



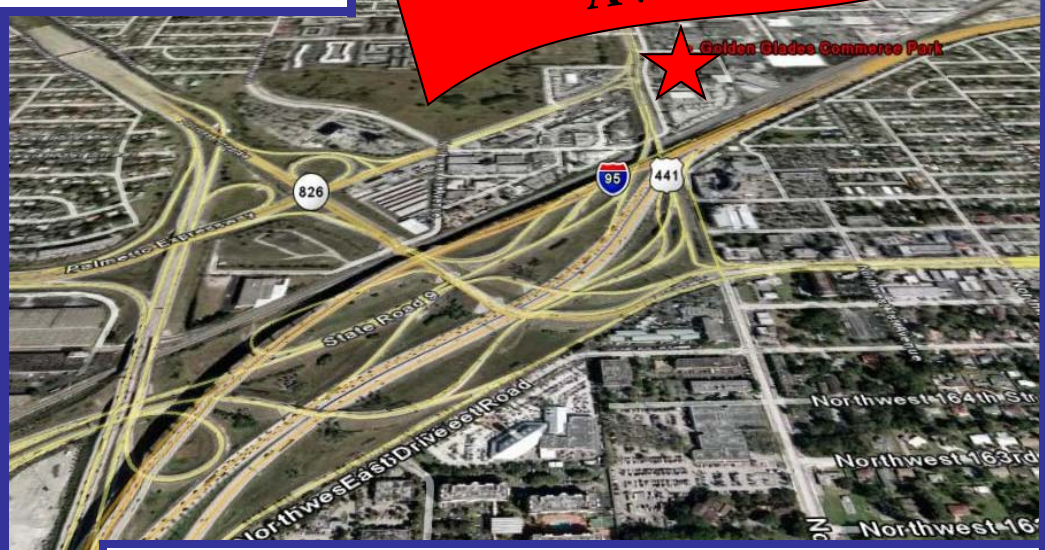
**North Miami-Dade County
Flex, Industrial & Office/Showroom
4,697 - 6,449 Square Foot Commercial Condos
Multiple Units Available Fronting 441**

90% FIXED RATE FINANCING FOR UP TO 25 YEARS!!!

**Lending By Wells Fargo
Why Rent When You Can Own?
Short Term Leases Available**

**SBA FINANCING
AVAILABLE**

**At the Golden Glades
Interchange
US 441, I-95,
Florida's Turnpike
State Roads 9, 826 & 836
Zoned IU-2 & BU-1
Heavy Industrial,
Wholesale/Office/
General Business Use
Minutes to Sunny Isles,
Aventura and
North Miami Beach**



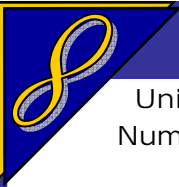
**The Golden Glades Commerce Park
17401 NW 2nd Avenue Miami, Florida
(Across the Street from the Super Wal-Mart on US 441)**



**Exclusively Listed By:
Infinity Commercial Real Estate
Ted Konigsberg, SIOR
Cell: 786-556-8988
Office: 786-210-5640
Fax: 786-524-7885
ted@infinitycommercial.net
www.infinitycommercial.net**



This information is believed accurate, and has been obtained from sources deemed reliable. All information should be verified independently. We are not responsible for misstatements of facts, changes in financing programs, errors, omissions, prior sale, price change or withdrawal without notice.



Unit Number	Sale Price	Down Payment	Monthly Mortgage Payment	Monthly Lease Payment Industrial Gross
1: 5,912 SF ***Already Leased				
2, 3 or 4: 4,729 SF Office & Warehouse	\$354,675.00	\$35,468.00	Var. \$1,960.00 Fix. \$2,246.00	\$6.50/SF \$2,562.00 Monthly
5: 4,697 SF ***Already Leased				
6: 6,449 SF Office & Warehouse	\$483,675.00	\$48,368.00	Var. \$2,673.00 Fix. \$3,063.00	\$6.00/SF \$3,225.00 Monthly
7: 15,886 SF ***Already Sold				
8 & 9: 9,800 SF ***Already Leased				

ALL UNITS (EXCEPT #7) AVAILABLE FOR SALE!



For further information, please contact:
Lee J. Elmslie
 Business Development Officer
 Wells Fargo SBA Lending
 Tel: 305-252-3885
 Cell: 305-338-5797
 Fax: 866-792-4072
 Email: lee.j.elmslie@wellsfargo.com

**Wells Fargo
SBA 7(a) Loan Program**

Mortgage Terms:

- As low as 10% down
- Up to 25-year amortization & term
- Up to \$5 Million
- Variable rate = Prime + 2.5%
- or -
- Fixed for 25 years @ 6.95%

Timeframes:

- Prequalification within 48 hours (no charge or obligation)
- Loan commitment within 10 business days
- Funding as fast as 45 days

Typical Office Finishes



Typical Covered Loading Docks



Typical Wheelchair Approved Entrance



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Features

Fenced and Gated Parking, Newly Built Appearance

Directly Opposite 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

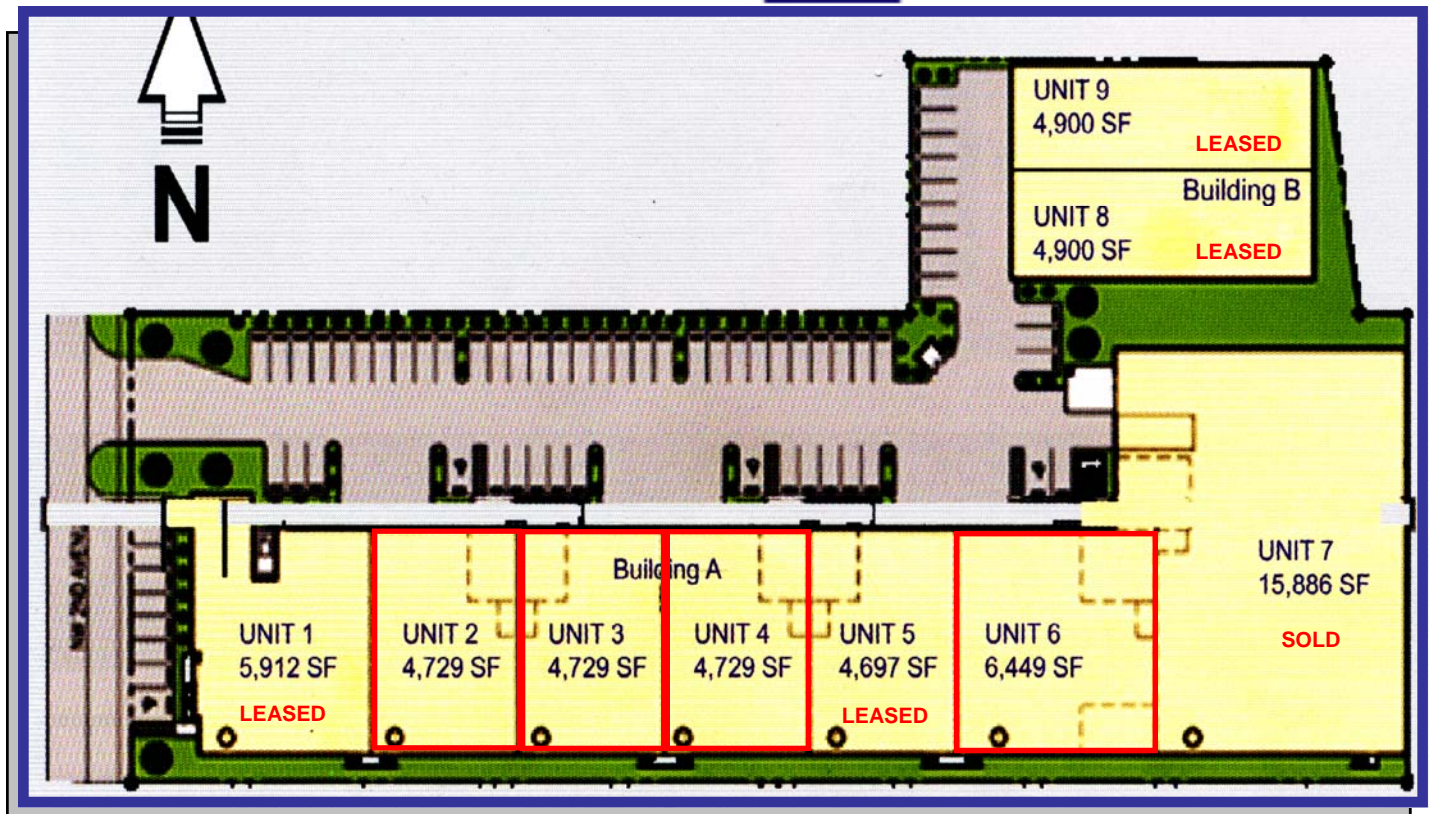
Unparalleled Access to EVERY MAJOR HIGHWAY in South Florida

UPS Height and Grade Level Loading Doors with Awnings, 24 Hour Lighting

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

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

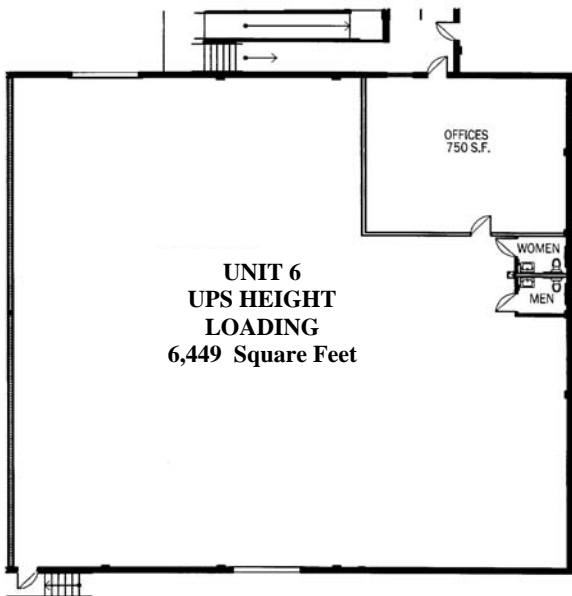
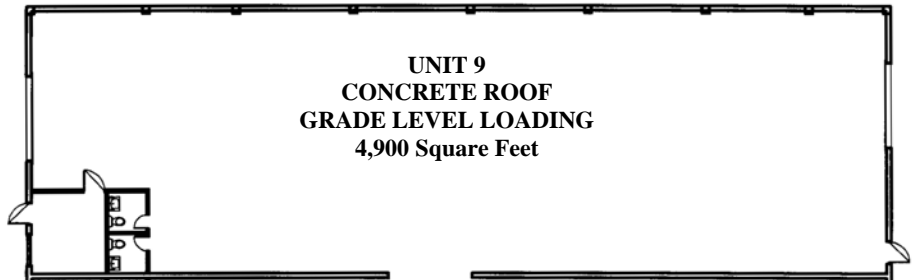
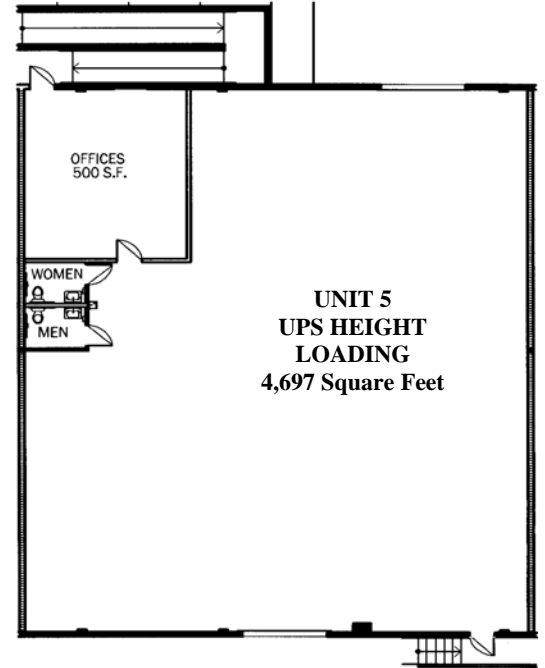
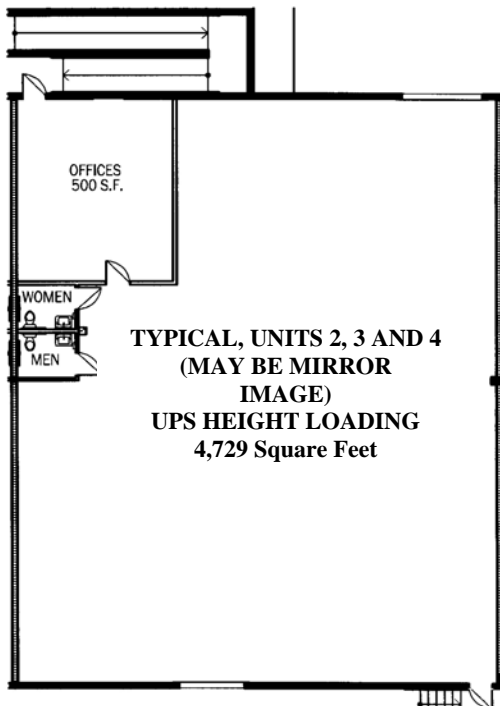
Another Quality Project By:



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Floor Plans



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