



**2600 Ali Baba Ave
Opa-locka, FL 33054**

**VALUE-ADD INDUSTRIAL
WAREHOUSE WITH YARD**



SCAN FOR INFO

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**VISIT FAUSTOCOMMERCIAL.COM
1761 W FLAGLER ST, MIAMI, 33135**



SALE PRICE: 4,650,000

Fausto Commercial presents a 20,100-SF industrial warehouse with an additional 21,000-SF paved yard in Opa-locka. Divided into five bays and fully occupied, the property offers strong value-add potential as most tenants pay below-market rents. Featuring street-level loading, three-phase power, and a secured yard, it's ideal for investors or owner-users. Located near SR-826, I-95, and Opa-locka Executive Airport, this asset sits in a prime growth corridor.

Lot Size 41,426 Sq Ft

Building Size ...20,100 Sq Ft

Zoning ... Light Industrial



Tenant	SF	Actual	Lease Ends	Adj Proforma
Bay 1	6,000	\$ 3,606.00	2029	\$ 3,967.00
Bay 2	4,000	\$ 3,000.00	60 days	\$ 6,000.00
Bay 3	4,000	\$ 4,000.00	60 days	\$ 6,000.00
Bay 4	3,000	\$ 2,000.00	60 days	\$ 4,500.00
Bay 5	3,000	\$ 2,000.00	60 days	\$ 4,500.00
Yard	21000	\$ 4,812.50	60 days	\$ 9,625.00
	41,000	\$ 19,418.50		\$ 34,592.00