

North Miami-Dade County Flex, Industrial and Office/Showroom 4697 to 15,886 Square Feet For Lease and For Sale

INCREDIBLE LEASE TO OWN & LEASE

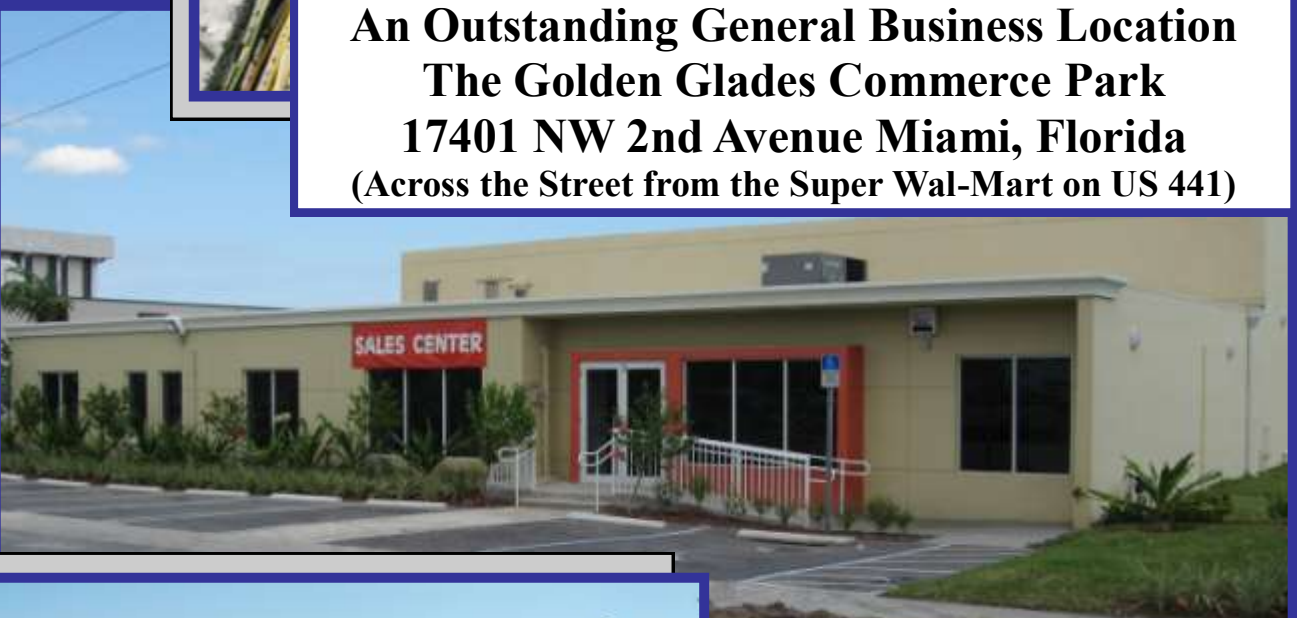
INCENTIVE OPTIONS!!!!

**ONE MONTH FREE RENT AT MOVE-IN
Or
50% OF FIRST YEAR RENT CREDITED
TOWARDS PURCHASE PRICE**

At the Golden Glades
441, I-95, Turnpike
826 and 836
Zoned IU-2 & BU-1
Heavy Industrial,
Wholesale/Office/
General Business Use



**An Outstanding General Business Location
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

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www.realcommercialproperties.com

Unit Number	Lease Per Square Foot NNN	Purchase Per Square Foot
1: 5912 SF Office, Showroom & Warehouse	\$10.50 \$5173.00 Monthly	\$185 (\$1,093,720) With \$31,038 One Year Rent Credit = \$1,062,682
2, 3 & 4: 4729 SF Office & Warehouse *** Unit 3 Already Leased	\$7.00 \$2759.00 Monthly	\$150.00 (\$709,350) With \$16,552 One Year Rent Credit = \$692,798
5: 4697 SF Office & Warehouse	\$7.00 \$2740.00 Monthly	\$150.00 (\$704,550) With \$16,440 One Year Rent Credit = \$688,110
6: 6449 SF Office & Warehouse	\$6.75 \$3628.00 Monthly	\$145.00 (\$935,105) With \$21,765 One Year Rent Credit = \$913,340
7: 15,886 SF Office & Warehouse	\$6.50 \$8605.00 Monthly	\$135.00 (\$2,144,610) With \$51,630 One Year Rent Credit = \$2092,980
8: 4,700 SF Office & Warehouse	Too Late: Fully Leased With Purchase Option	N/A
9: 4,700 SF Office & Warehouse	Too Late: Fully Leased With Purchase Option	N/A

LEASE RATES QUOTED NET OF 7% SALES TAX, \$2.52 PER SQUARE FOOT ESTIMATED OPERATING EXPENSES, RENT CREDIT TO PURCHASE IS 50% OF ONE YEAR'S BASE RENT

Suite 1 Offices
(Typical Finish)



Typical Covered Loading Docks



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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

Just \$2.52 in Operating Expenses, Separately Metered Electric

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

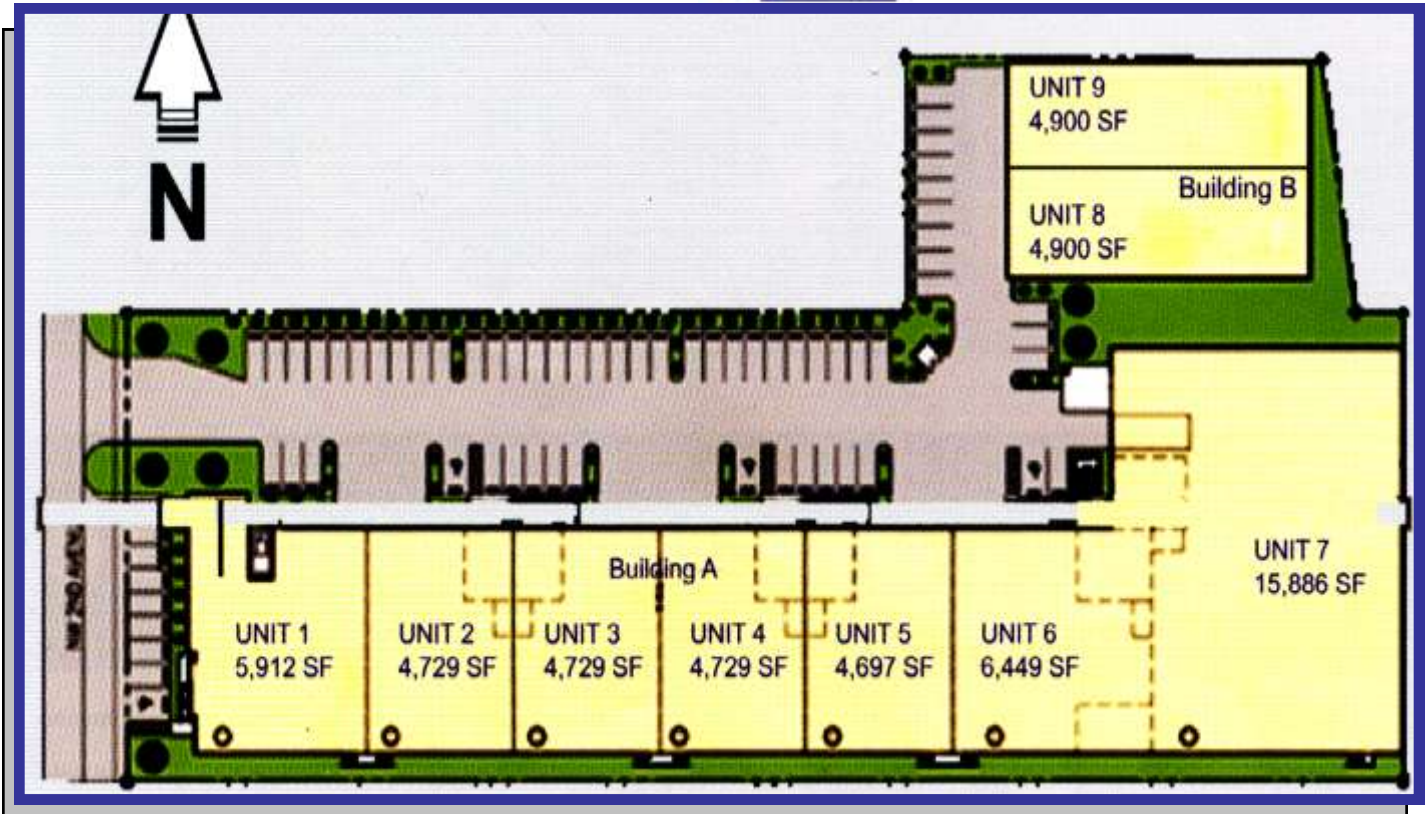
Excellent Area Amenities: Aventura Mall, Restaurants, Shopping, Banking

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

Another Quality Project By:

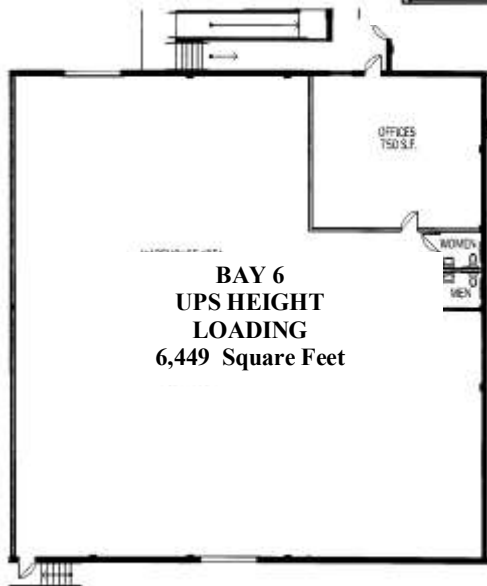
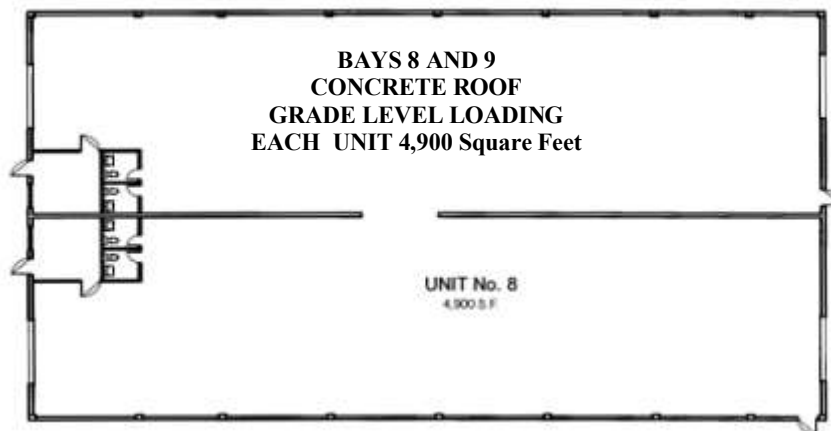
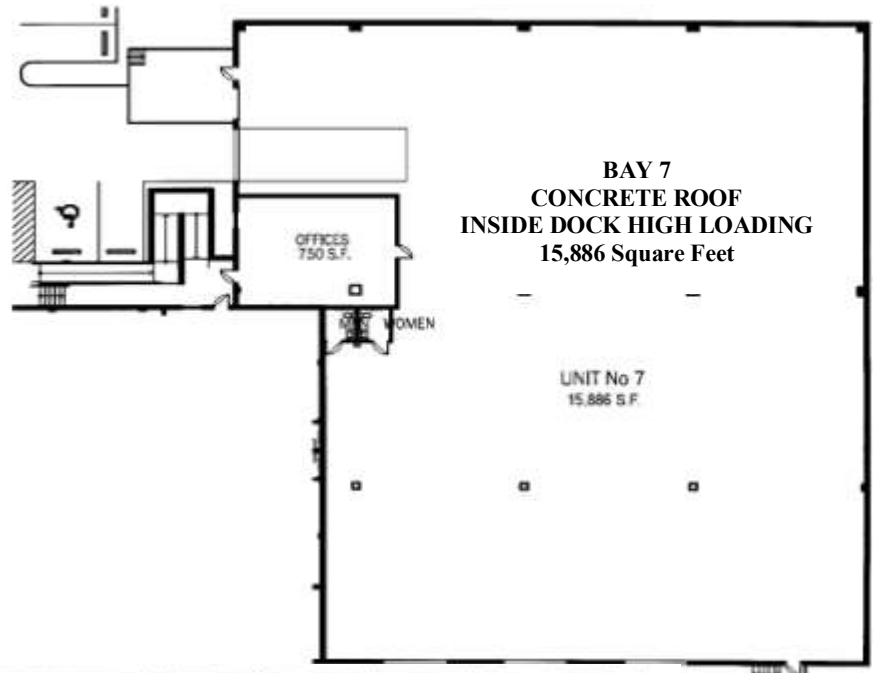
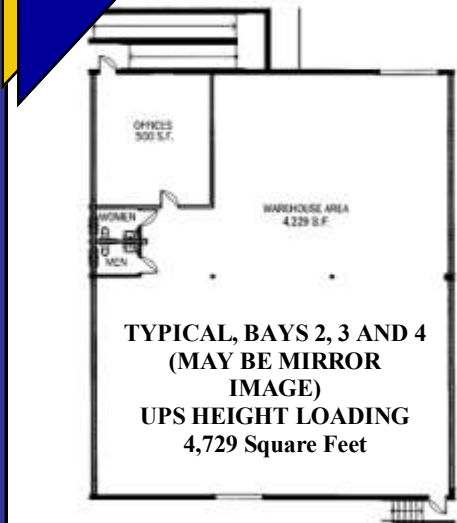


BEACON INVESTMENT PROPERTIES LLC



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Floor Plans



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