

# North Miami Dade County Heavy Industrial Building for Sale or Lease VERY RARE IU-2 ZONING



**2320 NW 147th Street, Opa Locka, Florida 33054**



- **Next to SR-9 & NW 22 Avenue Intersection**
- **1 Block from Opa Locka Police Station**
- **On Metro Dade Bus Route**
- **Just Minutes to I-95, 826, I-75, 441, Florida Turnpike, Gratigny Expressway**
- **Fast Access to all major markets in Miami Dade & South Broward Counties**
- **Enterprise Zone: Possible Tax Credits & Abatements**

- **Dock and Grade Level Loading**
- **+/- 77,500 Rentable (1st Floor & Offices) Square Feet**
- **+/- 110,125 Square Foot Paved, Fenced and Gated Site**
- **2 Electric Meters: 4,000 Amps of 240 v 3 Phase Service**

**+/- 35,000 Square Feet of Bonus Steel & Concrete 2nd Story Warehouse Mezzanine AT NO CHARGE**

**YOU CANNOT BEAT THIS DEAL**

**Lease for Just \$3.95 PSF, Industrial Gross!!!  
(\$25,510 per month)**

**Buy for Just \$2,950,000!!!  
(\$38 per floor & 2nd Story Office square foot)**

Exclusively Listed By:  
**Ted Konigsberg, SIOR**

**Cell: 786-556-8988**

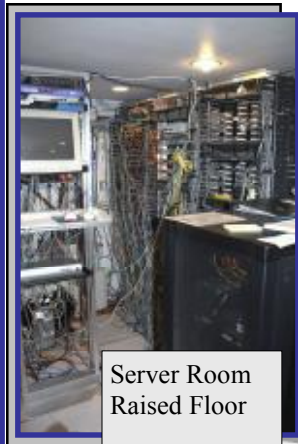
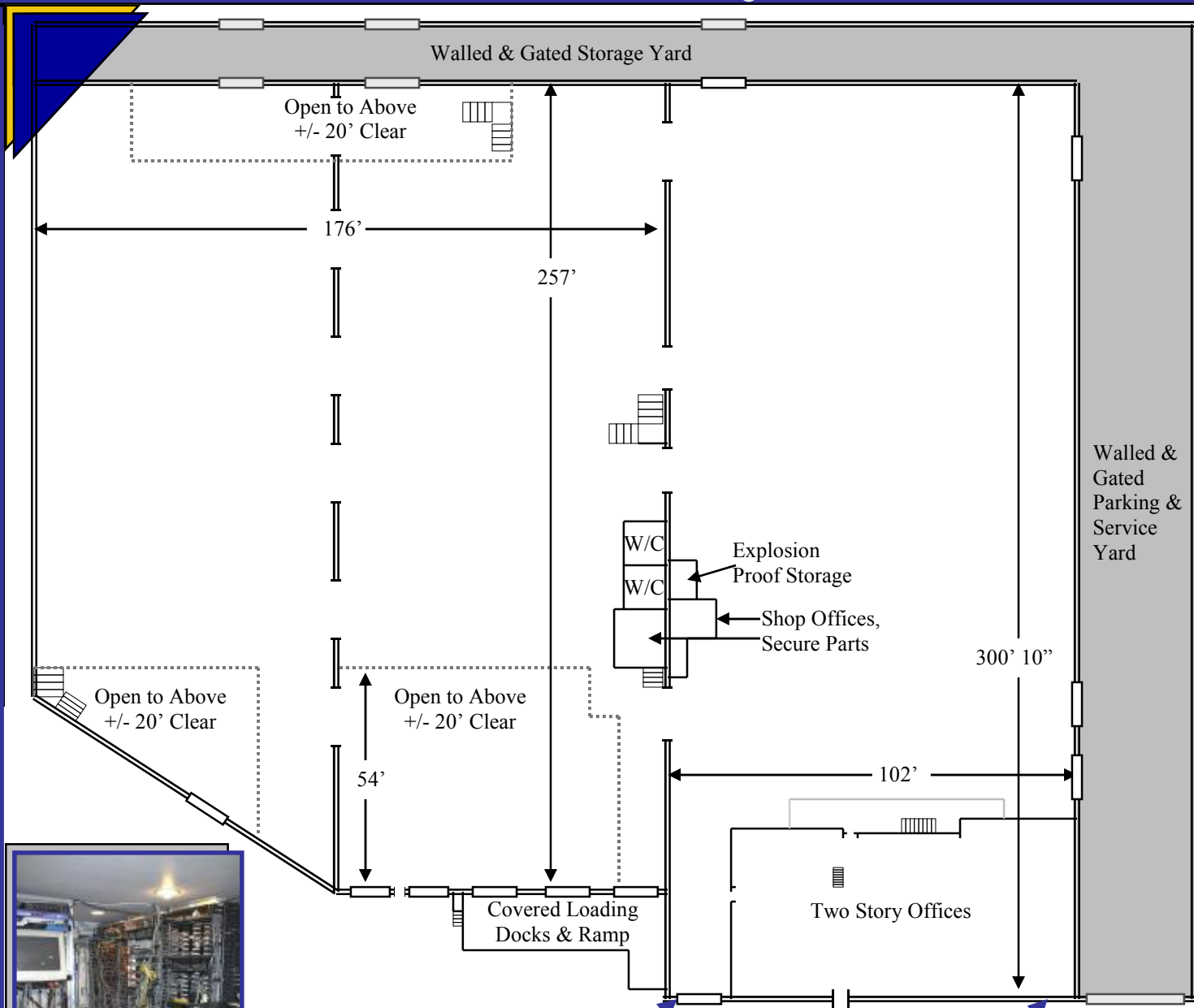
**Office: 305-947-9514**

**Fax: 786-524-7885**

**tkonigsb@bellsouth.net**

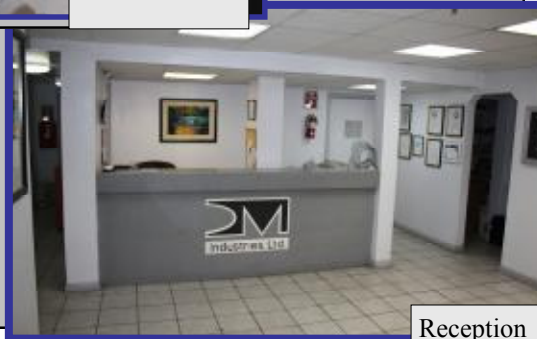
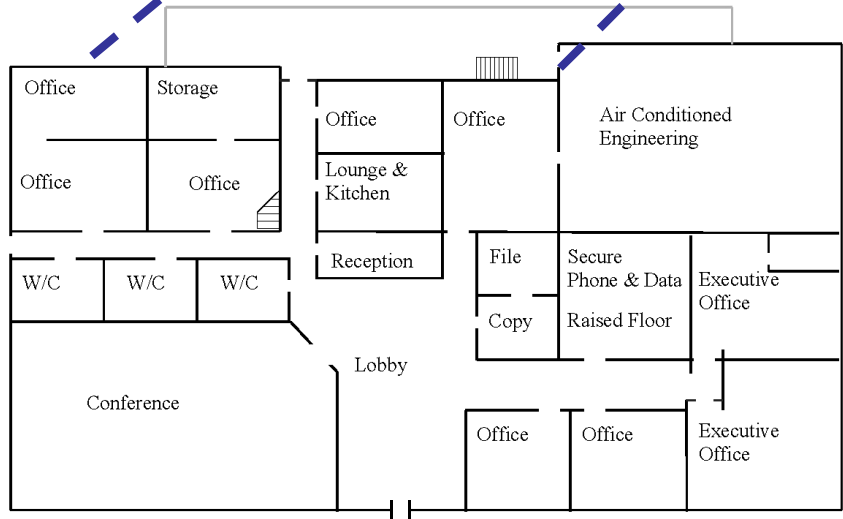
**www.realcommercialproperties.com**

# First Floor Site and Building Sketch



Server Room Raised Floor

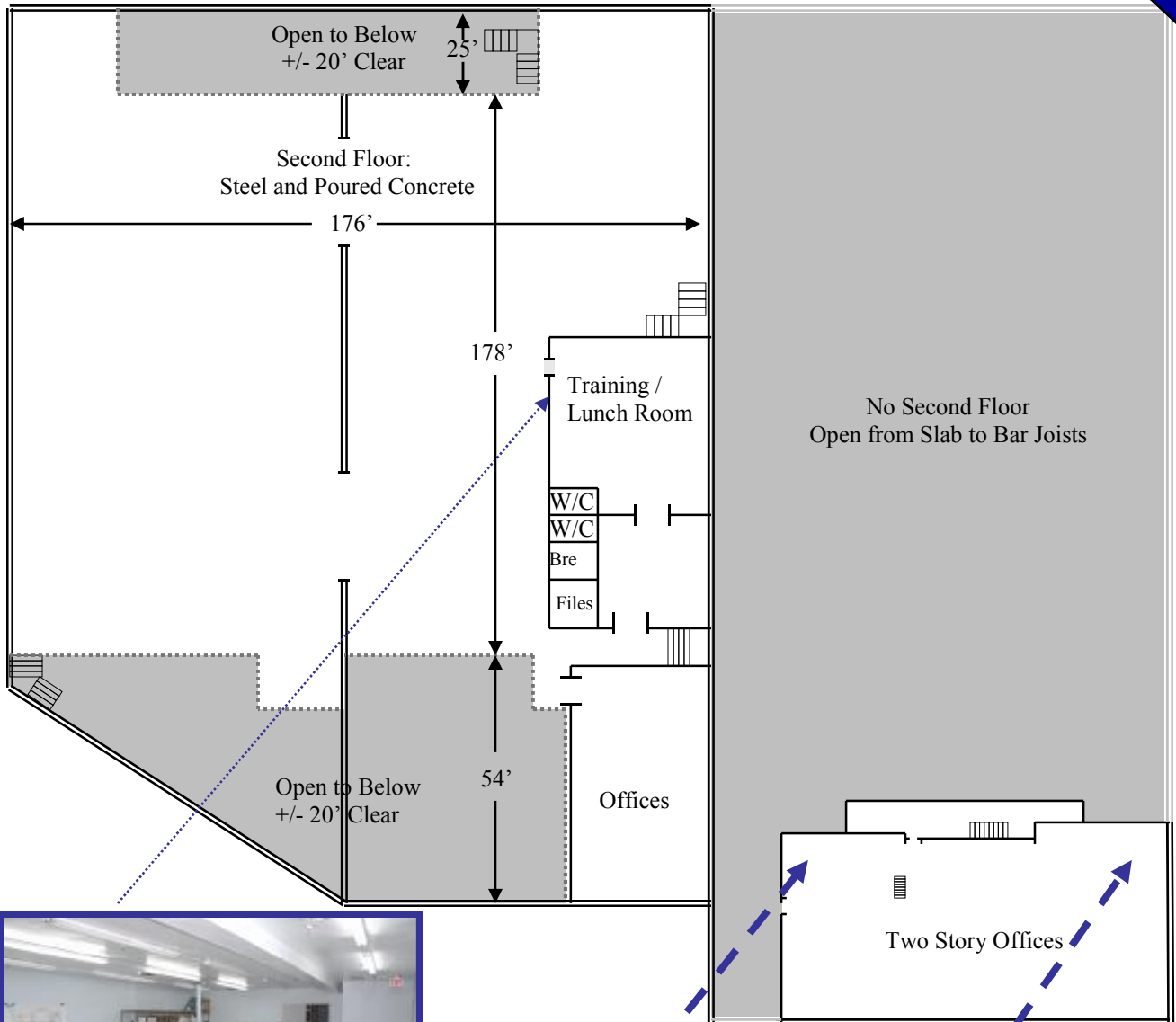
First Floor Office Detail



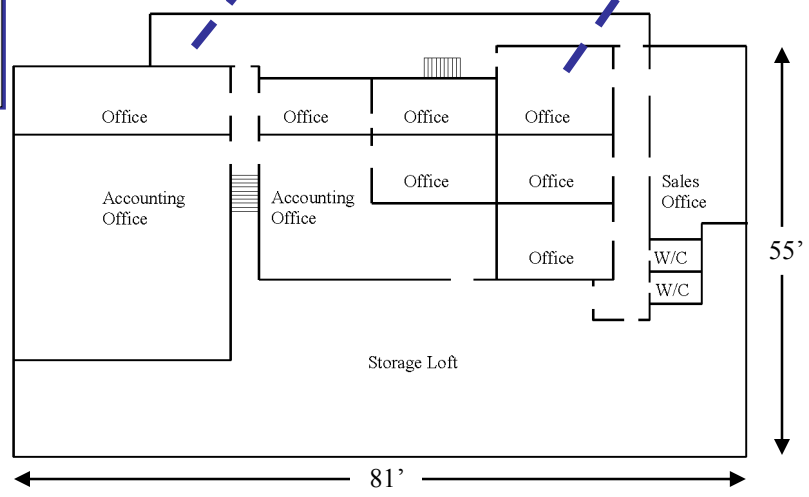
Reception

*The information contained within this multi-page document 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. Specifically, the sketches above are NOT TO SCALE and have not been created by a licensed architect. They are intended only to provide a general sense of the layout of the building and the site.*

# Second Floor Building Sketch



Second Floor Office Detail



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NW  
22nd  
Avenue

State Road 9

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### **Example of Incentives offered to businesses in or relocating to an Enterprise Zone:**

#### **Miami-Dade County Tax Incentive**

Exemption of Sales Tax on Electricity: 50% reduction in the sales tax on electricity for up to five (5) years.

#### **State of Florida Sales Tax Incentives**

Job Tax Credits of 20% or 30% of wages paid for new jobs created for Enterprise Zone residents.

97% of Sales Tax on business equipment and on building materials used in improvement of real property is exempted, up to \$10,000.

#### **State of Florida Corporate Income Tax Benefits**

A corporate Tax Credit of 20%, or 30% of wages paid for new jobs created for Enterprise Zone residents.

96% of Corporate Tax credit on ad valorem taxes not abated by local government. 50% of contributions made to approved community organizations is credited against state corporate income taxes.

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