

# FOR SALE TURN KEY | CLASS-A WAREHOUSE RACKS, FURNITURE, BIG-ASS FAN ALL INCLUDED



**2244 NW 114<sup>TH</sup> AVE, NORTH SIDE, MIAMI FL 33172 | ~ 15,340 SF**

## PROPERTY HIGHLIGHTS

**SQ. FT.** ±15,340 SF TOTAL | ± 2,000 SF OFFICE



HEAVY 3-PHASE POWER



3 DOCK DOORS + 1 RAMP



24' CLEAR CEILING HEIGHT



2 RESTROOM + 1 SHOWER



LED LIGHTING



TWIN T CONCRETE ROOF



16 ON-SITE PARKING SPACES + 2  
HANDICAP SPACES



2 BIG ASS FAN + RACKS INCLUDED



MOST OFFICE FURNITURE INCLUDED



HIGH END SECURITY CAMERA



IN THE HEART OF DORAL, CLOSE  
TO MAJOR HIGHWAYS



**ASKING PRICE:**  
**\$6,136,000**



Reshma Parvani, SIOR  
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Vishal Parvani, SIOR  
Associate  
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vparvani@parvanigroup.com

Note: This offering is subject to errors, omissions, prior sale or withdrawal



# PHOTOS

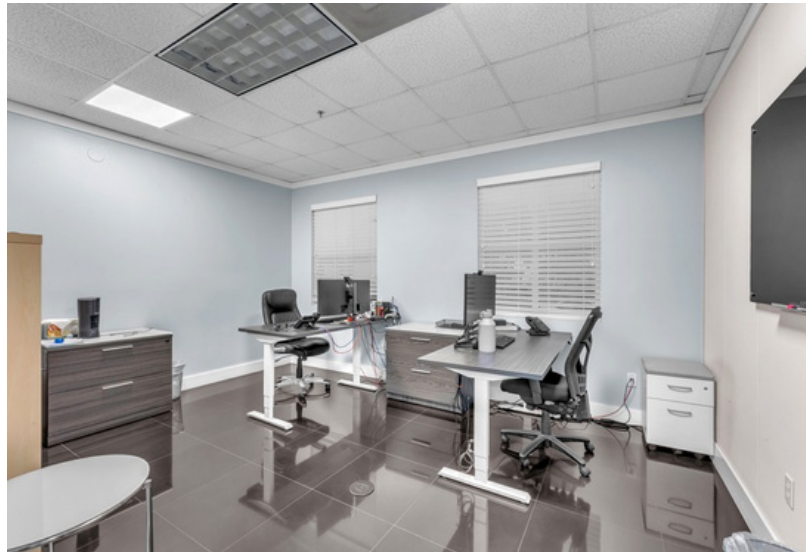


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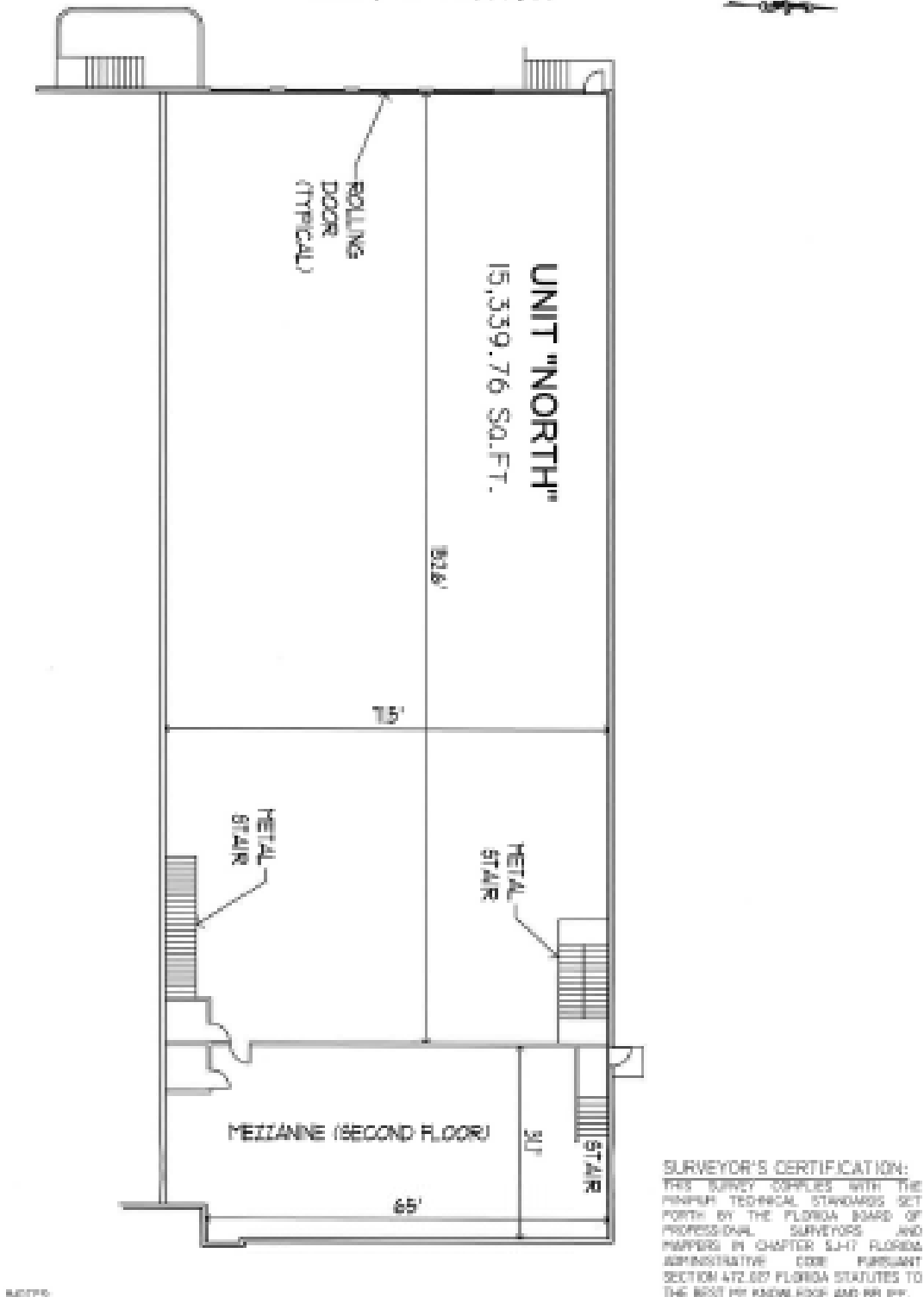
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# SITE PLAN

## BTEQ CONDOMINIUM

A CONDOMINIUM  
2244 NW. 114TH AVENUE, MIAMI, FLORIDA  
JUNE, 2013

### UNIT # NORTH



BESTPG