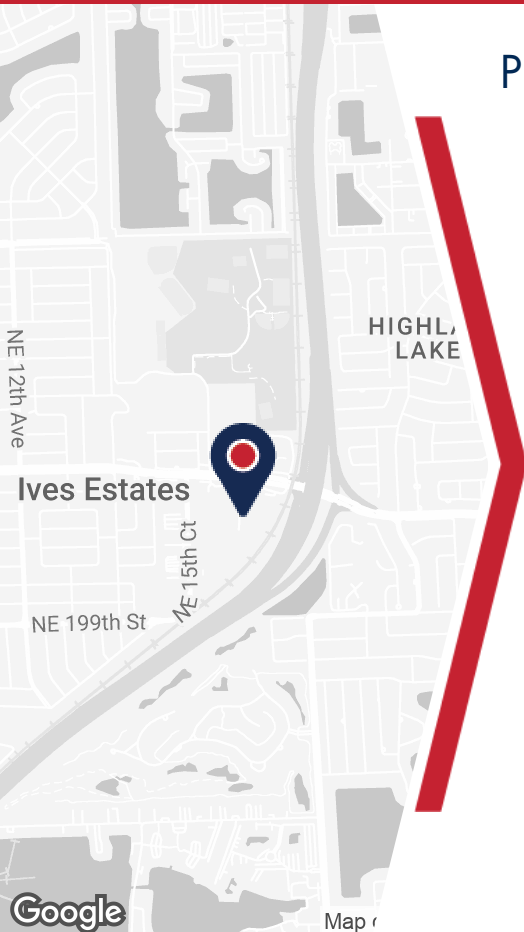


20149 NE 16TH PL

MIAMI, FL 33179



## PROPERTY DETAILS

- 1,510 SF Industrial Condo
- 21.5' Clear Height
- 100% HVAC
- ±450 SF Second-Story Office
- Secure, Gated Business Park
- IU-2 Zoning
- Prime location just off of I-95 at Ives Dairy Road
- Minutes from Aventura, Sunny Isles, Hollywood, Fort Lauderdale Intl. Airport and Miami International Airport

## ABOUT PROPERTY



**PRICE**  
\$550,000



**YEAR BUILT**  
1989



**AVAILABLE SF**  
1,510



**PARKING**  
Surface



**LOCATION**  
I-95 & Ives Dairy Road

For more information:

**Jordan Beck**

954.652.2033 | Jbeck@Bergercommercial.Com  
bergercommercial.com

**Calder Alfano**

954.652.2041 | Calfano@Bergercommercial.Com



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.



20149 NE 16TH PL

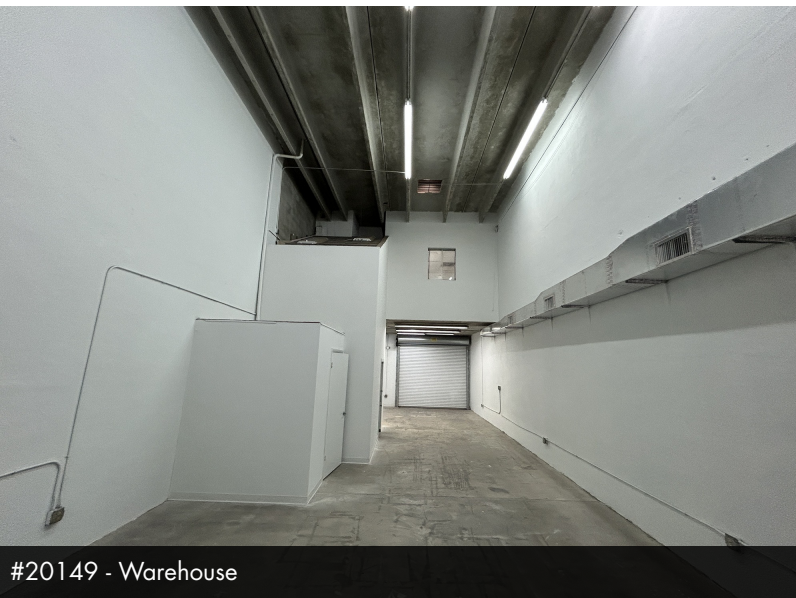
ADDITIONAL PHOTOS



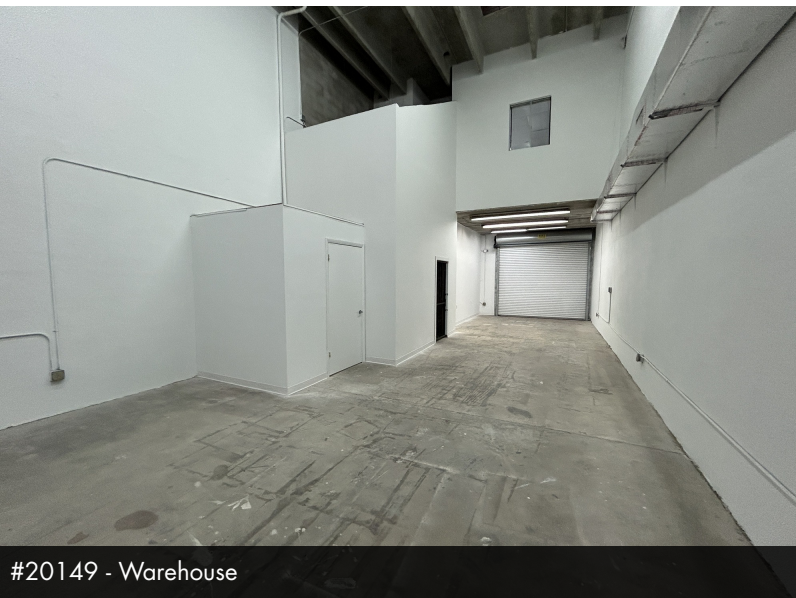
#20149 - Entrance



#20149 - Office



#20149 - Warehouse



#20149 - Warehouse



#20149 - Reception

For more information:

**Jordan Beck**

954.652.2033 | [jbeck@Bergercommercial.Com](mailto:jbeck@Bergercommercial.Com)  
[bergercommercial.com](http://bergercommercial.com)

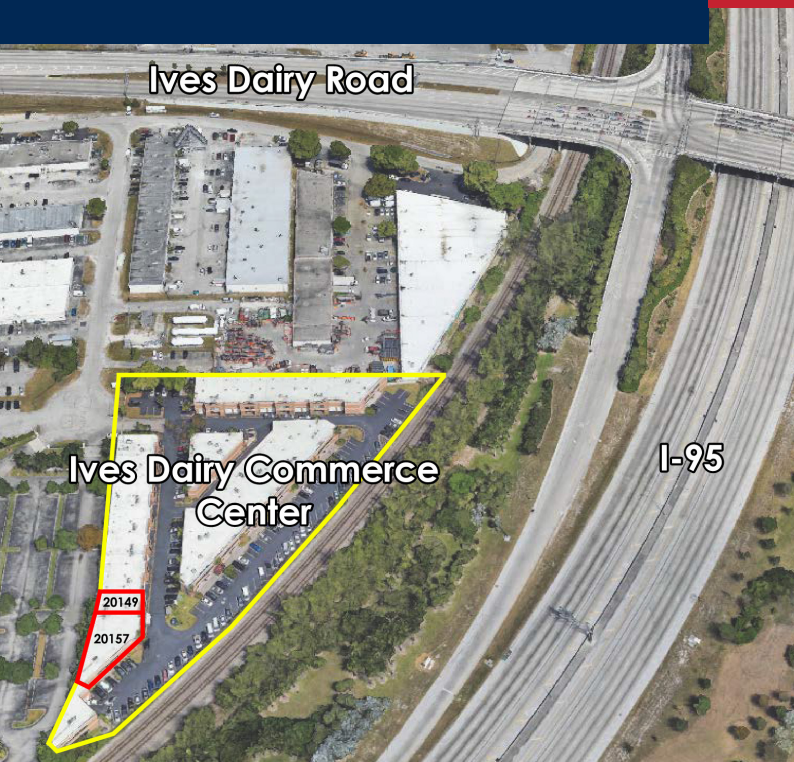
**Calder Alfano**

954.652.2041 | [Calfano@Bergercommercial.Com](mailto:Calfano@Bergercommercial.Com)



*Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.*



**OFFERING SUMMARY**

Sale Price:	\$550,000
Building Size:	1,510 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	893	6,503
Total Population	609	2,783	18,323
Average HH Income	\$122,583	\$123,401	\$106,577

**PROPERTY DESCRIPTION**

1,510 square foot industrial condo for sale within the highly sought after Ives Dairy Commerce Center. Offered individually or together with #20157 (7,244 Office Condo) for 8,754 Total SF. 21.5' Clear Height. Fully Air Conditioned.

**LOCATION DESCRIPTION**

Located within Ives Dairy Commerce Center at I-95 & Ives Dairy Road. Minutes to Aventura, Sunny Isles, Hollywood, FLL International Airport.

**PROPERTY HIGHLIGHTS**

- 1,510 SF Warehouse Condo
- 21.5' Clear Height.
- 100% HVAC.
- ±450 SF Second-Story Office
- One (1) 10' x 10' Grade-Level Loading Door.
- IU-2 Zoning.

For more information:

**Jordan Beck**

954.652.2033 | Jbeck@Bergercommercial.Com  
bergercommercial.com

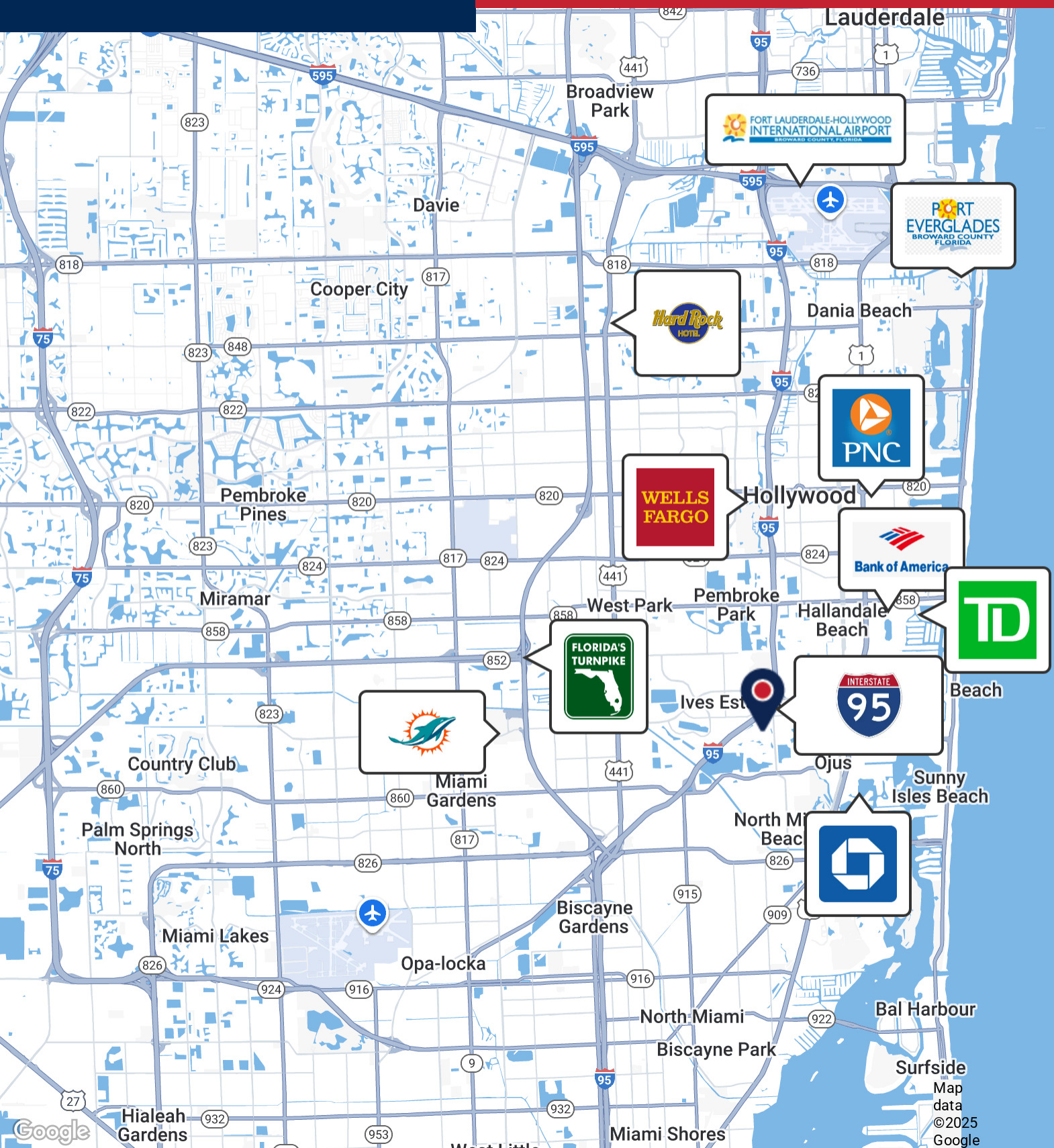
**Calder Alfano**

954.652.2041 | Calfano@Bergercommercial.Com



20149 NE 16TH PL

## LOCATION MAP



For more information:

**Jordan Beck**

954.652.2033 | Jbeck@Bergercommercial.Com  
bergercommercial.com

**Calder Alfano**

954.652.2041 | Calfano@Bergercommercial.Com



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.