



AVAILABLE FOR SALE OR LEASE

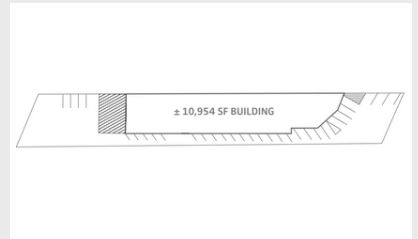
±10,954 SF

14951 S Dixie Hwy
Palmetto Bay, FL 33176

PROPERTY FEATURES

TOTAL SF	± 24,829 TOTAL SF
WAREHOUSE	± 10,954 SF
LOT SIZE	0.57 ACRE LOT
PARKING	± 34 PARKING SPACES
LOADING	STREET LEVEL LOADING
FIRE SPRINKLERS	DRY
HVAC	YES

SITE PLAN



CALL FOR PRICING & DETAILS

- FRANCISCO GIRON, MBA, CCIM
305.924.5864
- MARTIJN RENTEMA
786.376.2836

DESCRIPTION

PROPERTY DESCRIPTION

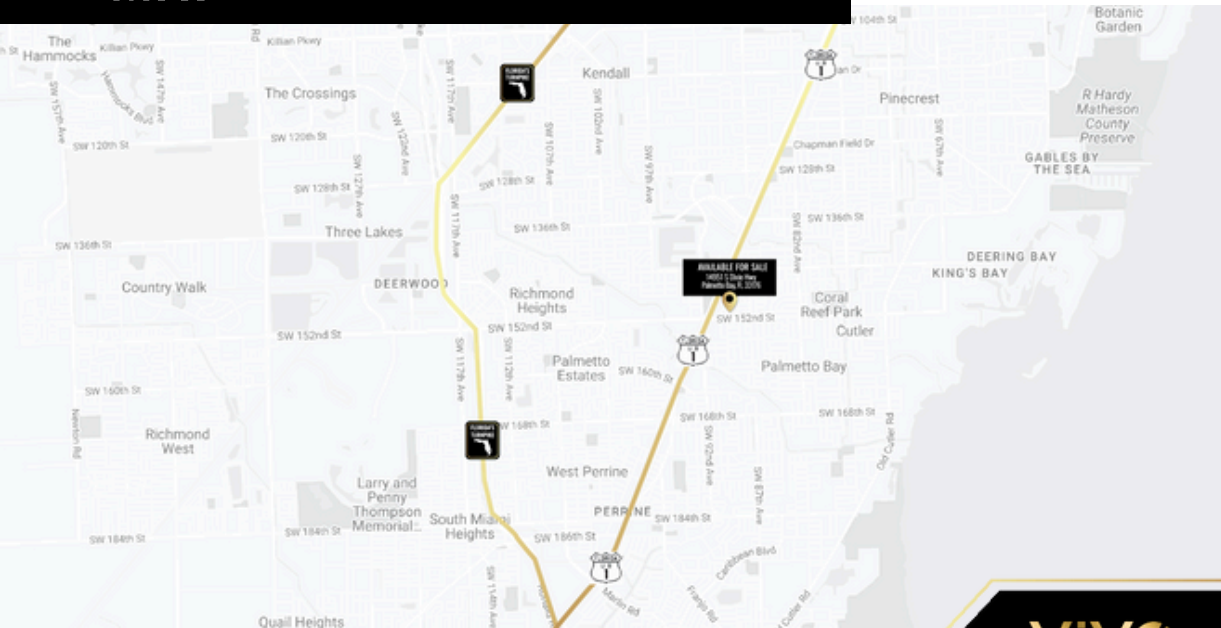
Prime opportunity in coveted location with frontage on South Dixie Highway.

Comprising approximately ±10,954 square feet of versatile building space situated on a generous ±24,829 square foot lot spanning 0.57 acres, this property offers ample room for diverse retail endeavors. With 34 dedicated parking spaces ensuring convenient access for patrons, along with a street-level loading door facilitating seamless logistics, the property is thoughtfully designed to cater to the needs of modern businesses. Equipped with an HVAC system throughout and a fire sprinkler dry system, this property prioritizes comfort, safety, and regulatory compliance, providing a turnkey solution for prospective owners or tenants.

LOCATION DESCRIPTION

Positioned within a high-traffic area, this property presents an opportunity for businesses seeking visibility and accessibility in a thriving commercial landscape. The strategic location on South Dixie Highway ensures maximum exposure to passing motorists and pedestrians, enhancing brand visibility and driving foot traffic.

MAP



PROPERTY IMAGES

