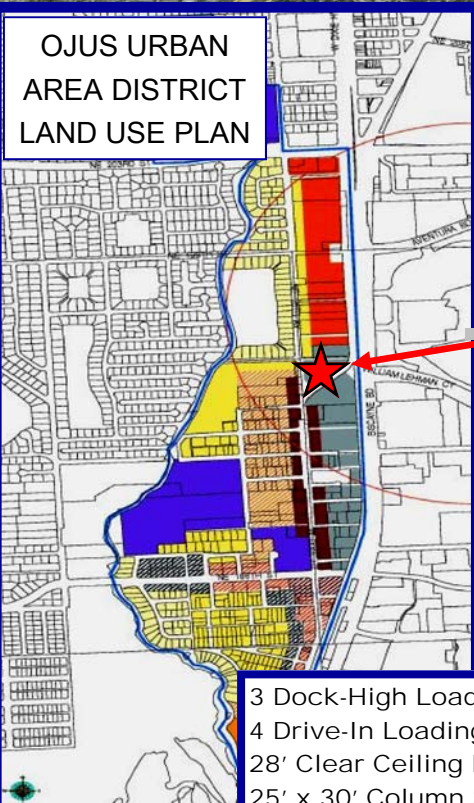
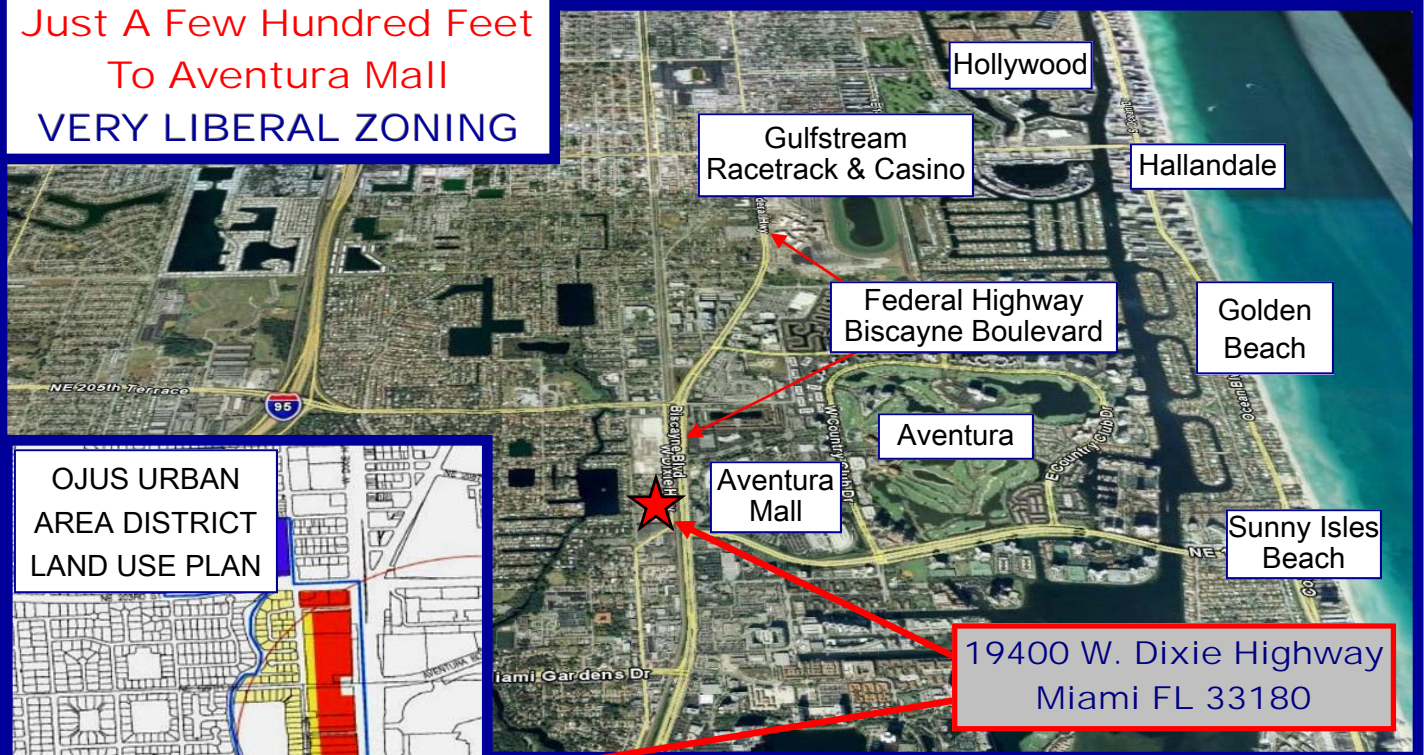




North Miami Dade County / Aventura Area
 111,691 Square Foot Building on a 3 Acre Site
 PRICE JUST REDUCED TO \$4,500,000
SBA FINANCING IS AVAILABLE!

Just A Few Hundred Feet
 To Aventura Mall
VERY LIBERAL ZONING



19400 W. Dixie Highway
 Miami FL 33180

Ojus Urban Area District Zoning Allows For:

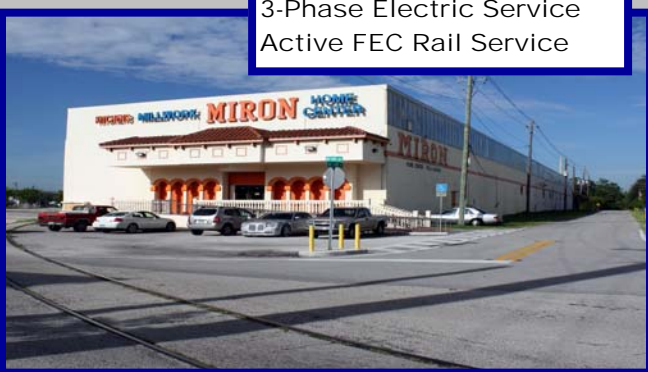
- IU-1 (Industrial) Uses
- IU-2 Uses After Public Hearing
- Mixed Use, Residential, Office, Live-Work, Civic, Education, Government, Retail, etc...

Maximum of 52 Units Per Acre **

** Residential density may possibly be increased through the use of severable use rights

Owner Will Consider All Options:
 Joint Ventures, Long Term Land Leases, etc.

- 3 Dock-High Loading Doors
- 4 Drive-In Loading Doors
- 28' Clear Ceiling Height
- 25' x 30' Column Spacing
- 3-Phase Electric Service
- Active FEC Rail Service



Exclusively Listed By:
Infinity Commercial Real Estate
Ted Konigsberg, SIOR
Cell: 786-556-8988
Office: 305-947-9514
Fax: 786-524-7885
ted@infinitycommercial.net
www.infinitycommercial.net

Information within this document is believed accurate and has been obtained from sources deemed reliable. All information should be verified independently. We are not responsible for misstatements, errors, omissions, prior sale, prior lease, price change or withdrawal without notice.

The Diagrams Below are Not to Scale, and Measurements Should Be Verified Independently. They are for Illustrative Purposes, Only



WC | WC

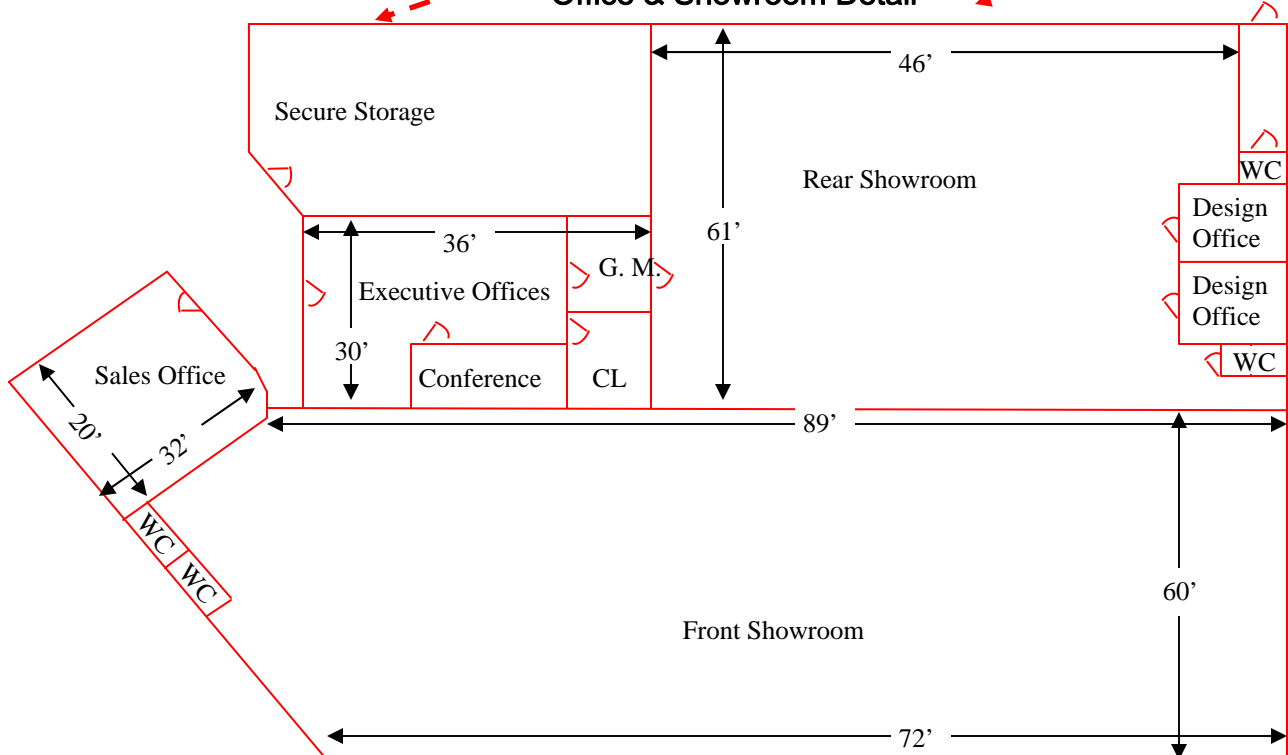
Overall Building

- +/- 11,000 Square Feet; Offices, Showrooms
- +/- 100,000 Square Feet; Warehouse Area
- +/- 28' Clear Height, Slab to Roof Beam
- +/- 25' x 30' Column Spacing
- 3 Dock High Loading Doors
- 4 Drive-In Loading Doors
- 3 Phase Electric Service
- ACTIVE FEC RAIL SERVICE!**

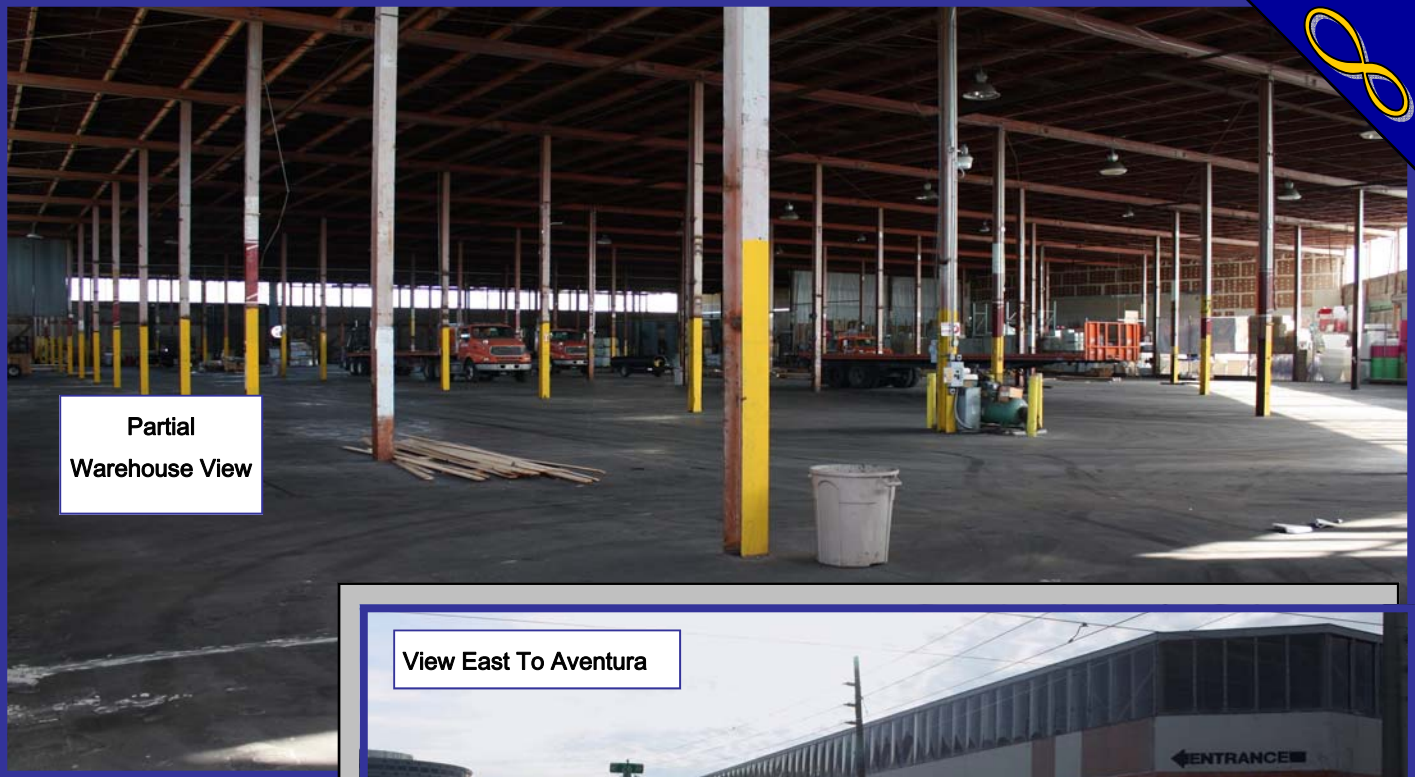
+/- 100,000 Square Foot Warehouse Area

+/- 11,000 Square Foot Office / Showroom Area

Office & Showroom Detail



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Partial Warehouse View



View East To Aventura

This Rail Served Building was originally engineered for a second story: The 28' Ceiling Height is Rare in South Florida. A window line at the top of the structure provides abundant natural light. Loading is dock high, with drive in doors via interior ramps.



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SBA LOAN FINANCING EXAMPLE

Sale Price	Down Payment	Principal Financed at 90%	Monthly Mortgage Payment
\$4,500,000.00	\$450,000.00	\$4,050,000.00	Blended Interest 5.13% Blended Maturity 20 years Monthly Payment \$25,396.00

Rates subject to change.
 Loan approval subject to SBA and Bank of America Merrill Lynch credit approval.
 Monthly payments include principal and interest only.
 Loans can include property improvements and eligible closing costs.

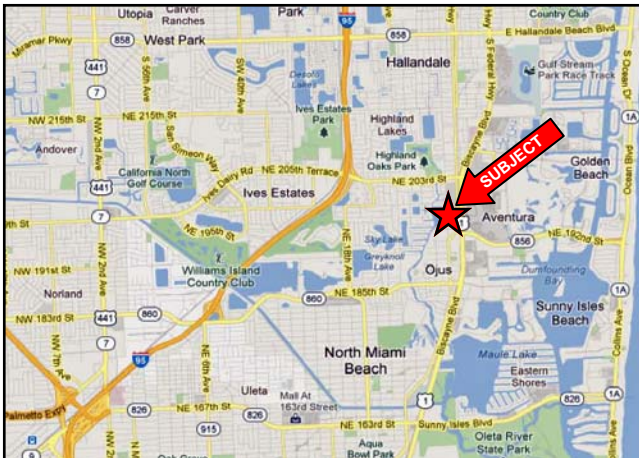
**Bank of America
 Merrill Lynch**

For further information, please contact:
**Oscar A. Hernandez, Vice President
 Business Development Officer**
 Tel: 305-421-6822
 Cell: 786-385-0289
 Email: oscar.a.hernandez@baml.com



Bank of America Merrill Lynch SBA 504 Loan Program

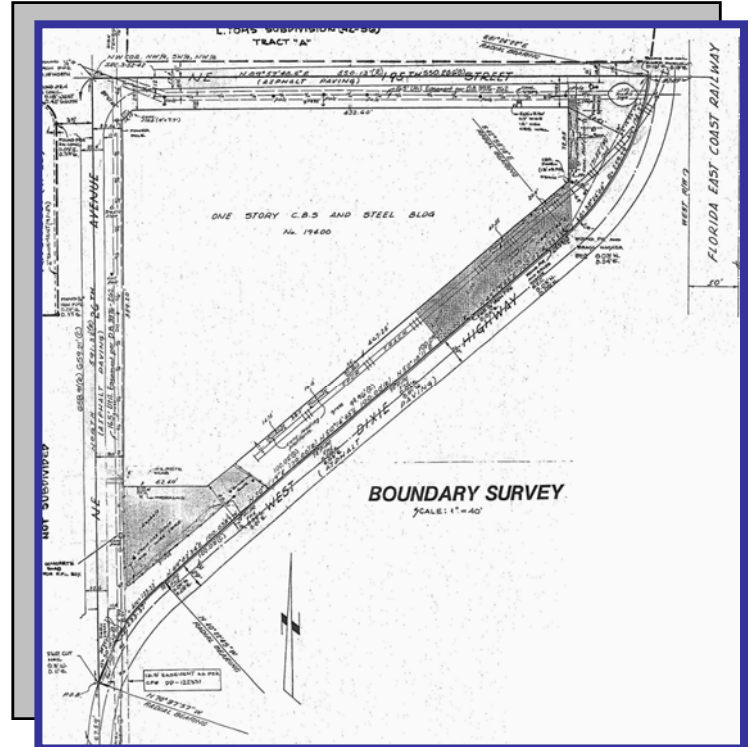
- **Mortgage Terms:**
- As low as 10% down
- Up to 25-year amortization
- Up to \$12 Million with 90% financing
- Variable rate tied to prime or LIBOR
- Assumable with qualification
- **Timeframes:**
- Prequalify within 48 hours (no charge or obligation)
- Loan commitment within 10 business days
- Funding as fast as 45 days



OJUS URBAN
 AREA DISTRICT
 LAND USE PLAN

This well known Property lies within the Ojus Urban Area District (OUAD). The District was created for the purpose of defining a Master

Plan of the future development path for the Ojus urban center. As may be seen in this excerpt taken from the Miami-Dade County Explanation of Urban Area Master Plans, this unusual zoning designation allows for all uses permitted under Miami Dade County's IU-1 designation (light industrial), uses permitted Under IU-2 if publicly heard and agreed, and many alternate uses suitable to urban "town centers", including retail, residential and mixed uses.



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