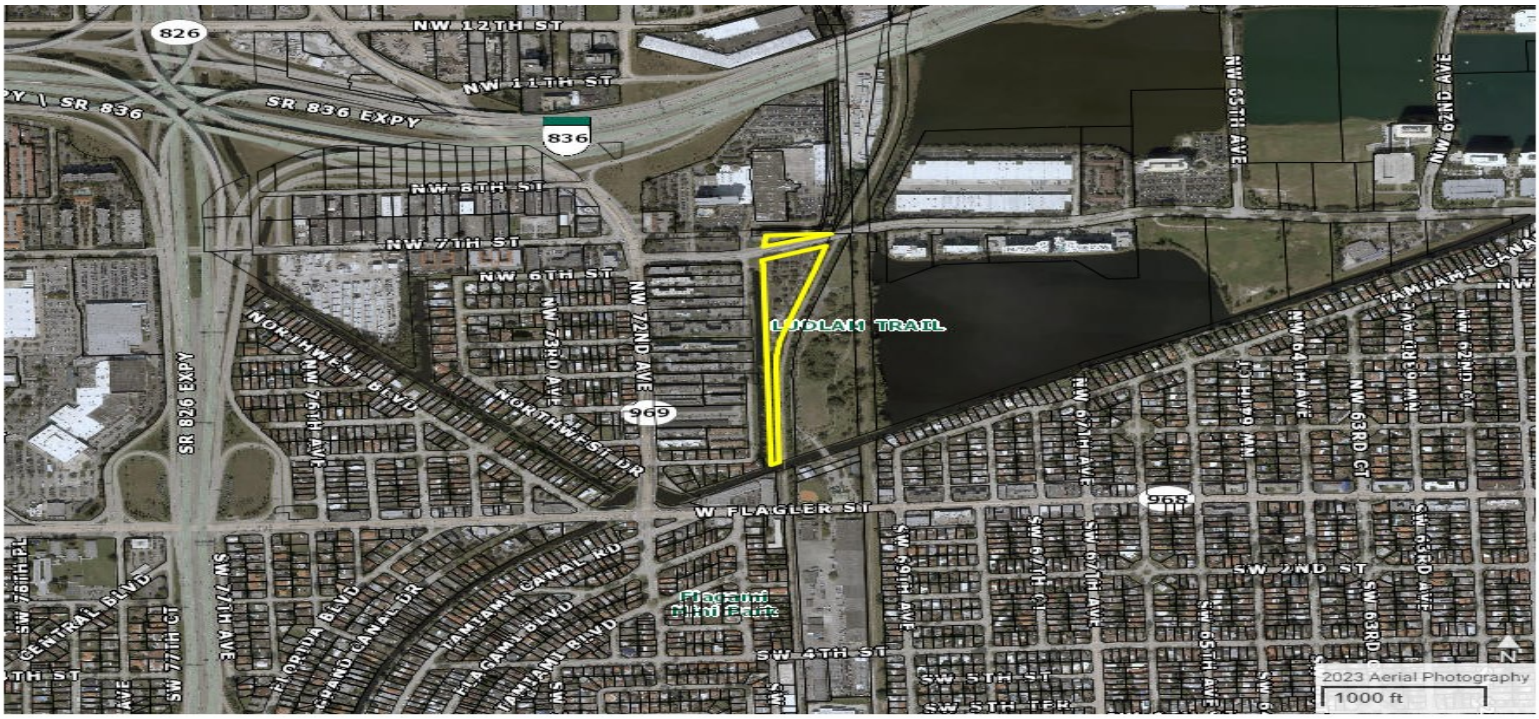
# INDUSTRIAL OUTSIDE STORAGE SITE

## FOR LEASE

## 6950 NW 7TH STREET

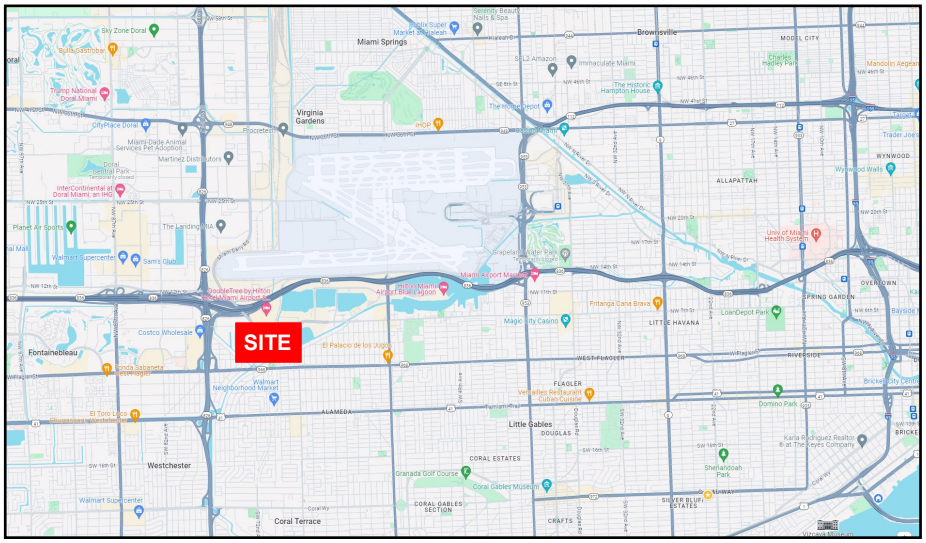
## MIAMI, FL

THE KATSIKOS GROUP, INC.
LICENSED REAL ESTATE BROKER




## PROPERTY FEATURES

- 7.39 Acres (All or Part)
- Folio 30-4002-000-0170
- Asphalt Paved
- Site is Fully Fenced & Lit
- Zoning: Industrial/Light Mfg IU-1
- Exceptional Highway Access
- Available Immediately
- $4.50 PSF NNN




FOR MORE INFORMATION, PLEASE CONTACT: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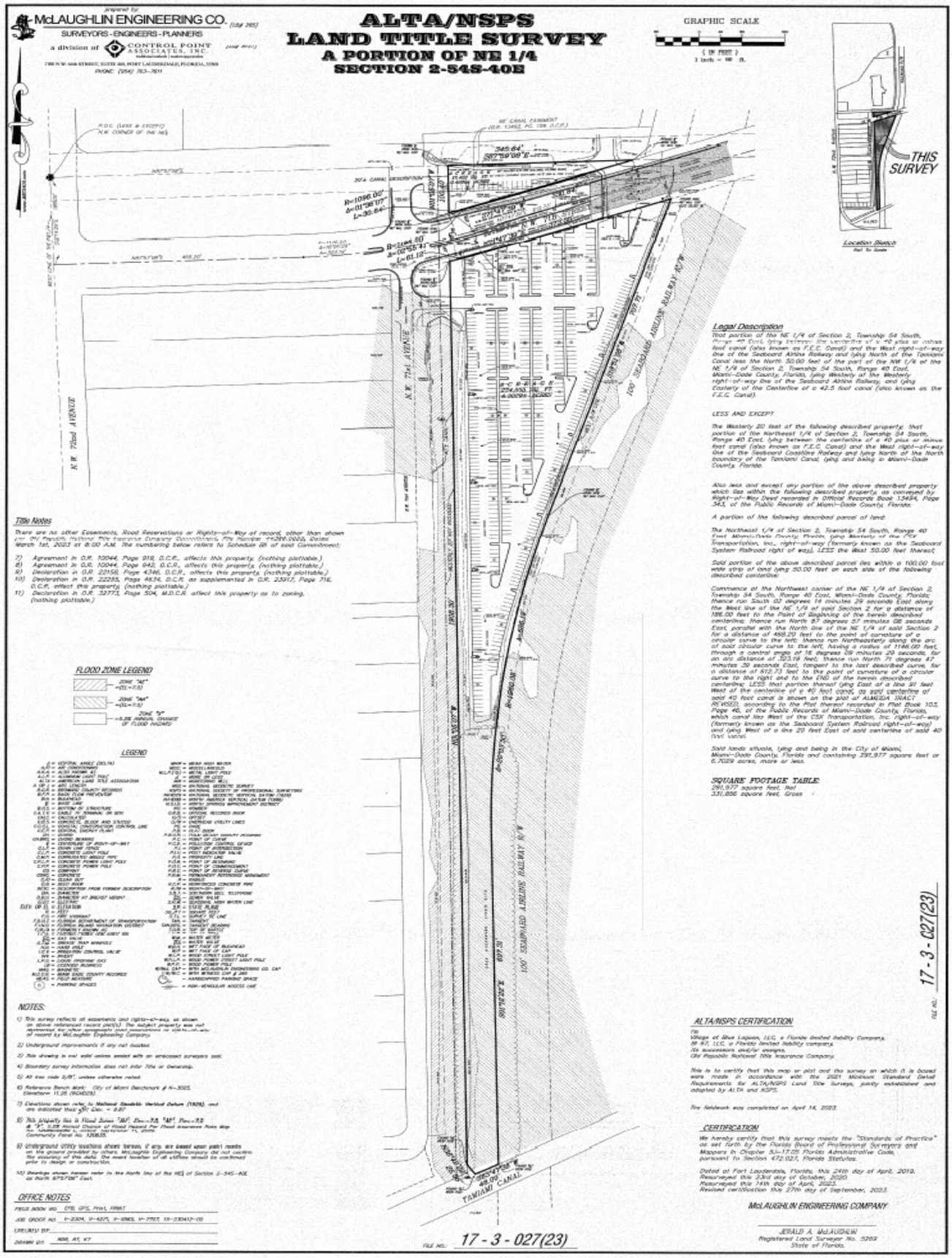
**CAPITAL GROUP REALL ESTATE ADVISORS, LLC**


*Note: This offering subject to errors, omissions, prior sale or withdrawal without notice*

# SURVEY


prepared by:
McLAUGHLIN ENGINEERING CO.
SURVEYORS - ENGINEERS - PLANNERS
a division of CONTROL POINT ASSOCIATES, INC.
PHONE: (954) 763-7611
ALTA/NSPS
LAND TITLE SURVEY
A PORTION OF NE 1/4
SECTION 2-54S-40E
GRAPHIC SCALE
THIS SURVEY
Location Sketch
Not To Scale
Legal Description
That portion of the NE 1/4 of Section 2, Township 54 South, Range 40 East, lying between the centerline of a 40 plus or minus foot canal (also known as F.E.C. Canal) and the West right-of-way line of the Seaboard Airline Railway and lying North of the Tamiami Canal less the North 50.00 feet of the part of the NW 1/4 of the NE 1/4 of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida, (also Westerly of the Westerly right-of-way line of the Seaboard Airline Railway, and lying Easterly of the Centerline of a 42.5 foot canal (also known as the F.E.C. Canal).
LESS AND EXCEPT
The Westerly 20 feet of the following described property: that portion of the Northwest 1/4 of Section 2, Township 54 South, Range 40 East, lying between the centerline of a 40 plus or minus foot canal (also known as F.E.C. Canal) and the West right-of-way line of the Seaboard Coastline Railway and lying North of the North boundary of the Tamiami Canal, lying and being in Miami-Dade County, Florida.
Also less and except any portion of the above described property which lies within the following described property as conveyed by Right-of-Way Deed recorded in Official Records Book 13494, Page 343, of the Public Records of Miami-Dade County, Florida:
A portion of the following described parcel of land:
The Northeast 1/4 of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida, (lying Westerly of the FEC Transportation, Inc., right-of-way (formerly known as the Seaboard System Railroad right of way), LESS the West 50.00 feet thereof;
Said portion of the above described parcel lies within a 100.00 foot wide strip of land lying 50.00 feet on each side of the following described centerline:
Commence at the Northwest corner of the NE 1/4 of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida; thence run South 02 degrees 14 minutes 29 seconds East along the West line of the NE 1/4 of said Section 2 for a distance of 186.00 feet to the Point of Beginning of the herein described centerline; thence run North 87 degrees 57 minutes 08 seconds East, parallel with the North line of the NE 1/4 of said Section 2 for a distance of 468.20 feet to the point of curvature of a circular curve to the left; thence run Northeasterly along the arc of said circular curve to the left, having a radius of 1146.00 feet, through a central angle of 16 degrees 08 minutes 29 seconds, for an arc distance of 323.19 feet; thence run North 71 degrees 47 minutes 39 seconds East, tangent to the last described curve, for a distance of 612.73 feet to the point of curvature of a circular curve to the right and to the END of the herein described centerline; LESS that portion thereof lying East of a line 91 feet West of the centerline of a 40 foot canal, as said centerline of said 40 foot canal is shown on the plat of ALMEDA, 1924(7 REVISED), according to the Plat thereof recorded in Plat Book 103, Page 46, of the Public Records of Miami-Dade County, Florida, which canal lies West of the CSX Transportation, Inc. right-of-way (formerly known as the Seaboard System Railroad right-of-way) and lying West of a line 20 feet East of said centerline of said 40 (+or) canal.
Said lands situate, lying and being in the City of Miami, Miami-Dade County, Florida and containing 297,977 square feet or 6.7029 acres, more or less.
SQUARE FOOTAGE TABLE:
297,977 square feet, Net
331,856 square feet, Gross
Title Notes
There are no other Easements, Road Reservations or Rights-of-Way of record, other than shown per Old Republic National Title Insurance Company Commitment, File Number 19-2000-0026, Dated March 1st, 2023 at 8:00 A.M. The numbering below refers to Schedule B of said Commitment:
7) Agreement in O.R. 10044, Page 918, D.C.R., affects this property (nothing plottable.)
8) Agreement in O.R. 10044, Page 942, D.C.R., affects this property (nothing plottable.)
9) Declaration in O.R. 22158, Page 4346, D.C.R., affects this property (nothing plottable.)
10) Declaration in O.R. 22255, Page 4834, D.C.R. as supplemented in O.R. 23917, Page 716, D.C.R., affect this property (nothing plottable.)
11) Declaration in O.R. 32771, Page 504, M.D.C.R. affect this property as to zoning, (nothing plottable.)
FLOOD ZONE LEGEND
ZONE "AE"
ZONE "AH"
ZONE "X"
LEGEND
NOTES:
1) This survey reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not referenced by other easements (and encumbrances or rights-of-way) of record by McLaughlin Engineering Company.
2) Underground improvements if any not located.
3) This drawing is valid only when sealed with an embossed surveyors seal.
4) Boundary survey information does not imply Title or Ownership.
5) All ties made 90°, unless otherwise noted.
6) Reference Bench Mark: City of Miami Benchmark # N-3025. Elevation 11.28 (NGVD29).
7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: 9.87 Elev. = 9.87
8) This property lies in Flood Zones "AE", Elev.=7.5, "AH", Elev.=7.5 & "X", 0.2% Annual Chance of Flood Hazard. Per Flood Insurance Rate Map No. 12086C0319L, dated September 11, 2009. Community Panel No. 120635.
9) Underground utility locations shown herein, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
10) Bearings shown herein refer to the North line of the NE1/4 of Section 2-54S-40E as North 87°57'08" East.
OFFICE NOTES
FIELD BOOK NO. OTB, GPS, FNA1, FNA2
JOB ORDER NO. P-2304, P-4207, P-2863, P-2767, 19-230412-00
DRAWN BY: NDB, AT, KT
ALTA/NSPS CERTIFICATION
CERTIFICATION
McLAUGHLIN ENGINEERING COMPANY
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida
TAMIAMI CANAL
17 - 3 - 027(23)