

100% AIR CONDITIONED!

**FICC** FIRST INDUSTRIAL COMMERCE CENTER

## FOR LEASE

OFFICE/SHOWROOM/WAREHOUSE CONDO

**3,500 +/- Sq. Ft. Bay**



### 12601 NW 115TH AVENUE, UNIT A-103, MEDLEY, FLORIDA

- 3,500 Total SF (2,400 SF Warehouse Area / 400 SF Open Office / 700 SF Mezzanine)
- 100% Air Conditioned
- One (3' X 7') Double Street Level Door
- 20' clear height in warehouse
- Five (5) Allocated Parking Spaces
- Fully Secured, Gated Truck Court
- Common Area Scissor-Lift for Dock High Shipments
- Hurricane impact-resistant glass
- Type-IV sprinkler protection



**Lease Rate: \$7,510.00 P/Month Ind.**



THE KATSIKOS  
GROUP, INC.  
LICENSED REAL ESTATE BROKER

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## Technical Sheet

- **ACOUSTICAL CEILING:**  
Drop-ceiling with acoustical tiles in office and bathroom
- **AIR CONDITIONING:**  
2.5- to 4-ton Trane air conditioning units to service office and bathroom
- **BATHROOM:**  
Two handicap-accessible bathrooms with one toilet & sink
- **DEMISING PARTITIONS:**  
CBS block with concrete tie-beams and columns
- **ELECTRICAL SERVICE:**  
One 225-AMP 120/208 3-phase 4-wire electrical service
- **FIRE PROTECTION:**  
Type-IV fire sprinkler protection system
- **LOADING DOOR:**  
One 3'X7' double-door
- **OFFICE WALLS:**  
5/8" drywall both sides over 24-gauge metal studs at 16" on center
- **PARKING:**  
Additional parking spaces available
- **PERIMETER WALLS:**  
Concrete tilt-up
- **ROOF:**  
Light-weight R-10 insulation concrete atop metal roof deck
- **WAREHOUSE CEILING HEIGHT:**  
20' clear ceiling height in warehouse
- **WATER SERVICE & PIPING:**  
1" domestic supply service & 4" sanitary piping
- **WINDOWS:**  
Hurricane impact-resistant glass

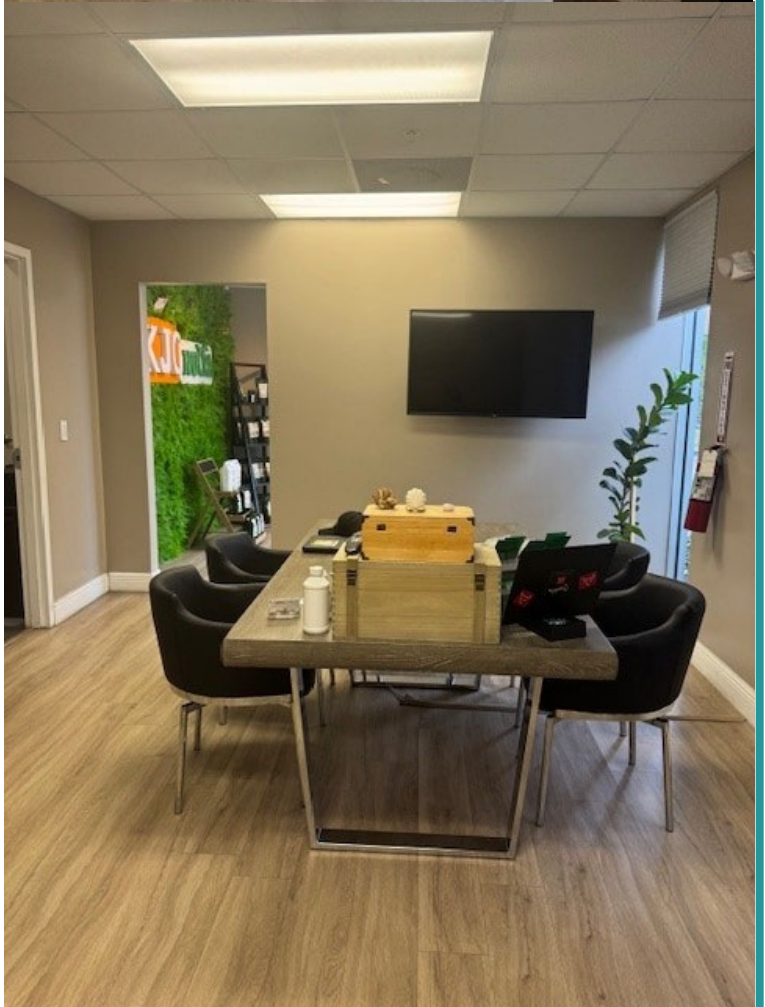
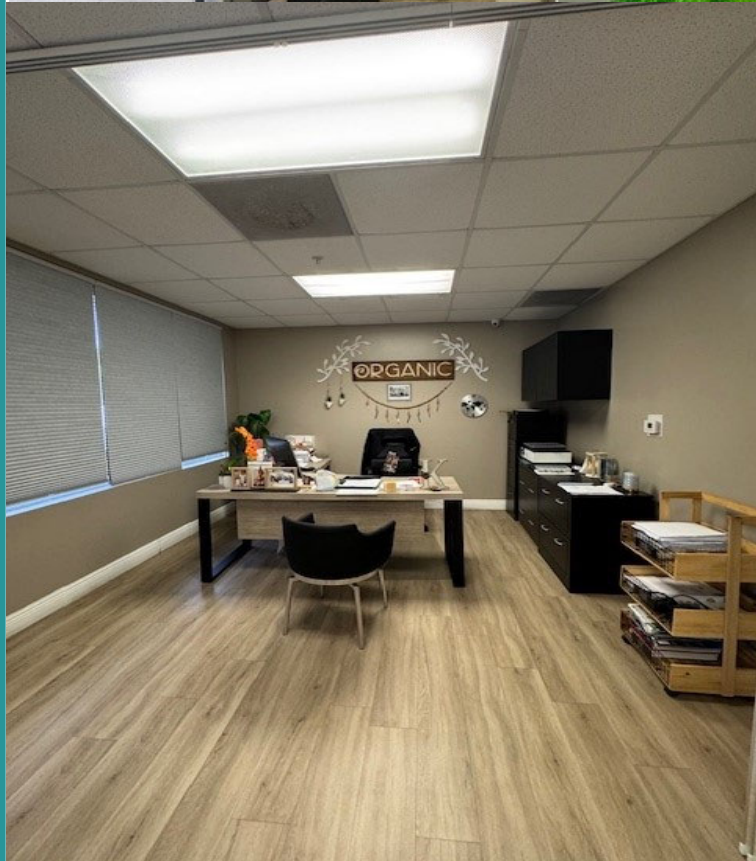
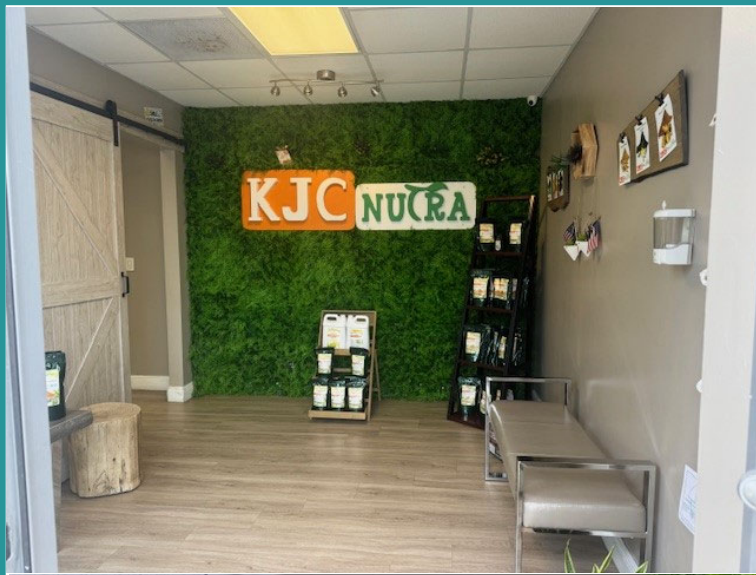


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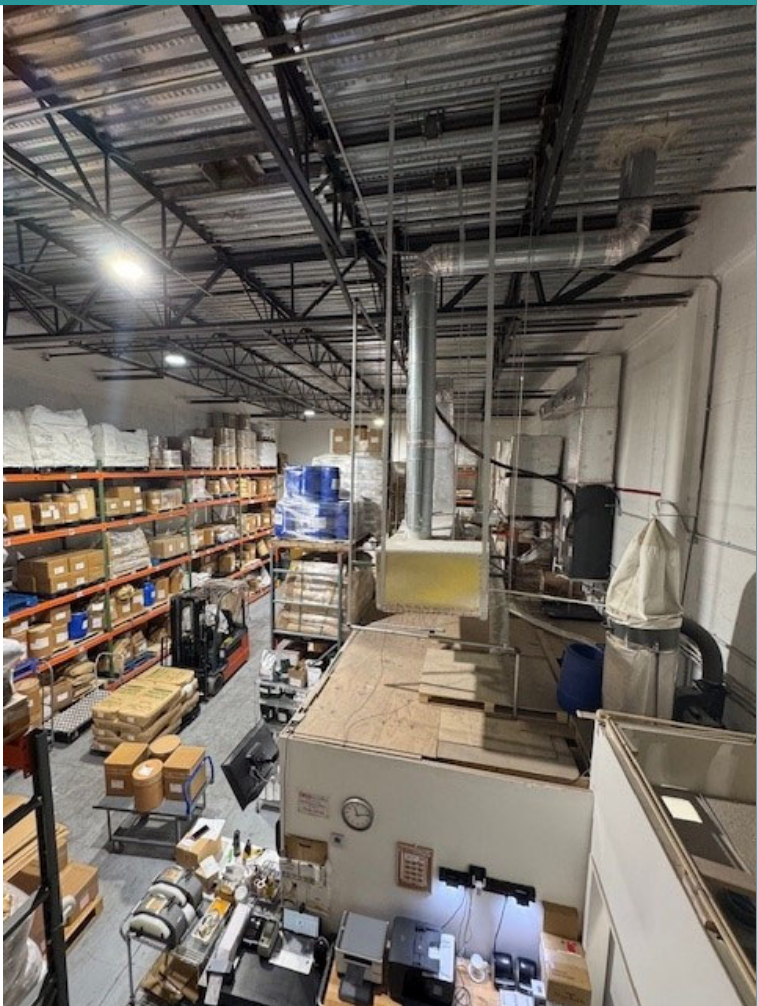














# **FICC** FIRST INDUSTRIAL COMMERCE CENTER



**SECURITY GATE: FULLY SECURED TRUCK COURT**



**COMMON AREA SCISSOR LIFT**



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# Aerial View & Location Map



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