



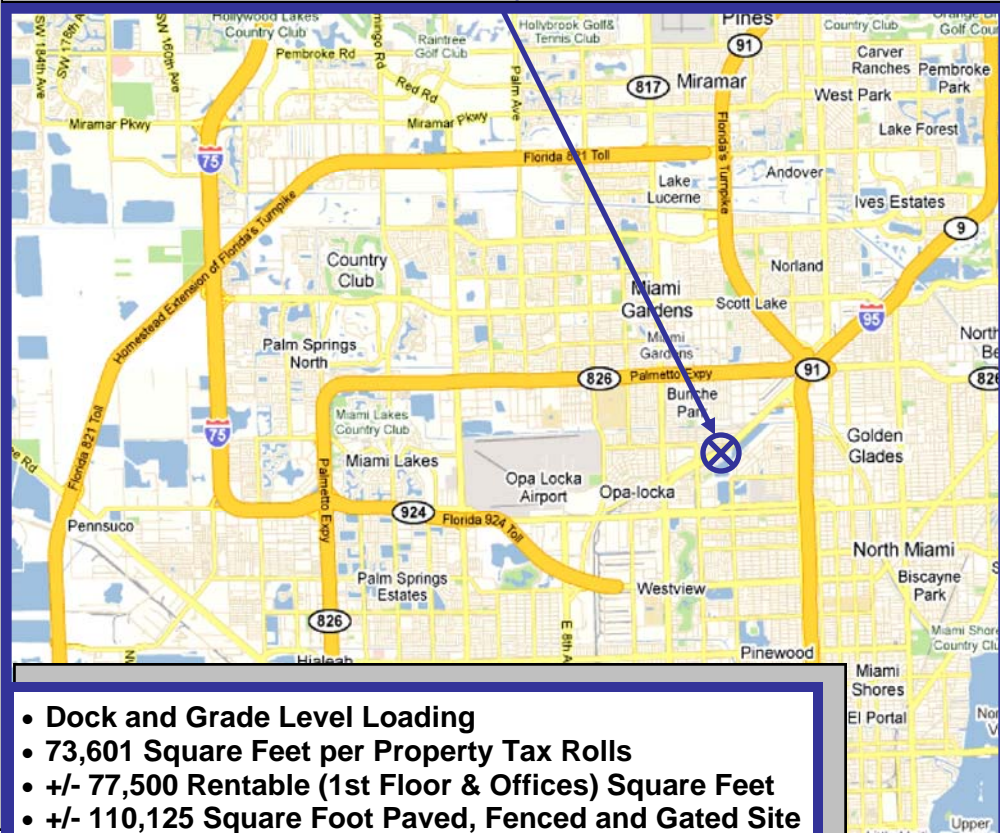
North Miami Dade County
 Heavy Industrial Building for Sale or Lease
VERY HARD TO FIND IU-2 ZONING

\$27 Per Square Foot Sale
\$1.50 Per Square Foot Lease



SBA FINANCING AVAILABLE!

2320 NW 147th Street, Opa Locka, Florida 33054



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

- Dock and Grade Level Loading
- 73,601 Square Feet per Property Tax Rolls
- +/- 77,500 Rentable (1st Floor & Offices) Square Feet
- +/- 110,125 Square Foot Paved, Fenced and Gated Site
- 2 Electric Meters: 4,000 Amps, 240 v 3 Phase Service

+/- 35,000 Square Feet of Bonus Steel & Concrete 2nd Story Warehouse Mezzanine AT NO CHARGE

YOU CANNOT BEAT THIS DEAL

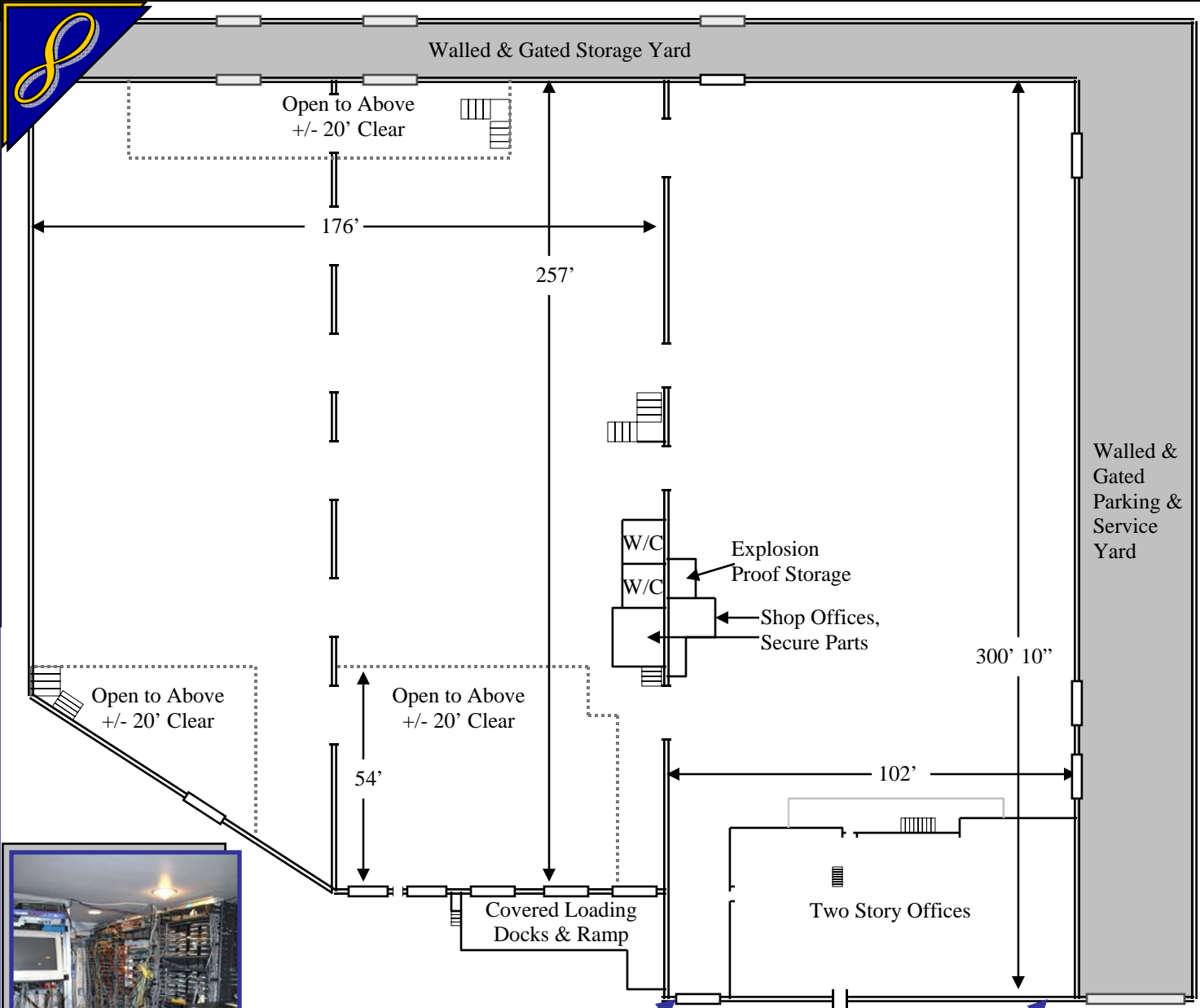
Lease for Just \$1.50 PSF, NNN!!!
 (\$9,200.13 per month)

Buy for Just \$1,987,000!!!



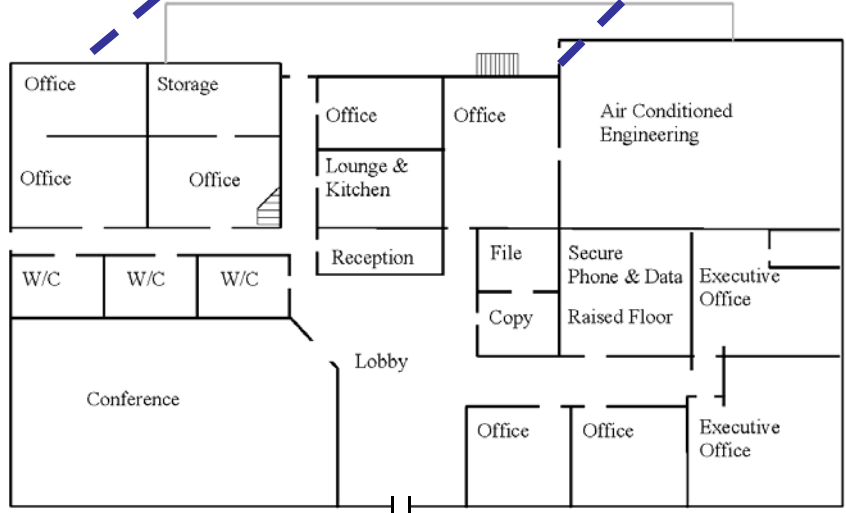
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First Floor Site and Building Sketch



Server Room Raised Floor

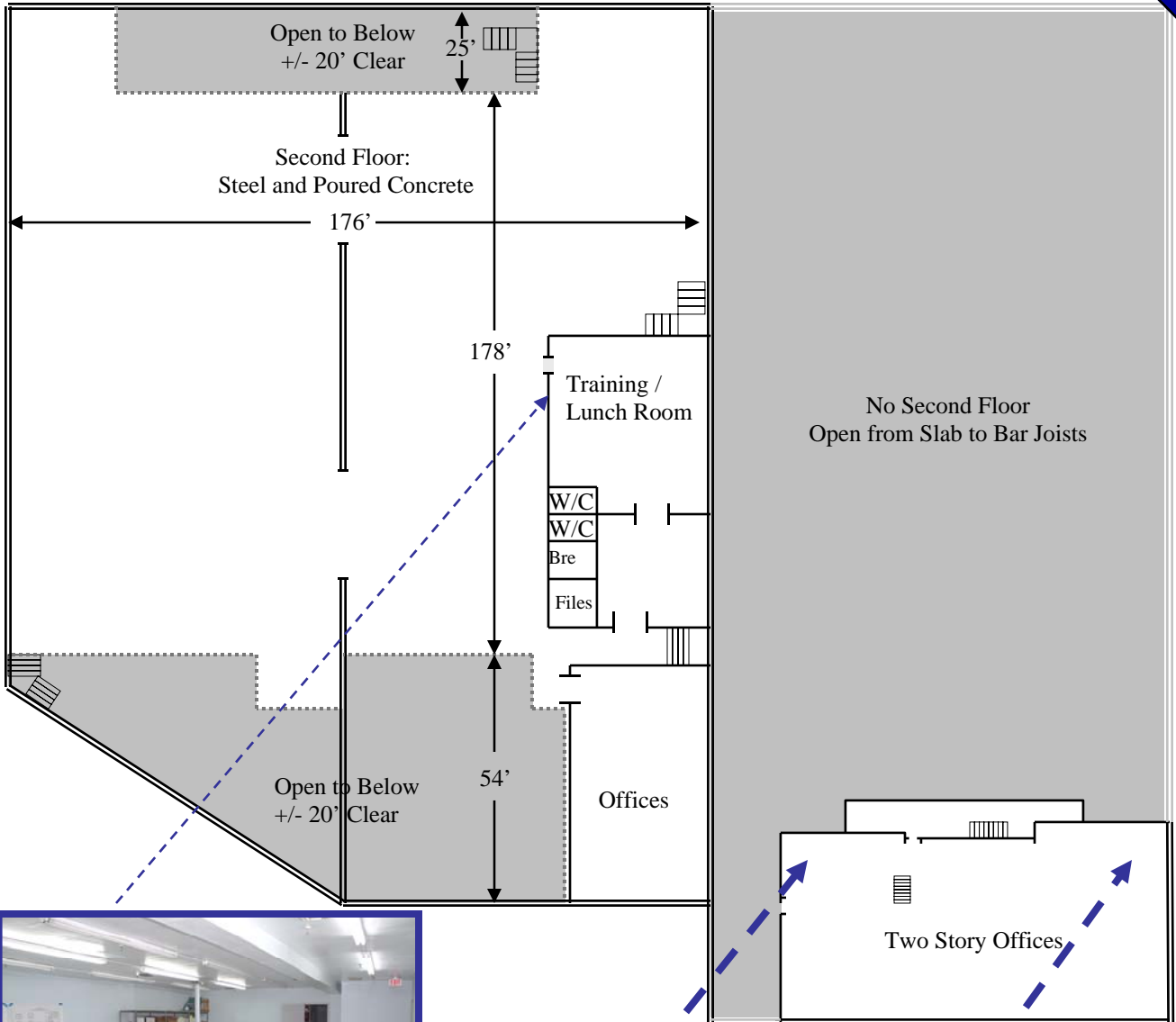
First Floor Office Detail



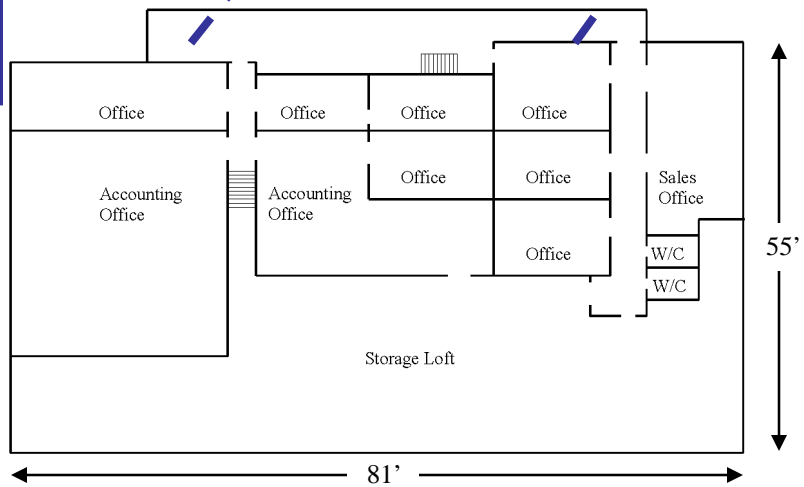
Reception

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. Specifically, the sketches above are NOT TO SCALE and have not been created by a licensed architect. They are intended only to provide a general sense of the layout of the building and the site.


Second Floor Building Sketch



Second Floor Office Detail



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 Sale Price	Down Payment	Principal Financed at 90%	Monthly Mortgage Payment	Monthly Lease Payment Industrial Gross
\$1,987,227.00	\$198,722.00	\$1,788,504.30	Variable \$11,523.00 Fixed \$12,584.00	\$1.50/SF \$9,200.13 Monthly



For further information, please contact:
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Wells Fargo SBA 7(a) Loan Program

Mortgage Terms:

- As low as 10% down
- Up to 25-year amortization & term
- Up to \$5 Million
- Variable rate = Prime + 2.5%
- or -
- Fixed for 25 years @ 6.95%

Timeframes:

- Prequalification within 48 hours (no charge or obligation)
- Loan commitment within 10 business days
- Funding as fast as 45 days

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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