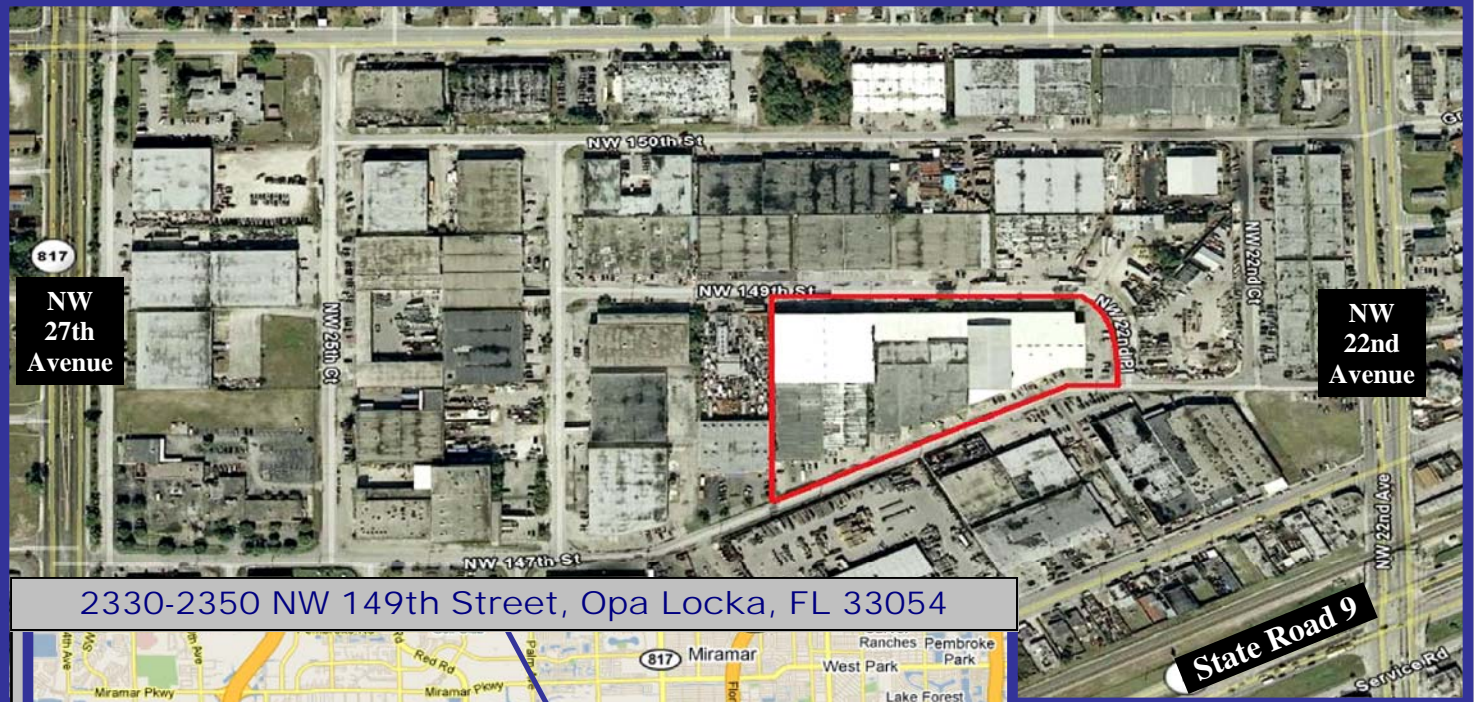
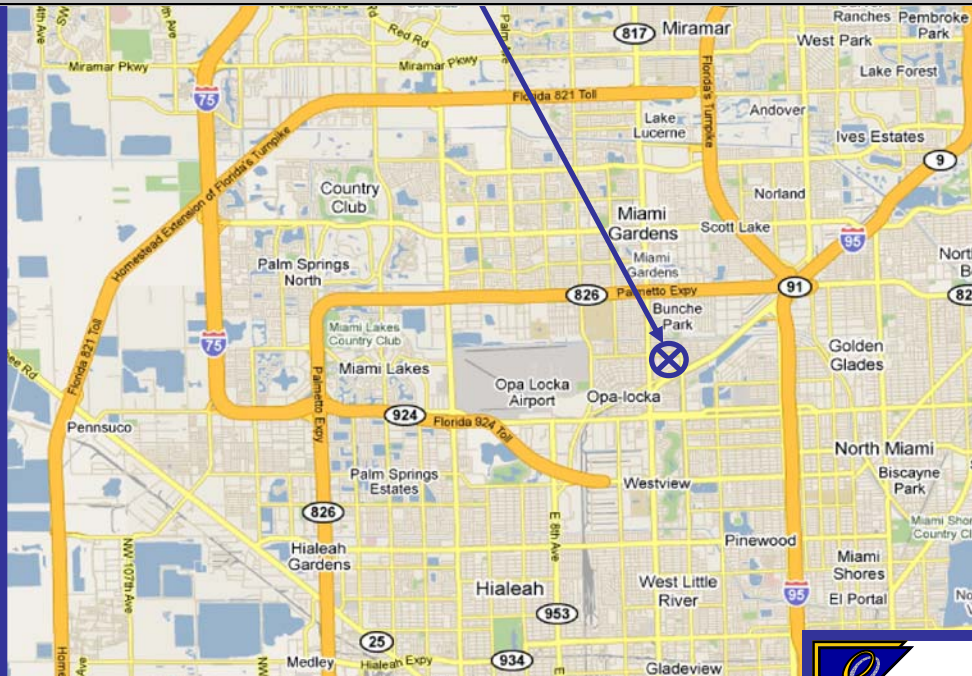




North Miami Dade County 165,121 Industrial Square Feet for Sale VERY HARD TO FIND IU-2 ZONING



2330-2350 NW 149th Street, Opa Locka, FL 33054



- Next to SR-9 & NW 22 Avenue Intersection
- 1 Block from Opa Locka Police Station
- On Metro Dade Bus Route
- Minutes to I-95, 826, I-75, 441, Florida Turnpike, Gratigny Expressway
- Fast Access to all major markets in Miami Dade & South Broward Counties

- Clear Heights Up to 38'6"
- Dock & Grade Level Loading
- 240 v 3 Phase Electric Service: Multiple Meters
- Pre-Cast Concrete, CBS and Steel Construction

**U.S. BANKRUPTCY COURT ORDERED
SALE
YOU CANNOT BEAT THIS DEAL**

**Considering All Qualified Offers
Suggested Range: \$15 to \$20 per Square Foot**



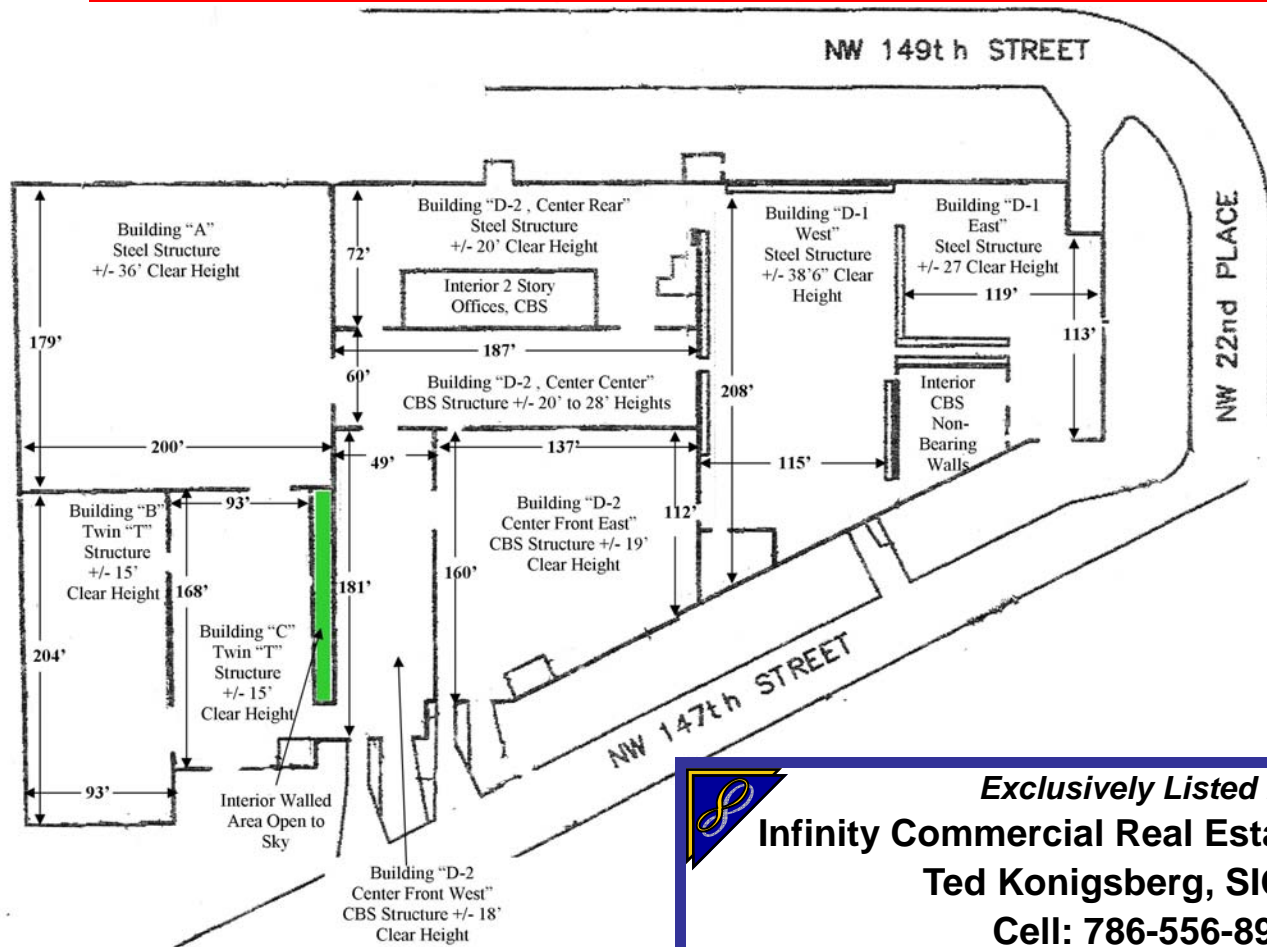
Exclusively Listed By:
Infinity Commercial Real Estate
Ted Konigsberg, SIOR
Cell: 786-556-8988
Office: 786-210-5640
Fax: 786-524-7885
ted@infinitycommercial.net
www.infinitycommercial.net

The information contained within is believed to be accurate, and has been obtained from sources deemed 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 from market without notice.



THIS IS AN "AS-IS WHERE-IS" BANKRUPTCY COURT SALE

The buyer will be selected based upon a number of factors, above and beyond the purchase price: Time to close, due diligence conditions, financial qualifications, amount of good faith deposit and other matters indicative of ability and intent to close timely will all be considered. Therefore, all-cash offers and fast closings will be given precedence. It is in the best interest of all potential buyers to submit comprehensive qualifying information with all offers and provide substantial good faith deposits with contracts.



The information contained within is believed to be accurate, and has been obtained from sources deemed 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. Specifically, the site sketch above is not to scale, has not been verified, and all dimensions are an approximation.



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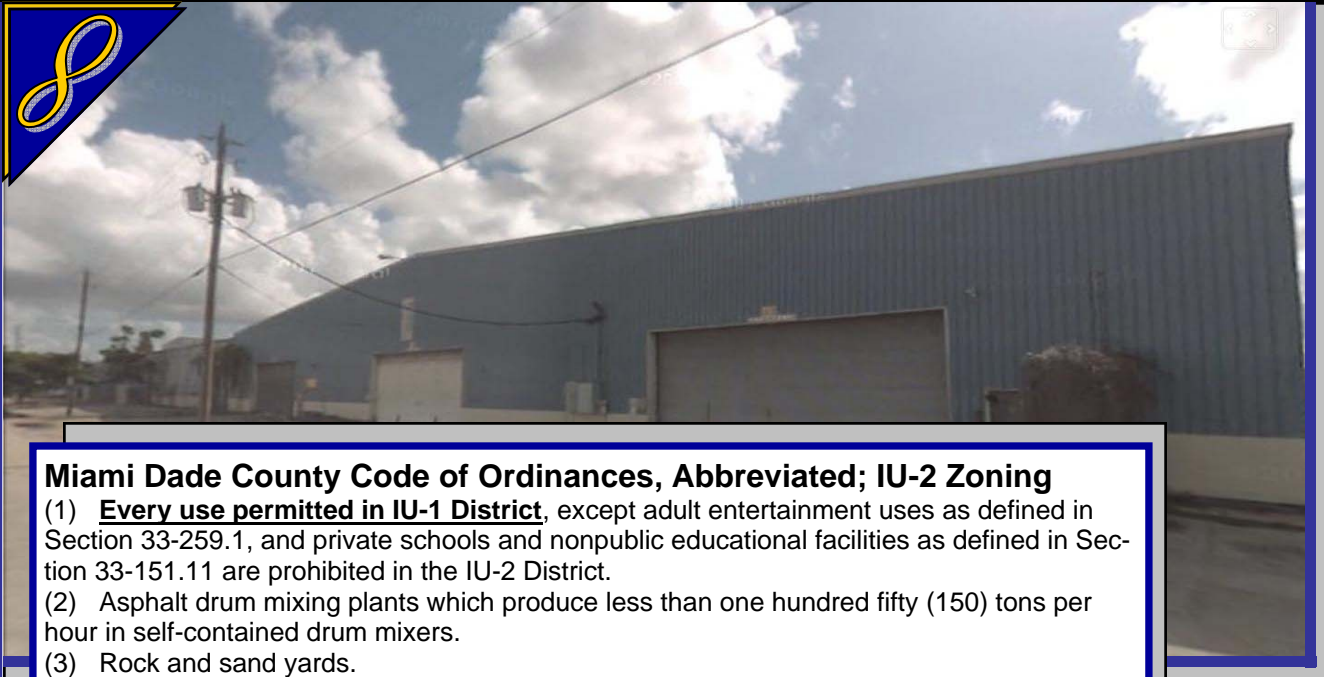
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Miami Dade County Code of Ordinances, Abbreviated; IU-2 Zoning

(1) **Every use permitted in IU-1 District**, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-2 District.

(2) Asphalt drum mixing plants which produce less than one hundred fifty (150) tons per hour in self-contained drum mixers.

(3) Rock and sand yards.

(4) Cement and clay products, such as concrete blocks, pipe, etc.

(5) Soap manufacturing, vegetable byproducts, only.

(6) Railroad shops.

(7) Sawmills.

(8) Petroleum products storage tank not exceeding 30,000-gallon capacity or a group of such tanks with an aggregate capacity not in excess of thirty thousand (30,000) gallons.

(9) Petroleum products storage tank with a capacity of over thirty thousand (30,000) gallons or a group of such tanks with an aggregate capacity in excess of thirty thousand (30,000) gallons if approved after public hearing or if placed below the surface of the ground or in a rockpit.

(10) Dynamite storage.

(11) Construction debris materials recovery transfer facility, provided such use shall be conducted entirely within an enclosed building consisting of a minimum of 15,000 square feet. Counted toward this minimum floor area shall be areas set aside for office shop space and equipment storage associated with the construction debris materials recovery transfer facility.

Example of Incentives offered to businesses in or relocating to 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.

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