

## ±10,954 SF

14951 S Dixie Hwy Palmetto Bay, FL 33176

#### PROPERTY FEATURES

TOTAL SF	± 24,829 TOTAL SF
WAREHOUSE	± 10,954 SF
LOT SIZE	0.57 ACRE LOT
PARKING	± 34 PARKING SPACES
LOADING	STREET LEVEL LOADING
FIRE SPRINKLERS	DRY

#### PROPERTY HIGHLIGHTS

- HVAC SYSTEM THROUGHOUT THE BUILDING
- PRIME LOCATION WITH FRONTAGE ON SOUTH DIXIE HIGHWAY

### PROPERTY DESCRIPTION

Prime opportunity in coveted location with frontage on South Dixie Highway.

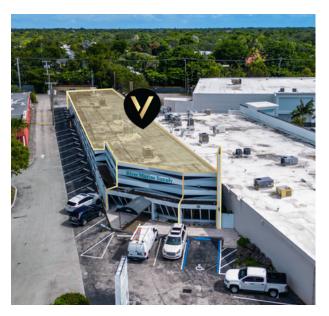
Comprising approximately ±10,954 square feet of versatile building space situated on a generous ±24,829 square foot lot spanning 0.57 acres, this property offers ample room for diverse retail endeavors. With 34 dedicated parking spaces ensuring convenient access for patrons, along with a street-level loading door facilitating seamless logistics, the property is thoughtfully designed to cater to the needs of modern businesses. Equipped with an HVAC system throughout and a fire sprinkler dry system, this property prioritizes comfort, safety, and regulatory compliance, providing a turnkey solution for prospective owners or tenants.

#### MARTIJN RENTEMA

DIRECTOR mrentema@vivogroup.net 786.376.2836



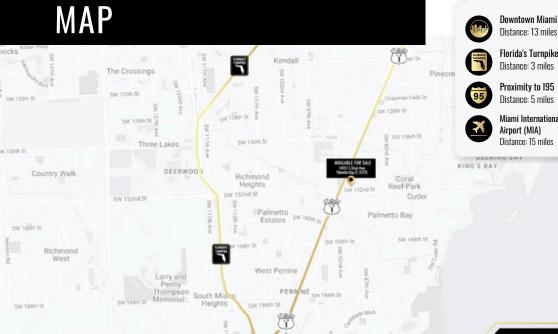
# PROPERTY IMAGES











Downtown Miami

Florida's Turnpike

Proximity to 195

Miami International

