

FOR SALE: \$7,500,000

**56,531 SQUARE FEET OF MULTI TENANT
FLEX, INDUSTRIAL AND OFFICE/SHOWROOM SUITES
OWNER/USER/INVESTMENT PROPERTY
LOCATION, LOCATION, LOCATION!!!**

An Outstanding, 2 Building General Business Development

THE GOLDEN GLADES COMMERCE PARK

17401 NW 2nd Avenue Miami, Florida

(Across the Street from the Super Wal-Mart on US 441)



- Just off the Golden Glades Interchange
- Immediate Access: 441, I-95, Turnpike, 826 and 836
- Zoned IU-2 & BU-1: Permitted Uses From Heavy Industrial to Wholesale/General Business
- Newly Renovated to Current Miami Dade County & ADA Code (New Roofs, Electric, Plumbing, etc.)

Exclusively Listed By:

Ted Konigsberg, SIOR

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www.realcommercialproperties.com

Features

Fenced and Gated Parking, Newly Built Appearance

Directly Opposite Brand New Super Wal-Mart, Fronting 441

Tenants Pay All Operating Expenses, Separately Metered Electric

Pro-Forma Cap Rate of 7.5% Within 3 Years, Already Partially Leased

Unparalleled Access to EVERY MAJOR HIGHWAY in South Florida

UPS Height and Grade Level Loading Doors, Exterior and Interior Docks

IU-2 and BU-1 Zoning: Heavy Industrial/Wholesale/General Business Use

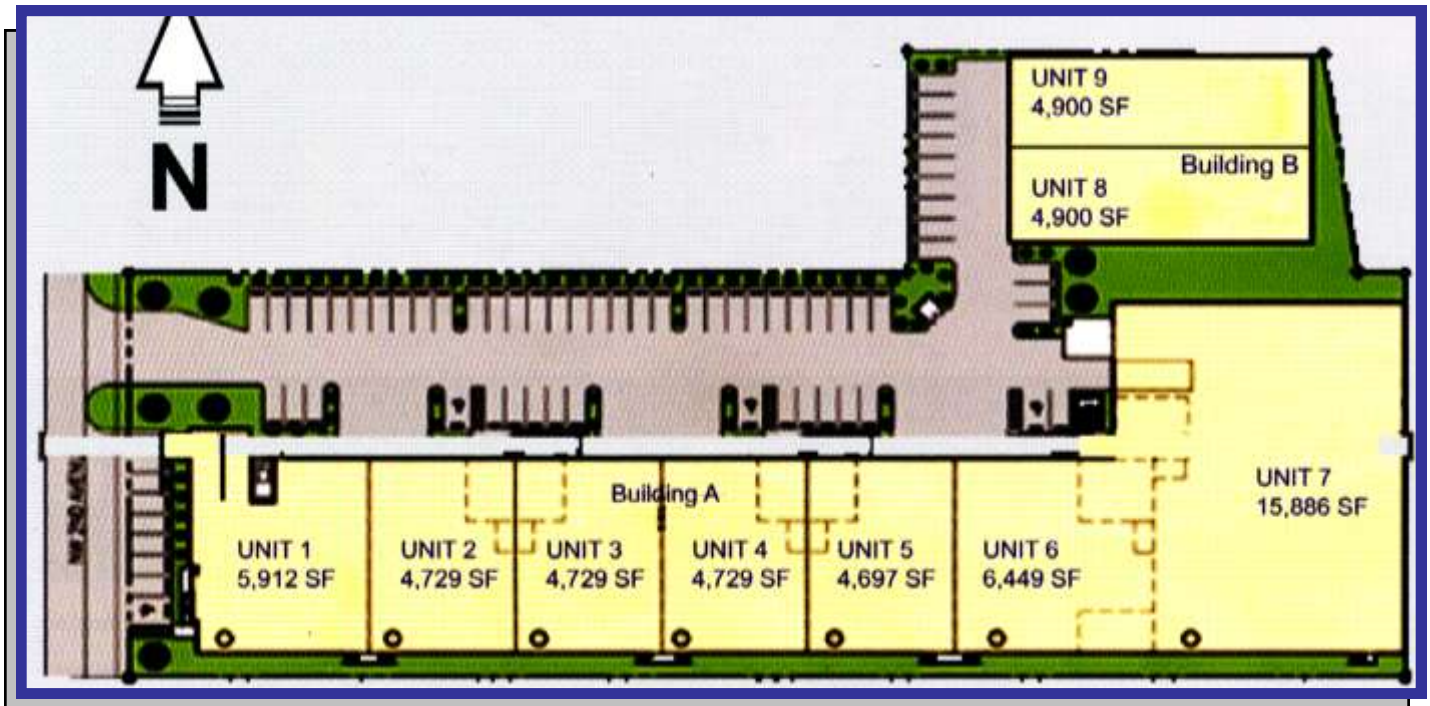
Excellent Area Amenities: Aventura Mall, Restaurants, Shopping, Banking

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

Perfect For an Owner/User: Occupy Part, Use Tenant Rents to Pay Mortgage

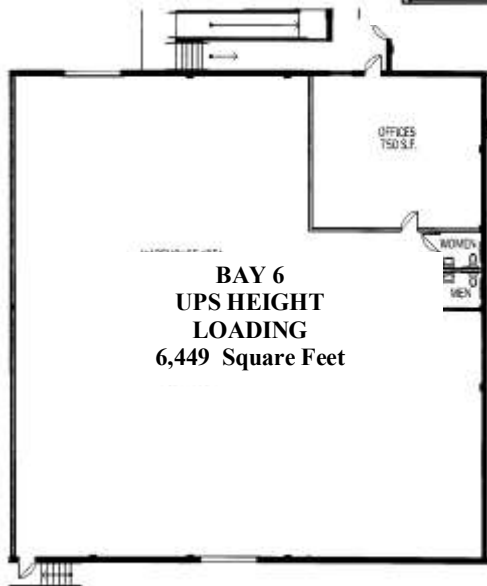
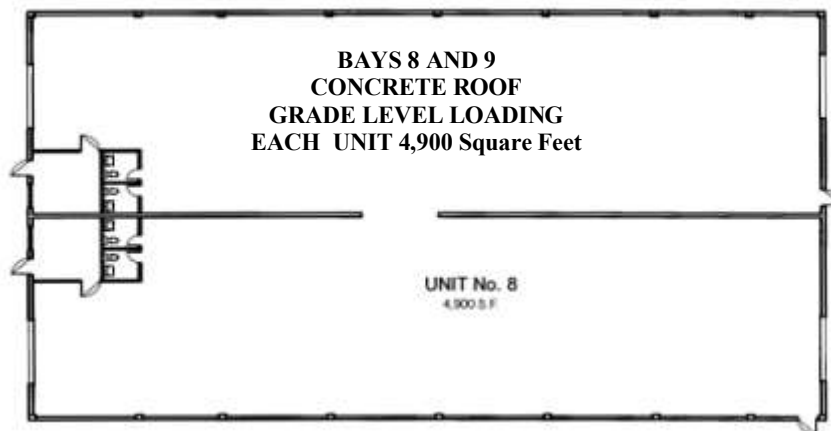
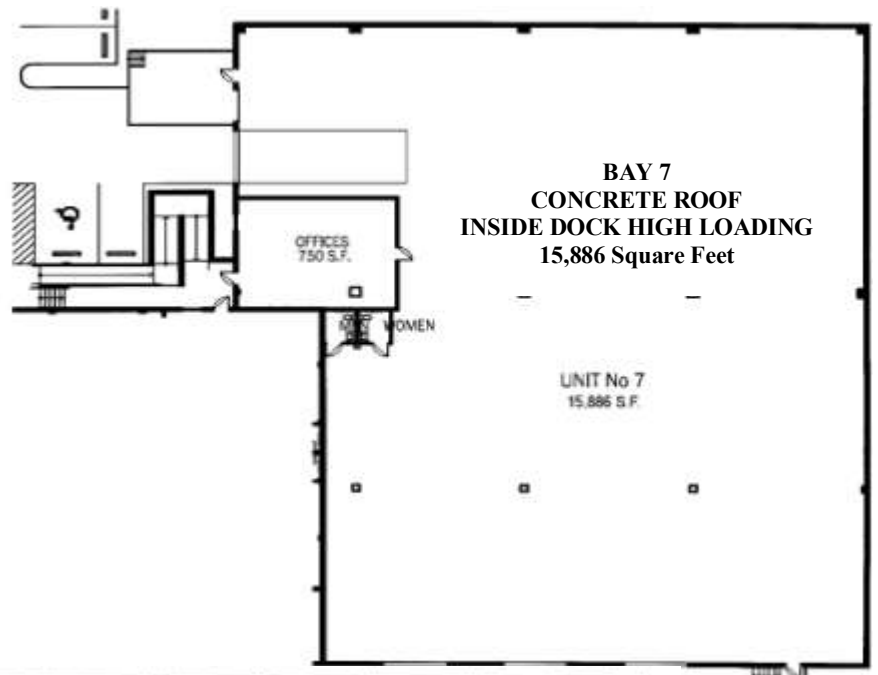
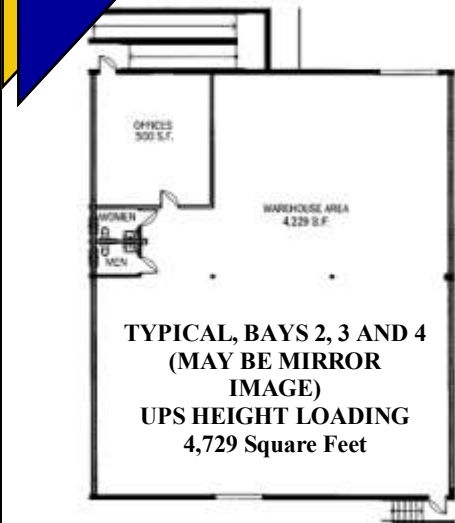
Don't Miss Out On This Price, Under \$133 per Square Foot: Will Not Last!!!!

Another Quality Project By:



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.

Floor Plans



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