



**PRIME CORNER INDUSTRIAL WAREHOUSE | TURNKEY OWNER-USER OPPORTUNITY**  
**14532 NW 26 Ave Opa-Locka, FL 33054**

**FOR SALE**



# EXECUTIVE SUMMARY

Apex Capital Realty is pleased to present a prime industrial opportunity located in the heart of Opa-Locka's established industrial corridor. The property consists of a ±5,994 square foot industrial building situated on a 10,890 square foot corner lot and is zoned IU-2 (Heavy Industrial), allowing for a wide range of industrial uses. The site benefits from excellent visibility along nearby NW 27th Avenue, which sees approximately 36,000 vehicles passing daily, while also offering convenient accessibility to major highways serving the greater Miami industrial market.

The building features twin-tee concrete roof construction, approximately 15-foot clear ceiling heights, three (3) grade-level roll-up doors, three-phase power, and roughly ±4,000 square feet of air-conditioned space, providing a functional layout for a variety of industrial operations. The property has undergone recent improvements including a new roof, updated plumbing, electrical upgrades, HVAC improvements, and completion of the 40-year recertification, helping reduce near-term capital expenditures for the next owner. On-site parking and loading further enhance the functionality of this well-positioned industrial asset.

## PROPERTY HIGHLIGHTS

- **TURNKEY INDUSTRIAL BUILDING**

Move-in ready with recent improvements allowing for immediate owner-user occupancy.

- **TWIN-TEE CONCRETE ROOF**

Durable precast concrete roof system common in South Florida industrial buildings.

- **AIR-CONDITIONED WAREHOUSE SPACE**

Approximately ±4,000 SF of air-conditioned space, a rare feature for buildings in this size range.

**ASKING PRICE**

**\$1,600,000**

**Note: SELLER FINANCING AVAILABLE**



## OFFERING SUMMARY

<b>BUILDING SIZE</b>	5,994 SF
<b>LOT SIZE</b>	10,890 SF
<b>ZONING</b>	IU-2 Heavy Industrial
<b>POWER</b>	Three-Phase Power
<b>BAY DOORS</b>	Three (3) Grade-Level Roll-Up Doors
<b>CLEAR HEIGHT</b>	15 - FT

# LOCATION MAP



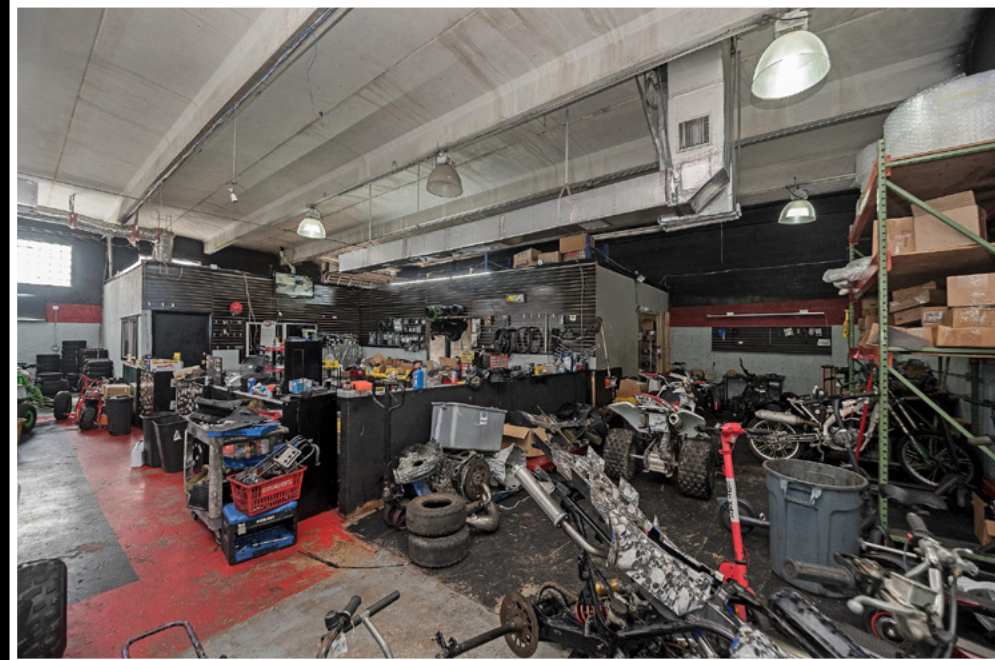
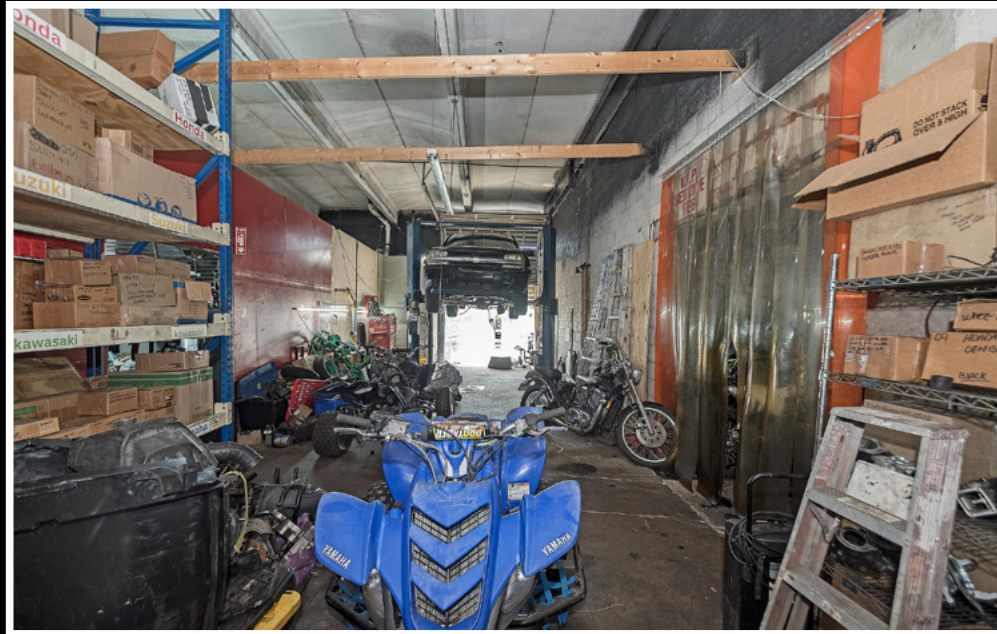
# BIRD'S EYE VIEW



# AERIAL PHOTOS



# WAREHOUSE PHOTOS



# BUILDING PHOTOS





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