used in connection with rockmining uses permitted by this Article and to the extent authorized by Chapter 24 of this Code; and office, control and laboratory buildings required for the operation of the facilities described above. The 2-mile distance requirement for asphalt plants shall be measured by following a straight line from the nearest structure of the asphalt plant to the nearest point of an EU or RU district boundary, as depicted on a survey prepared and sealed by a Florida-licensed surveyor and/or professional engineer.

(ii) the outdoor storage of vehicles and lake excavation equipment required for the rockmining uses permitted by this Article, subject to the following conditions: the vehicles and equipment shall be maintained in operable condition at all times, except as otherwise provided herein, and further provided that such vehicle and equipment storage areas shall be setback a minimum of 25 feet from all property lines under different ownership and rights-of-way; and the maintenance, repairs or overhaul performed on equipment or vehicles required by the rockmining uses permitted by this article shall be in accordance with best management practices as approved by DERM.

(c) Uses ancillary to rockmining requiring approval after public hearing provided; however, that such application for public hearing shall be made directly to the Board of County Commissioners pursuant to Section 33-314(C) of this code:

(i) the erection, maintenance and operation of tile and other concrete products processing and fabrication plants;

(ii) the erection, maintenance and operation of asphalt plants located within any wellfield protection area as defined by Chapter 24 of this Code or within two miles of any RU or EU zoning district boundary in existence as of the date of filing of an application for certificate of use for such asphalt plant.