

- 6,121 SF WAREHOUSE
- 22 FT CEILINGS
- 12' X 12' BAY DOOR
- 56F SEMI TRUCK ACCESSIBILITY



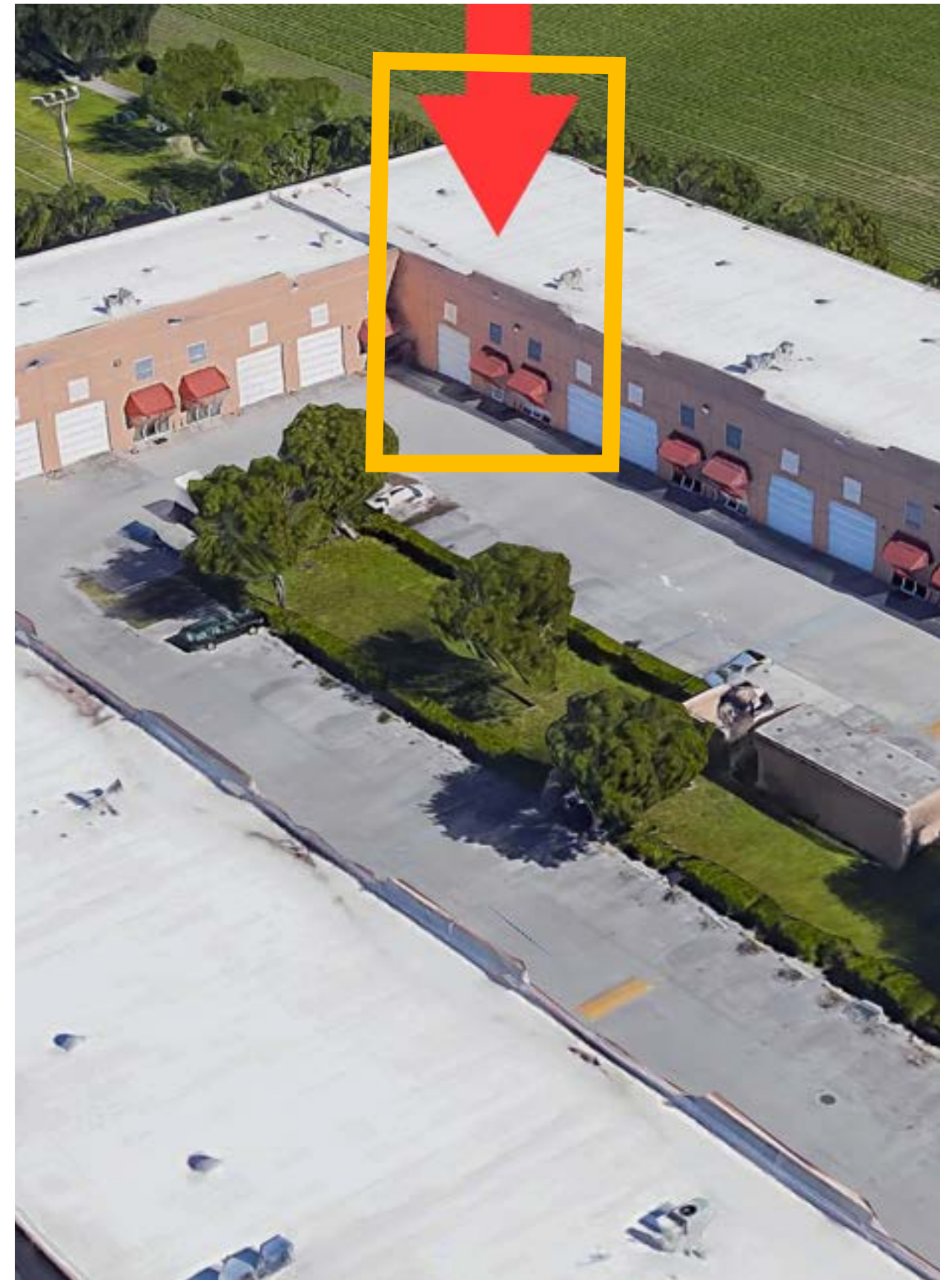
13275 SW 136 STREET, UNIT #17
MIAMI, FL 33186

Overview: Tamiami Industrial Park

Property Highlights:

- Property Type: Industrial
- Property Subtype Warehouse
- Zoning: 7100 Light Manufacturinging
- Building Class B
- No of Stories: 1
- Year Built 2004
- Parking Ratio: 3/1,000SF
- Clear Ceiling Height 22FT
- Folio# 30-5914-099-0170
- Address: 13275 SW 136th ST
- Water & Sewer: County
- Size: 6,121 SFT
- \$4M (Includes Real Estate, Business Operations, Company and all Assets)
- NO liabilities and NO debts.

Act Now or lose out!





Aerial Image



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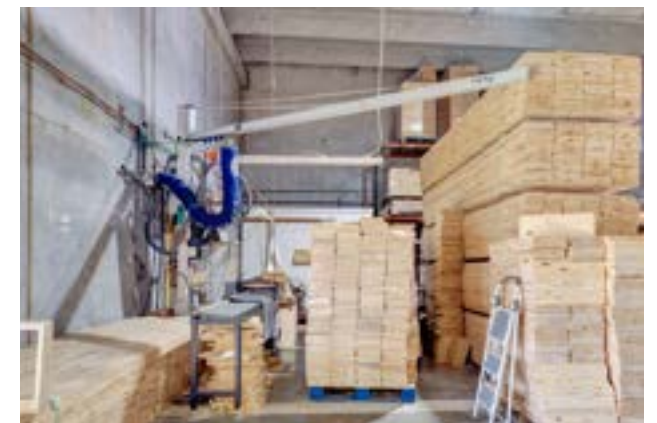
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|-----------------------|-----------------------------------|--|--|-------------------------|----------------------------------|--------------------------------|----------------------------|
| G Gas Station | 3 Lexus of West Kendall | 6 London Square: Costco, TJ Maxx, Bath & Body Works, Starbucks, Ross | 8 Museum of Contemporary Art of the Americas | 11 South Florida Ballet | 15 Snapper Creek Service Plaza | 19 Miami Skydiving Center | 23 JJ Tire |
| R Restaurant | 4 Kendall Dodge Chrysler Jeep Ram | 7 BridgePrep Academy | 9 Publix Plaza | 12 West Kendall Toyota | 16 Florida's Turnpike Enterprise | 20 Wings Over Miami Museum | 24 Amaro Landscape Assoc. |
| 1 Amazon DMI9 | 5 Tamiami Airport | | 10 Baptist Health Primary Care | 13 Hertz | 17 Hampton Inn & Suites | 21 Tamiami Pinelands | 25 University Credit Union |
| 2 Holiday Inn Express | | | | 14 Florida 874 | 18 Sky Tours Miami | 22 FreshCo Fish Market & Grill | 26 Super Hero Speech |

EQUIPMENT SURVEY

Yale Forklift	Pneumatic Veracoty 50 VX.	\$25,000
Ironwood Cut-Off SAW CUT 18 (by Stiles)	The Ironwood CUT 18 cut-off saw is a safe, reliable, compact crosscutting solution. Precision ground to ensure absolute cutting accuracy and maximum stability during heavy operations.	\$9,000
Custom Measurement Jig for Ironwood Cut-Off Saw Cut 18	Custom Jig attached to the 2019 Ironwood Cut-Off SAW to assist with measurements.	\$3,000
Kentwood Multi-Blade Rip Saw MRS112 (custom order to 12") by Stiles	Kentwood's multi-rip saw offers fast, high-volume, precise, straight-line ripping. Gain production and significant yields.	\$75,000
Schmalz Vacuum Lifter and Crane System	Inline Cups to lift boards and aluminum crane. Column-Mounted Jib Crane for large and heavy loads like wooden boards, cardboard boxes and solar panels can be moved gently and precisely.	\$9,000
Holzer - Verticle Panel Saw (Super Cut 1265)	1265 "Super Cut" HOLZ-HER Vertical Panel Saw. Saw Head Rotates 90° For Rip Or Cross Cutting.	\$10,000
Wadkin BEM Heavy-Duty Spindle Moulder with Custom Jig & Custom Tooling (handle)	Wadkin's best spindle moulder, a heavy-duty classic, cast body and large cast table. Complete fence assembly swivels.	\$24,000
2 Saw Stop 10" Industrial Cabinet 5s	5HP3PH230V with 52" Fence & rails	\$10,000
Nederman S-1000 10HP Bag Filter Dust Collection (for Kentwood)	Three Phase. 360 Sq Ft of filter media. Three waste discharge points. Choose between bag, barrel or a dump bin. Easy as 1-2-3	\$14,000
Dust Collection (for Ironwood)		\$1,500
Delta-Dust Collection 2 Units: 5HP model 50-764 & 50-765		\$3,000



Powermatic Shaper PM2700 (4 units)	New PM2700 Shaper with more features than any other shaper in the same class. Extra large 30" x 40" precision ground cast iron table with heavy duty miter gauge and aluminum extruded support. Digital readout for spindle height allowing adjustments to within .001" in the spindle height (critical when aligning rail and stile cutters for raised panel doors).	\$20,000
Powermatic 4 speed Stock Feeder PF-33 (3 units)	Powermatic 1790810K Power Stock feeder. Features continuous duty motor and lubricated gearbox that transmits power to the roller chain and sprockets to feed rollers. Superior positive feeding for all types of materials.	\$3,000
Powermatic Cut-Off Saw COS18R with 8' outfield table & rule & stop	Motor: 10HP/3Ph/230/460V Blade: 18" diameter/120T Arbor Size: 1" Arbor speed: 3320 RPM Cutting Cap. @ Max Ht: 4-3/8" x 10-1/2" Table size: 26-1/2" x 28" Table height: 33"	\$5,000
Jet (Shear for cutting 8x8 hardwood mesh)	JWS-22CS 1-1/2 -2HP 1PH 115/2	\$1,100
Aluminum 1000 lb Spool Holder & Cutter	Custom Built Machine to hold 1000 lb. coils of aluminum	\$5,000
Frame Assembly Machine	Custom steel assembly machine for beehive frames.	\$15,000
Dewalt 12" Slide Compound Mitre Saw		\$500
Hauncher (custom for box joints)	Custom machine by US Concepts	\$60,000
BelAire Vertical Air Compressor	338VE/ 8090250027CPLMC7580V2C 11.00HP. 80 GALLON 240 VOLT / 50AMP	\$2,500
Steel Shelves	32 Upright Teardrop, 169 Wire Deck, 18 4ft Beams, 70- 8ft Beams, 56 - 12 ft Beams, 4- 16" Beams	\$65,000



EQUIPMENT SURVEY (Cont'd)

Refrigerator		\$400
Refrigerator		\$700
Pallet Jack	2-units	\$600
Pallet Jack	5,500 lb.	\$750
Metal Carts (7)	Custom, heavy-duty	\$7,000
Rolling bins (3)		\$600
Cover Station	Custom built station with hydraulics to assist in installing the aluminum on the covers	\$6,000
Bottom Board Station	Custom built station with hydraulics to assist in assembling bottom boards	\$6,000
Amana Shear (metal cutter)	Amana age 10" x60x5/8 tc 125 sbr-30m, Shear/Brake/Roll	\$1,200
Box Assembly Jig	Assembly jig with clamps	\$2,000
Lega Bottling Machine		\$4,000
Rolling Utility Carts (4)		\$520
Strongway Circular Warehouse Fans	5 Units	\$750
Large Wall Mounted Fan		\$300
Lasko Warehouse Fans		\$560



Low Profile Floor Scale	Digital floor scale for pallets	\$1,800
Polypropylene Strapping Machine		\$1,200
Poly Cord Strapping Cart		\$350
Air Conditioner		\$1,300
Lamp Fixtures- Round		\$500
Lamp Fixtures- long		\$1,300
Flat Cart on wheels		\$300
Aluminum Coil Roll Holder		\$3,000
Step Ladder (2)		\$300
Extra Tall Ladders (2)		\$400
Staple Guns (17)		\$4,250
Husky Tool Drawers		\$400
Apple iMac (27" desktop)		\$2,500

Total \$409,580



TRUCK ACCOMMODATIONS

