

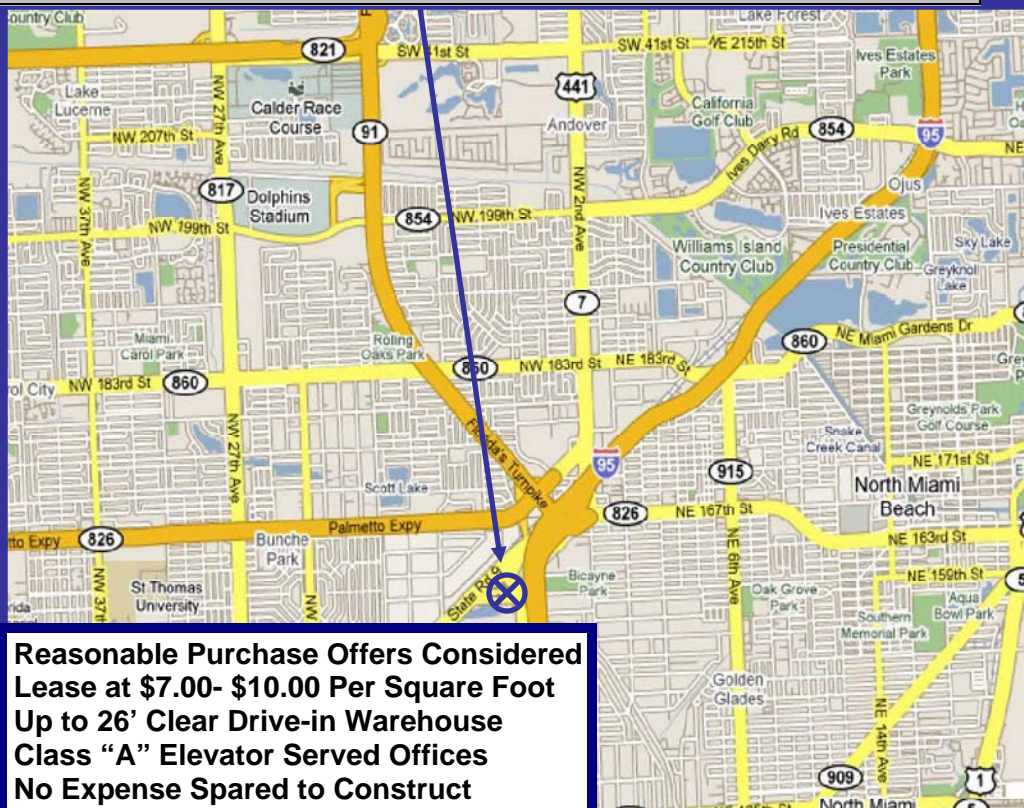


North Miami Dade County
 Class "A" Commercial Building: Sale or Lease
 Share Common Areas with Murray's Speed and Custom
 A National Icon for Over 75 Years

30,605 Square Feet For Sale
+/- 15,000 Square Feet For Lease



15781 NW 7th Avenue Miami, Florida 33169



**NEW
 CONSTRUCTION!**

Immediately South of the Golden Glades Interchange
 Fronts 441, Rear Faces I-95 !
 Adjacent to Turnpike, SR 826, SR 9, I-95
 Minutes to Aventura, Miami Lakes, Miami Gardens Hollywood, Beaches:
 AN INCREDIBLE LOCATION!

Reasonable Purchase Offers Considered
Lease at \$7.00- \$10.00 Per Square Foot
Up to 26' Clear Drive-in Warehouse
Class "A" Elevator Served Offices
No Expense Spared to Construct

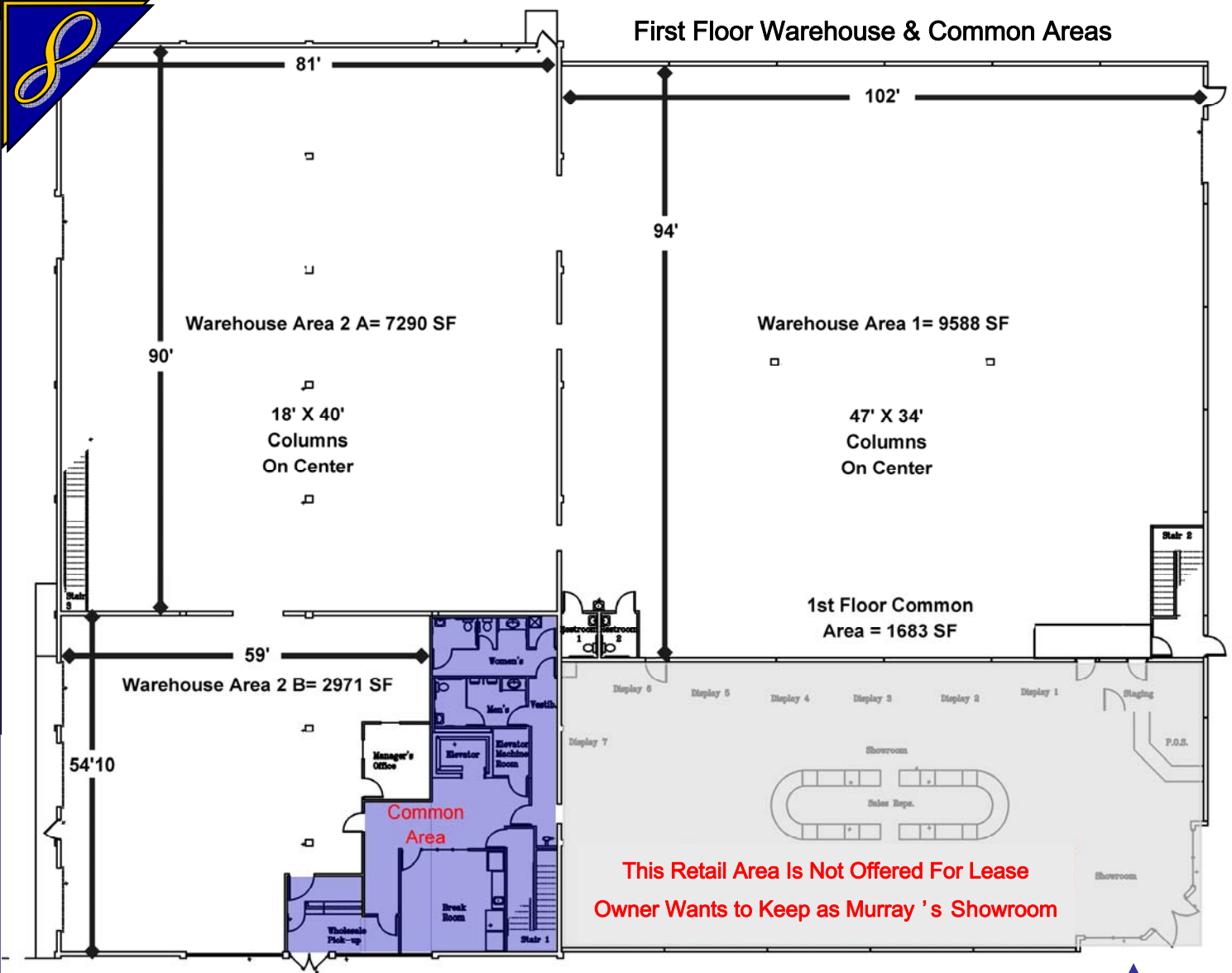
Two Configurations, both with Class "A" Finishes
 15,036 Rentable SF (Area 2) to 15,569 Rentable SF (Area 1)
 ZONING: BU – 3 Liberal Business District
 Second Floor Elevator Served Offices
 Shared Customer Lounge, Vending Machines
 High Bandwidth Fiber Optic Data Services Available

Owner will Lease Back Part of Building from Buyer,
Sell Entire Building and Move Their Operations,
or Lease Out Part & Occupy the Balance

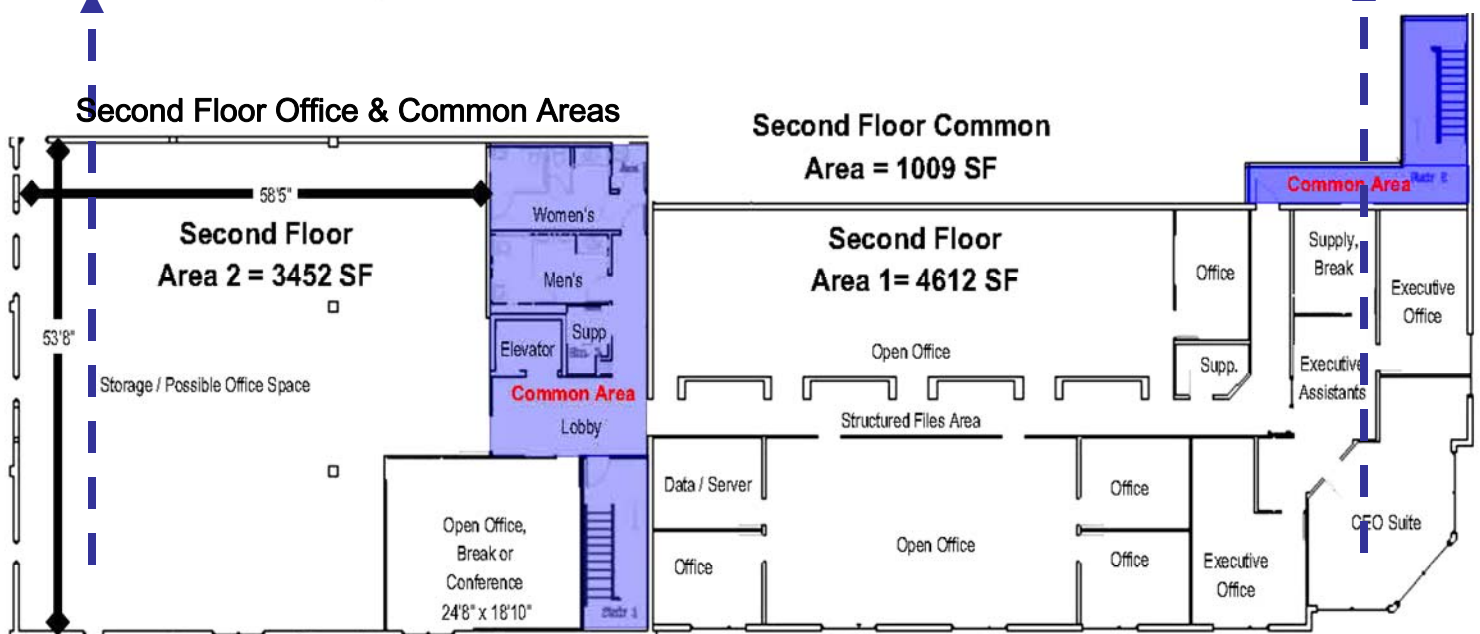


Exclusively Listed By:
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First Floor Warehouse & Common Areas



Second Floor Office & Common Areas



The information contained within this multi-page document 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, prior lease, price change or withdrawal without notice.

CEO OFFICE AND
CONFERENCE



"HI-TECH"
FINISHES



VIEW FROM I-95



26' CLEAR HEIGHT TILT UP CONCRETE
WAREHOUSE WITH TWIN T ROOF



TYPICAL PASSING
TRAFFIC



SALES OFFICES



10 X 14 DRIVE IN
DOOR



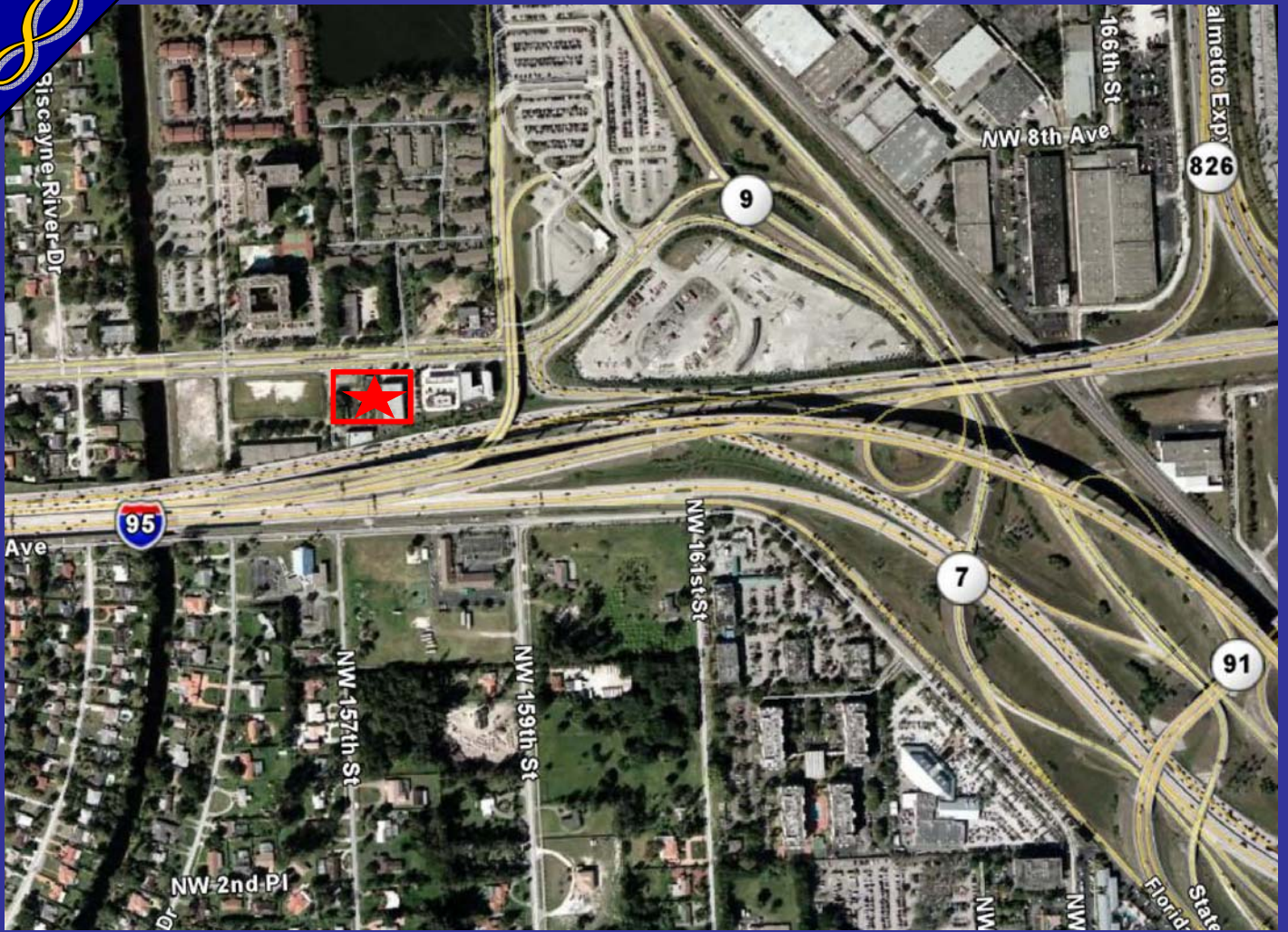
GENERAL
OFFICES



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Biscayne River Dr



A Word About Your Possible Neighbor, and the Benefits of Sharing Common Areas Such as the Entrance, Customer Lounge and Vending Areas....

Murray's Speed and Custom has been a South Florida landmark since the beginning of the 1930's, and has expanded nationally and internationally over the ensuing decades. They are well known to the racing, classic and custom car communities, providing hard to find parts and technical expertise to their clients, worldwide. They have sponsored and supported numerous racing venues over the years, and their physical and online stores are vital to "gear heads" around the world. If Murray's can't solve your hard to find parts problem, no-one can... Their worldwide headquarters will be your neighbor: If you are in a related business, you could not possibly have a more valuable neighbor, or a better landlord or tenant.



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