

**North Miami-Dade County
Manufacturing/Warehouse Space For Lease
10,000 to 55,000 Square Feet**

\$4.50 per square foot, Industrial Gross!



- Center of it All in Miami, Just off I-95: Minutes to Beaches, Port of Miami Downtown CBD, Miami International Airport, Arts District and More
- Surrounded by Great Labor Markets with the Housing and Amenities of Miami Beach just Minutes Away, Great Long Term Adjacent Tenants
- Zoned IU-1 for Most Industrial/Manufacturing/Warehouse Uses, Within Miami-Dade County Enterprise Zone: Multiple Tax and Training Incentives Available
- 10 Dock High Overhead Loading Doors, Plus 2 External Covered Loading Docks, Fire Sprinklered, Possible Future Rail Access (On Abandoned Spur)
- Electric: Up to 2800 Amps, 3 phase, 240 Volts!
- Office/Showroom: Up to 10,125 Square Feet
- Fenced and Gated Parking and Loading Up to 70 striped Parking Spots

**HIGHLY MOTIVATED LANDLORD
WILL CONSIDER ALL OFFERS
SHORT TO LONG TERM**

Exclusively Listed By:

Ted Konigsberg, SIOR

Cell: 786.556.8988

Office: 305.947-9514

Fax: 786.524.7885

tkonigsb@bellsouth.net

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.



Incentives offered to businesses located in or relocating 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.

Ted Konigsberg, SIOR

Cell: 786.556.8988 Office: 305.947.9514 Fax: 786.524.7885

Email: tkonigsb@bellsouth.net

Web: 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.