

# FOR LEASE

**Opa Locka Small Bay Warehouse**  
2337 NW 149th St, Opa Locka, FL 33054



**LEASE RATE**

**\$14.50  
SF/YR  
GROSS**

## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	27,780 SF
<b>AVAILABLE SF:</b>	7,000 - 21,000 SF
<b>LOT SIZE:</b>	35,000 SF
<b>YEAR BUILT:</b>	1970
<b>ZONING:</b>	I-2
<b>MARKET:</b>	Miami-Dade
<b>SUBMARKET:</b>	Opa Locka

## PROPERTY HIGHLIGHTS

- Three (3) Bays Available For Lease
- +/- 7,000 to 21,000 SF Available
- Bay 2335-A | +/- 850 SF of Office
- Bay 2335-B | +/- 1,050 SF of Office
- Bay 2337-A | No Office

SPACES	LEASE RATE	SPACE SIZE
<b>SINGLE BAY</b>	\$14.50 SF/yr	7,000 SF
<b>TWO BAYS</b>	\$14.50 SF/yr	14,000 SF
<b>THREE BAYS</b>	\$14.50 SF/yr	21,000 SF



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## LOCATION INFORMATION

<b>BUILDING NAME</b>	Opa Locka Small Bay Warehouse
<b>STREET ADDRESS</b>	2337 NW 149th St
<b>CITY, STATE, ZIP</b>	Opa Locka, FL 33054
<b>ZONING</b>	I-2, City of Opa Locka
<b>MARKET</b>	Miami-Dade
<b>SUB-MARKET</b>	Opa Locka
<b>CROSS-STREETS</b>	NW 149 ST & NW 24 CT

## PROPERTY HIGHLIGHTS

- Three (3) Bays Available For Lease
- +/- 7,000 to 21,000 SF Available
- Bay 2335-A | +/- 850 SF of Office
- Bay 2335-B | +/- 1,050 SF of Office
- Bay 2337-A | No Office
- Each Bay Has One (1) Oversized Grade Door
- Door is 14' H x 10' W
- Each Bay Has A Restroom
- 15' Clear Height
- Twin T Roof
- Ready for Immediate Occupancy



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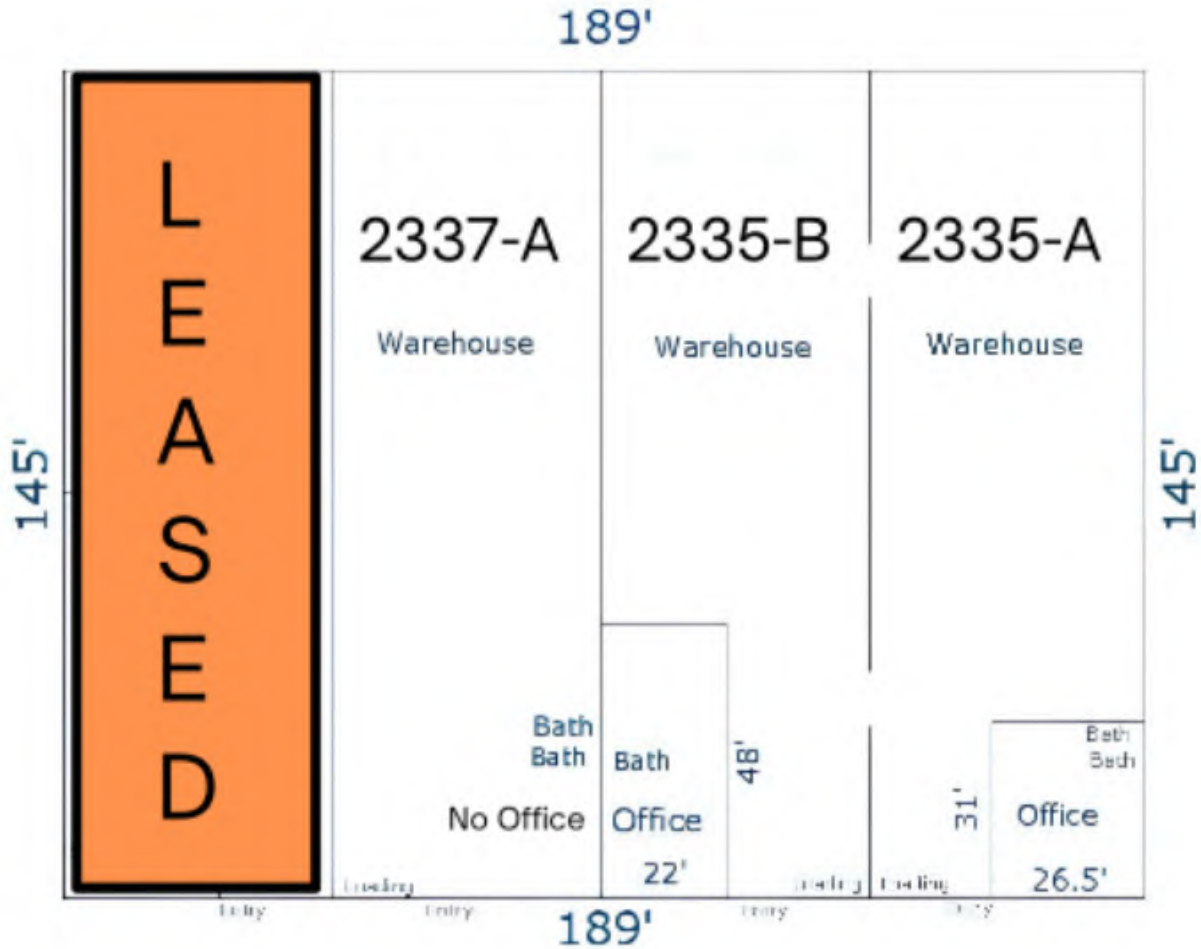


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## LEGEND

### LEASE INFORMATION

**LEASE TYPE:** Gross  
**TOTAL SPACE:** 7,000 - 21,000 SF

**LEASE TERM:** Negotiable  
**LEASE RATE:** \$14.50 SF/yr



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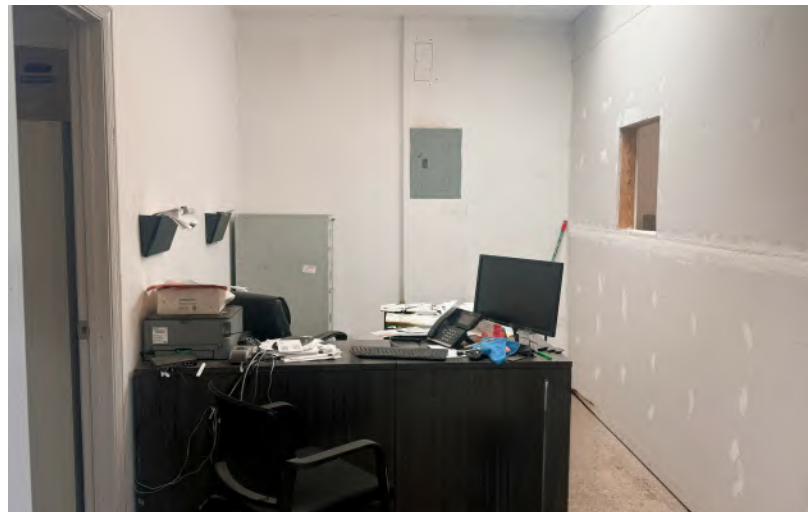
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