

# FOR SALE \$8,600,000

## Southeast Business Center

12600 SW 130th St, Miami, FL 33186

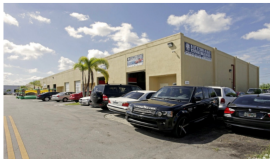


Explore the sale of 12 well-appointed warehouse units, each featuring its own office and bathroom, collectively offering a spacious 24,804 square feet. Currently utilized as a mechanics, paint shop, and body shop, these units are ideal for businesses in the automotive and manufacturing sectors. The price includes several car lifts, a paint hood, bodywork, mechanical, and painting tools. Each unit is designed for efficiency, providing dedicated workspaces along with essential amenities to enhance productivity. The property boasts excellent accessibility and visibility, making...

Price:	\$8,600,000
Unit Size:	24,804 SF
No. Units:	1
Total Building Size:	24,804 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Sale Type:	Investment or Owner User
Building Class:	C
Floors:	1
Typical Floor Size:	24,804 SF
Year Built:	2008
Lot Size:	1.33 AC
Parking Ratio:	2.82/1,000 SF



**Buyer Opportunity** If you are an operator or investor in the industrial, light manufacturing, automotive, logistics, or warehousing sectors, this property offers a combination of strategic location, existing operational infrastructure, and flexibility of use that is difficult to find in the area. From an investment perspective, the property can generate stable income with appreciation potential given the demand for industrial space in Miami. For an owner-occupied property, it represents a solid foundation for developing or expanding operations without having to start from scratch with costly retrofits.



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