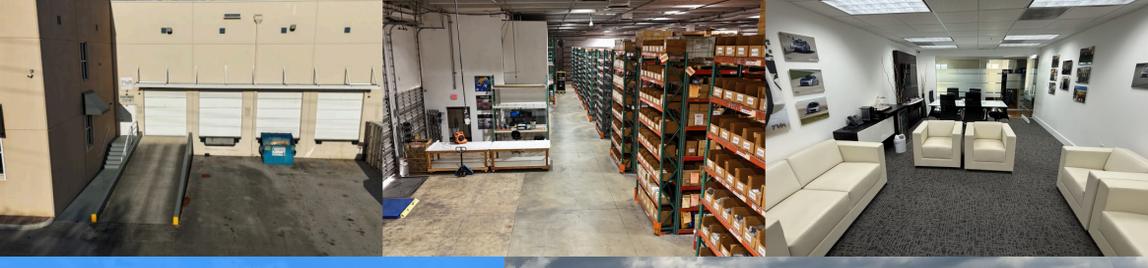


MIAMI INTERNATIONAL BUSINESS PARK

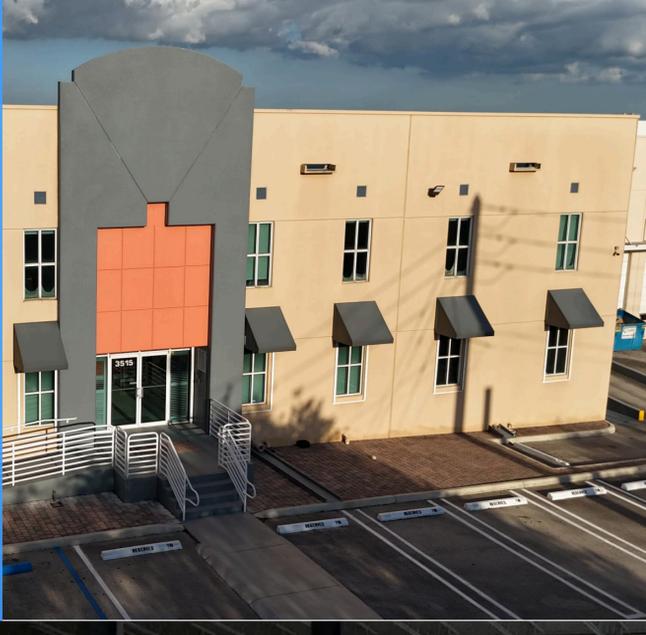
FREESTANDING CLASS "A" INDUSTRIAL FACILITY
3515 NW 113TH COURT DORAL, FL, 33178



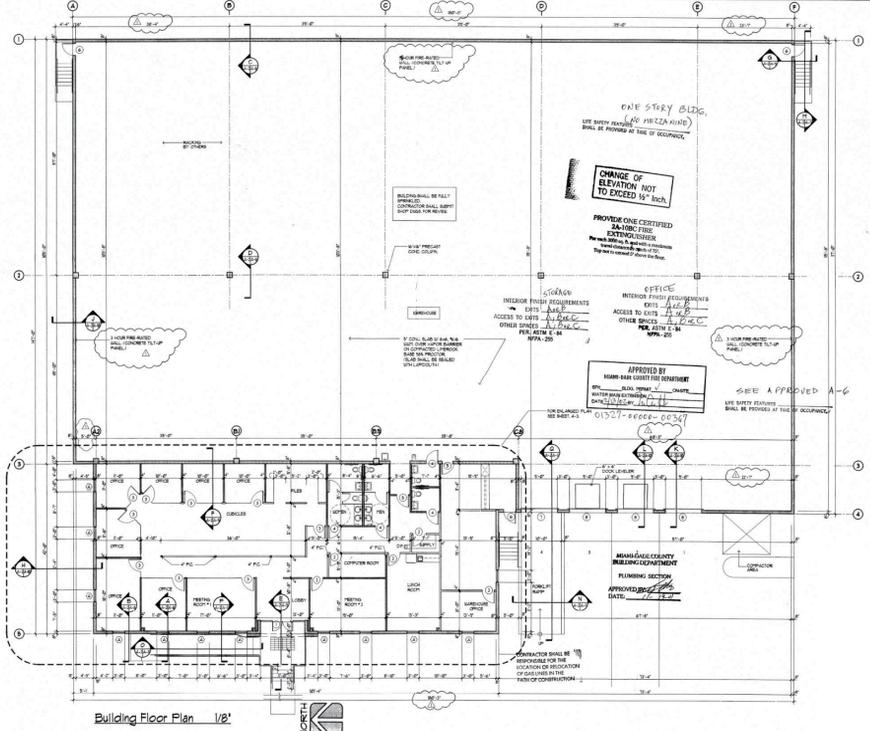
BUILDING SPECIFICATIONS

- TOTAL SIZE +/- 29,385 SF
- OFFICES ON 2 FLOORS +/- 8,000 SF
- LEASE RATE \$22.00 NNN (OPEX:\$4.00 PSF)
- LOADING 3 Dock Doors, 1 Ramp
- CEILING HEIGHT 25' Clear Ceiling
- TEMPERATURE CONTROL WAREHOUSE
- FULLY SPRINKLERED
- 30 PARKING SPACES
- LOCATED NEAR SR-826, SR-836 & FLORIDA TURNPIKE

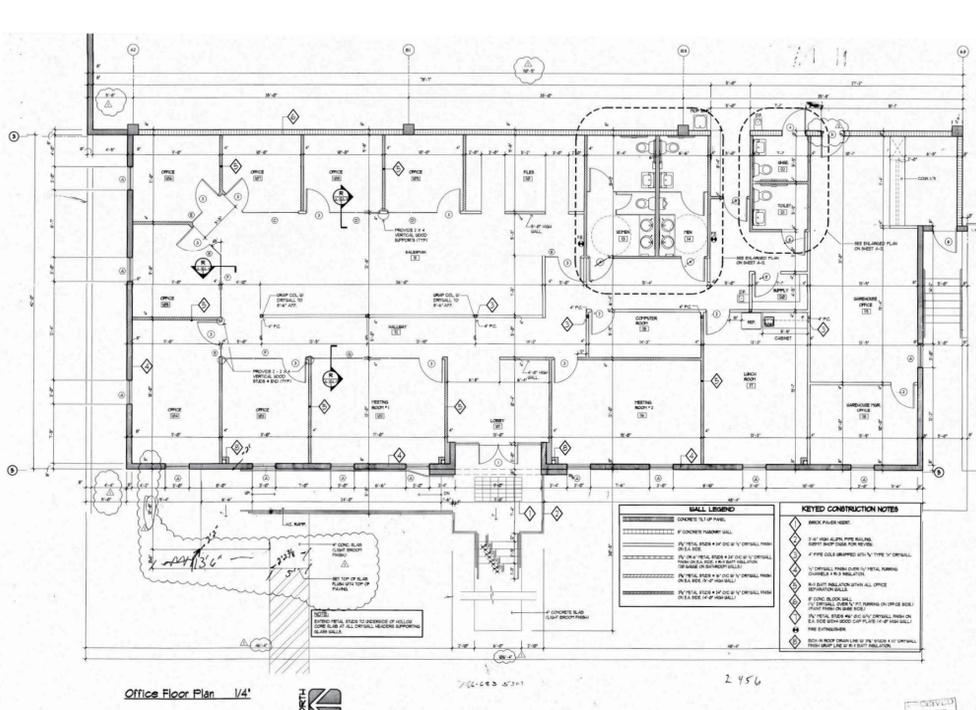
Offices on 2 floors. 1st floor +/- 4,000 SF; 2nd floor +/- 4,000 SF each office floor can be optional and have separate access points



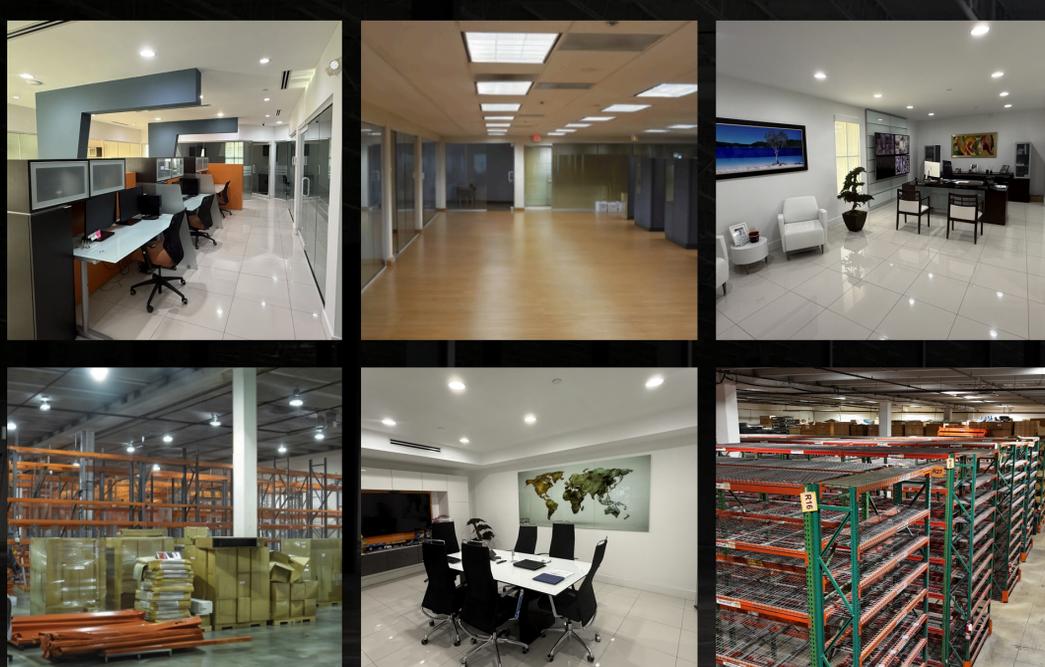
BUILDING FLOOR PLAN



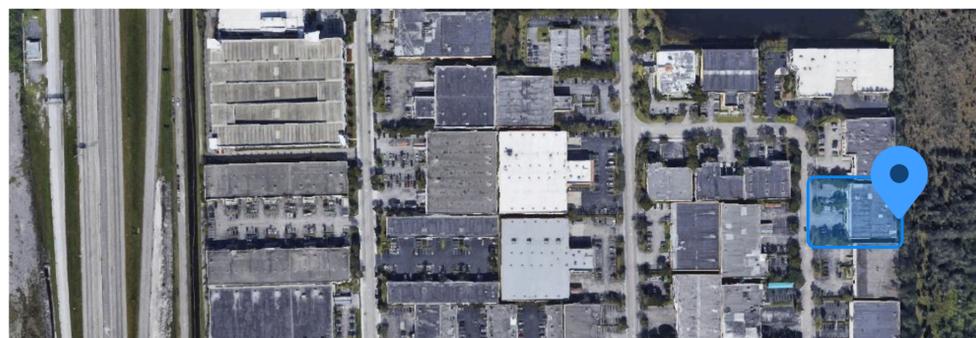
OFFICE FLOOR PLAN



ADDITIONAL PHOTOS



AERIAL VIEW



FOR MORE INFORMATION CONTACT US!