

**North Miami-Dade County
Flex, Industrial, Office/Showroom Bays
2,330 to 17,820 Square Foot Subleases
ONE TO SEVEN YEAR LEASE TERMS!!!**



3351-3361 N.W. 107th STREET MIAMI, FL

- **Center of it All in the AMB Gratigny Distribution Center: Minutes to I-75, I-95, US 27, Florida Turnpike, Palmetto Expressway, Just off the Gratigny Expressway**
- **Surrounded by Great Labor Markets: Hialeah and Opa Locka with the Executive Housing and Amenities of Miami Lakes just Minutes Away**
- **Great Corporate Neighbors: Jet Aviation Specialists, Winn Dixie Distribution Center, Florida Grand Opera, Cigarette Racing, etc.**
- **Hard to Find Combination of Grade Level Loading and IU-1 Zoning**
- **+/- 18'10" to Bottom of All Concrete Twin "T" Roof**
- **A Stone's Throw from Opa Locka Airport**
- **Fenced and Gated Parking and Loading**
- **Multiple Sizes and Amenities Available**

**HIGHLY MOTIVATED LANDLORD
INDUSTRIAL GROSS LEASES FROM
\$7.50 to \$7.95 PER SQUARE FOOT !!!**

Exclusively Listed By:

Ted Konigsberg, SIOR

Cell: 786.556.8988

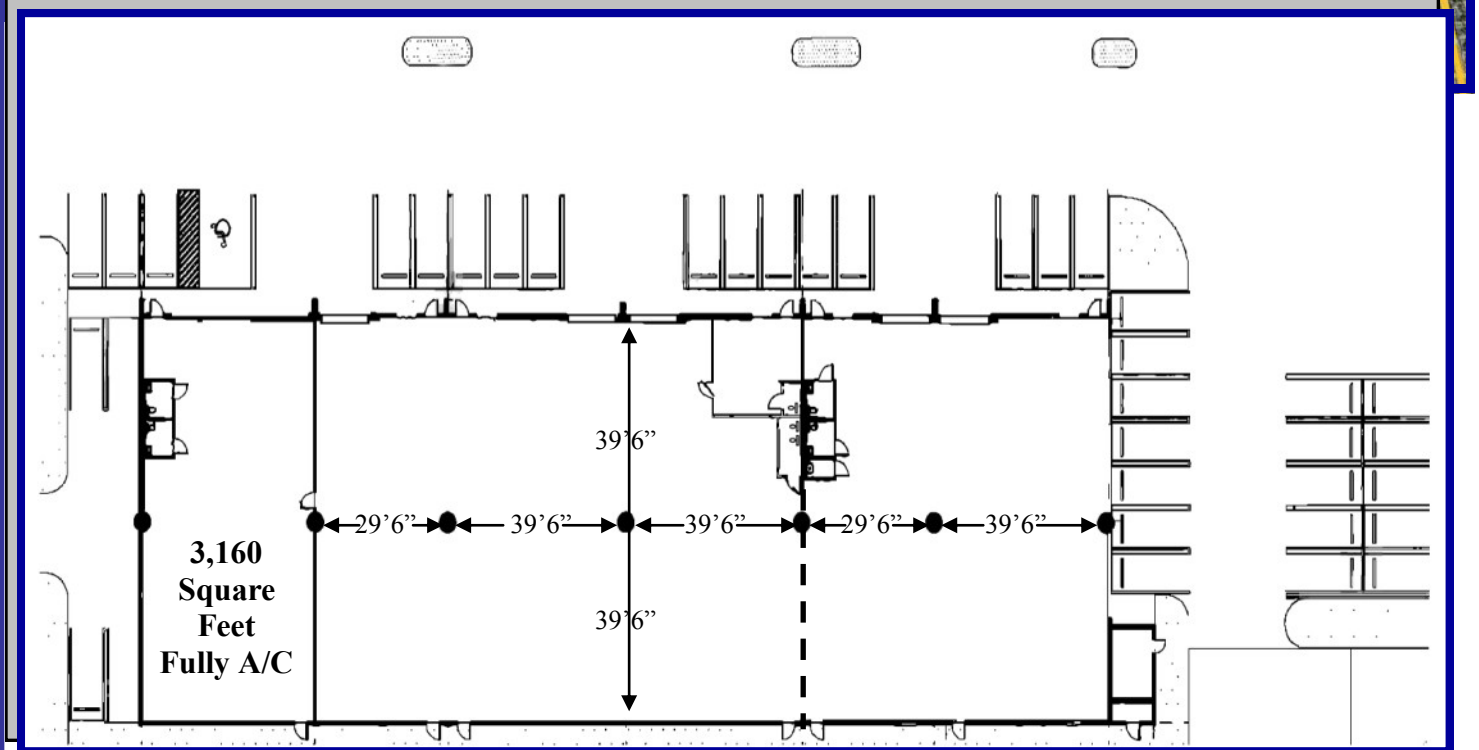
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www.realcommercialproperties.com

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, price change or withdrawal without notice.



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