

# North Miami-Dade County 4697 to 9,800 Square Feet For Lease Flex, Industrial and Office/Showroom Multiple Units Available Fronting 441

**FIRST MONTH FREE**  
**A GREAT DEAL, A GREAT LOCATION**  
**CONVENIENT TO ALL MAJOR HIGHWAYS**

At the Golden Glades  
Interchange  
US 441, I-95,  
Florida Turnpike  
State Road 9, 826 & 836  
Zoned IU-2 & BU-1  
Heavy Industrial,  
Wholesale/Office/  
General Business Use



**The Golden Glades Commerce Park**  
**17401 NW 2nd Avenue Miami, Florida**  
(Across the Street from the Super Wal-Mart on US 441)



Exclusively Listed By:  
**Ted Konigsberg, SIOR**  
**Cell: 786-556-8988**

Office: 305-947-9514

Fax: 786-524-7885

[tkonigsb@bellsouth.net](mailto:tkonigsb@bellsouth.net)

[www.realcommercialproperties.com](http://www.realcommercialproperties.com)

Unit Number	Lease Per Square Foot Industrial Gross Rent
<b>1: 5912 SF Office, Showroom &amp; Warehouse</b> <b>***Too Late: Fully Leased</b>	<b>N/A</b>
<b>2, 3 &amp; 4: 4729 SF Office &amp; Warehouse</b> <b>*** Unit 2 Fully Leased</b>	<b>\$7.50</b> <b>\$2956.00 Monthly</b>
<b>5: 4697 SF Office &amp; Warehouse</b>	<b>\$7.50</b> <b>\$2936.00 Monthly</b>
<b>6: 6449 SF Office &amp; Warehouse</b>	<b>\$7.25</b> <b>\$3896.00 Monthly</b>
<b>7: 15,886 SF Office &amp; Warehouse</b> <b>*** Too Late, Fully Leased</b>	<b>N/A</b>
<b>8: 4,900 SF Office &amp; Warehouse</b>	<b>\$8.00</b> <b>\$3267.00 Monthly</b>
<b>9: 4,900 SF Office &amp; Warehouse</b> <b>*** Landlord will Combine Units 8 &amp; 9</b>	<b>\$8.00</b> <b>\$3267.00 Monthly</b> <b>***\$7,254.00 for Units 8 &amp; 9 Combined</b>

**LEASE RATES QUOTED NET OF 7% SALES TAX**



Suite 1 Offices  
(Typical Finish)



Typical Covered Loading Docks



Typical Wheelchair Approved Entrance

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# Features

Fenced and Gated Parking, Newly Built Appearance

Directly Opposite Brand New Super Wal-Mart Fronting 441

Separately Metered Electric; Landlord Pays Trash, Water, Sewer

IU-2 and BU-1 Zoning: Heavy Industrial to Wholesale/Retail Use

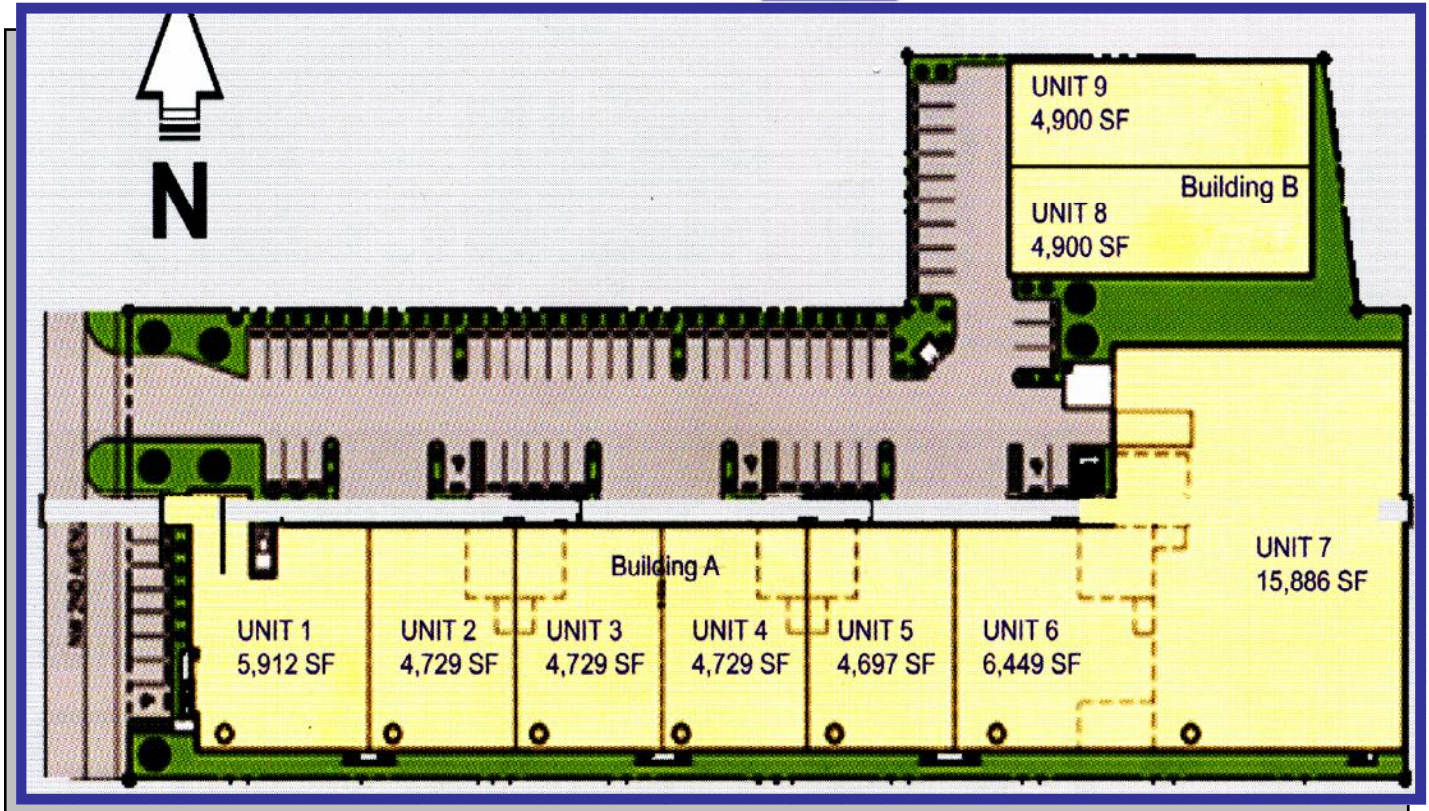
Unparalleled Access to EVERY MAJOR HIGHWAY in South Florida

UPS Height and Grade Level Loading Doors, Exterior and Interior Docks

Excellent Area Amenities: Aventura Mall, Restaurants, Shopping, Banking

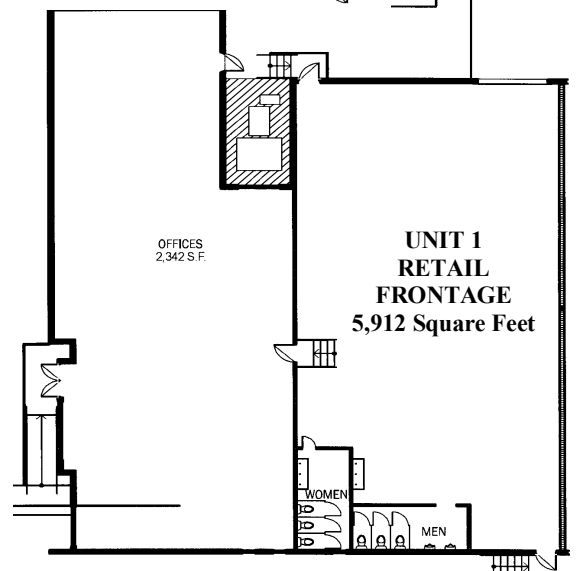
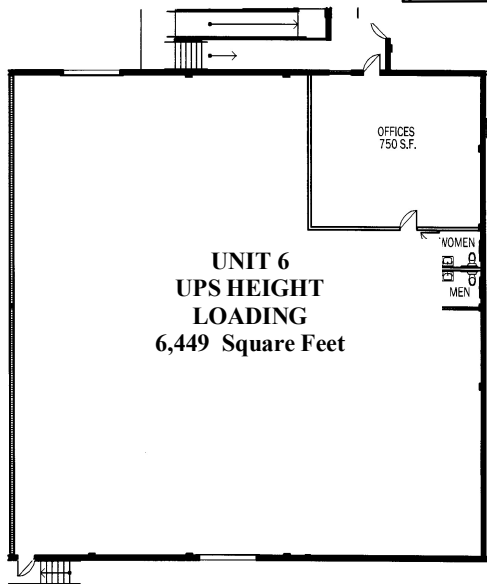
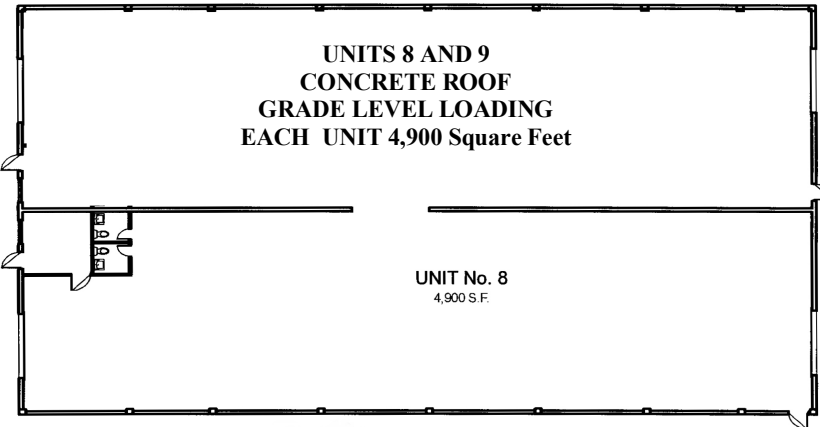
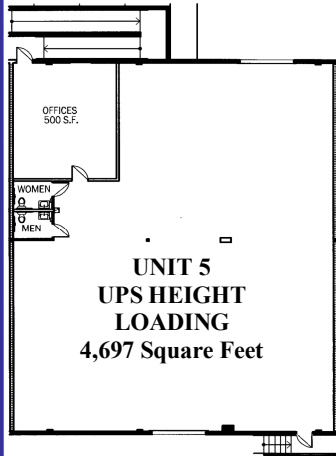
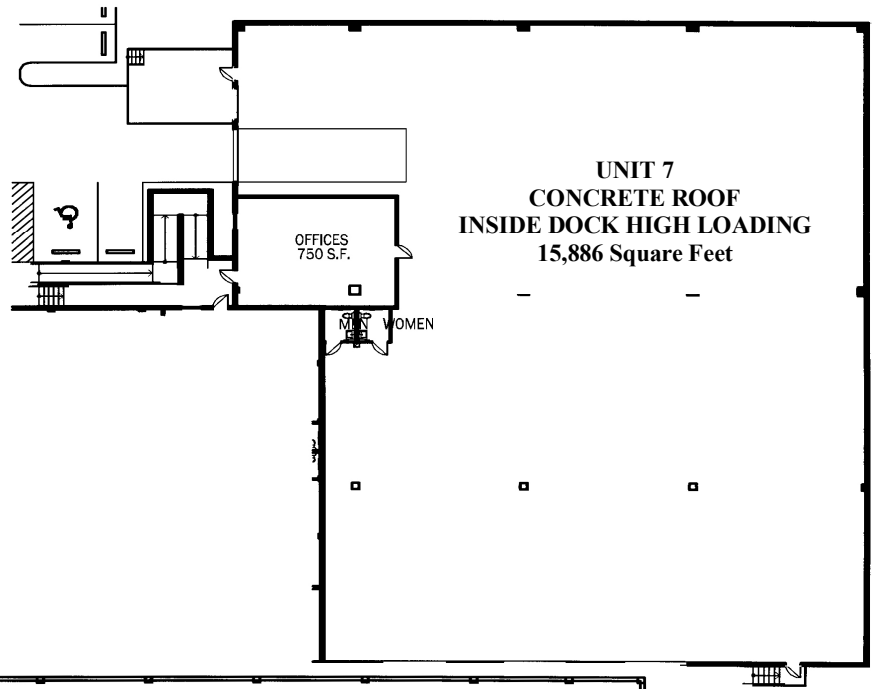
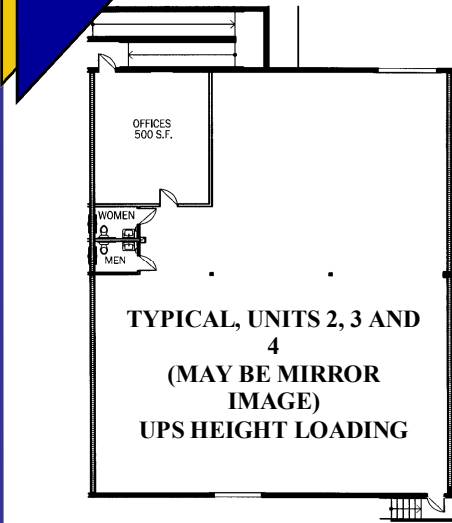
Totally Renovated: New ADA Washrooms, Entrances, Roof, Doors, Windows

Another Quality Project By:



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# Floor Plans



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