



# FOR SALE



## Trophy 2 AC Site with 4K SF Turnkey Office Building

5680 NW 32ND AVE, MIAMI, FL 33142

### PRESENTED BY:

**JOEL A. KATTAN, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com

**ANTHONY PERAGINE**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com





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**SALE  
PRICE**

**\$6,500,000**

### OFFERING SUMMARY

**BUILDING  
SIZE:** 3,776 SF

**LOT SIZE:** 1.99 Acres

**YEAR BUILT:** 1970

**ZONING:** IU-1

**MARKET:** Miami-Dade

**SUBMARKET:** Airport East

**APN:** 30-3116-016-0200

### PROPERTY HIGHLIGHTS

- Single Tenant NNN Investment Deal
- +/- 3,776 SF Turnkey Office Building
- +/- 2 Acre Site
- Land is Fully Paved & Drained
- Majority of Site Consists of Reinforced Concrete
- Site is Fully Gated & Lit
- Two Access Points - NW 32nd Ave & NW 32nd CT
- 2025 Clean Phase I
- Initial Lease Term thru April 2029



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### TURNKEY OFFICE HIGHLIGHTS

- +/- 3,799 SF Office Building
- High End Modern Finishes Throughout
- Polished Concrete Floors
- Open, Loft Style Ceiling
- Reception Area
- Conference Room
- Multiple Private Offices w/ Glass Partitions
- Large Open Workspace Area
- Kitchenette
- Outside Covered Break Area
- Covered Parking Spots for Owner



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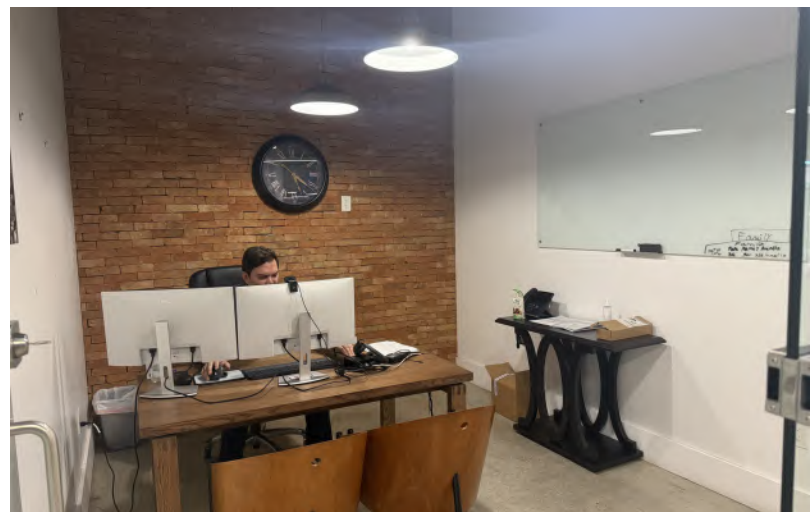
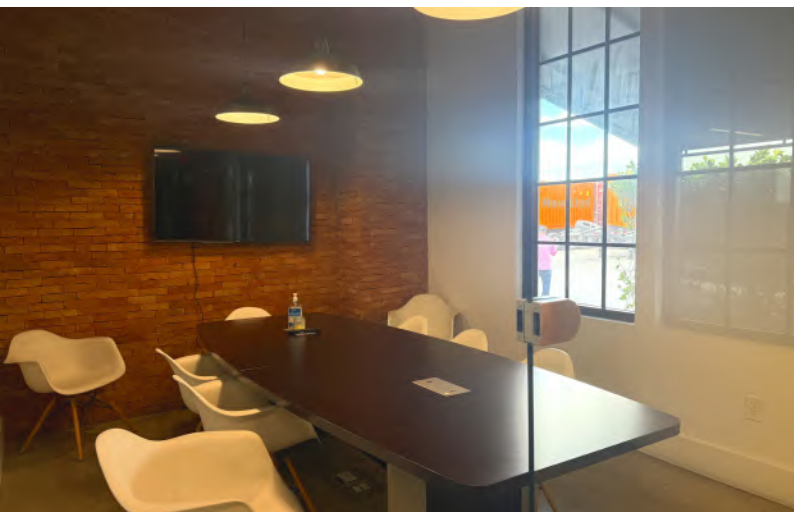
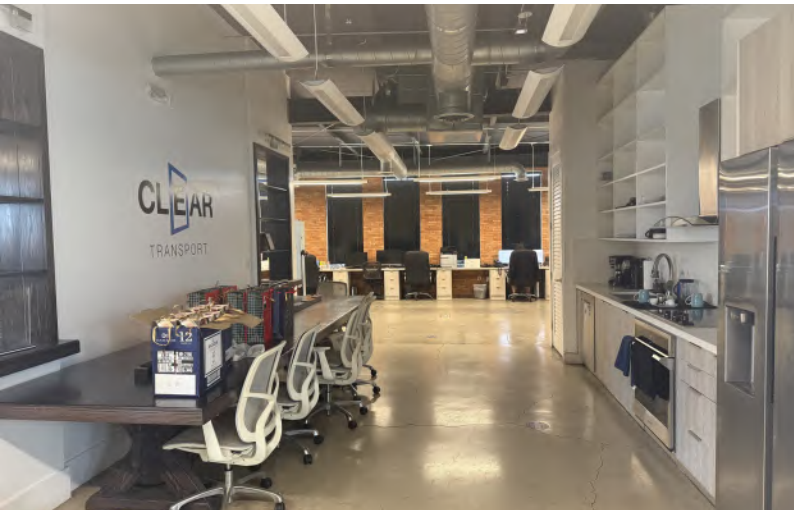




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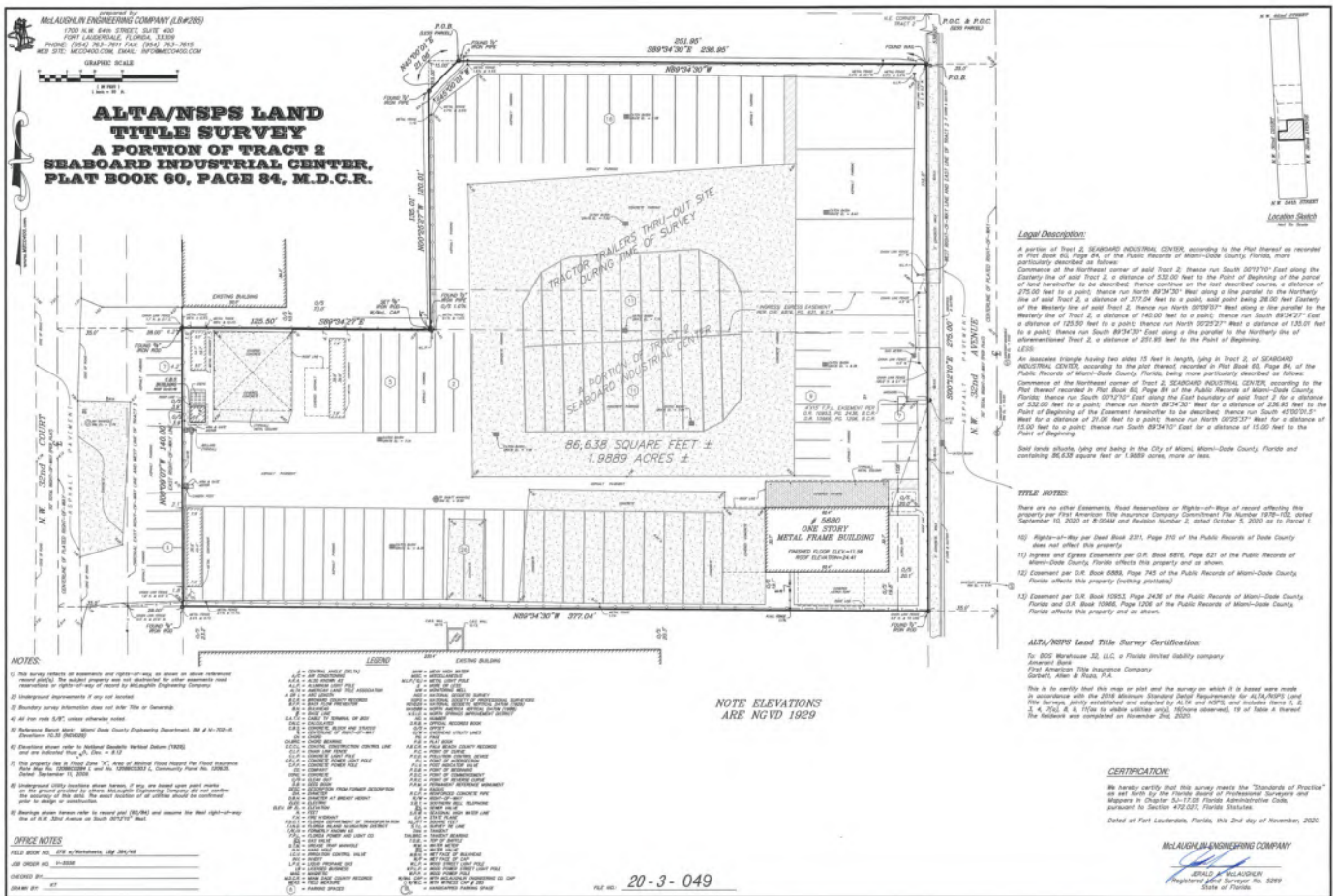
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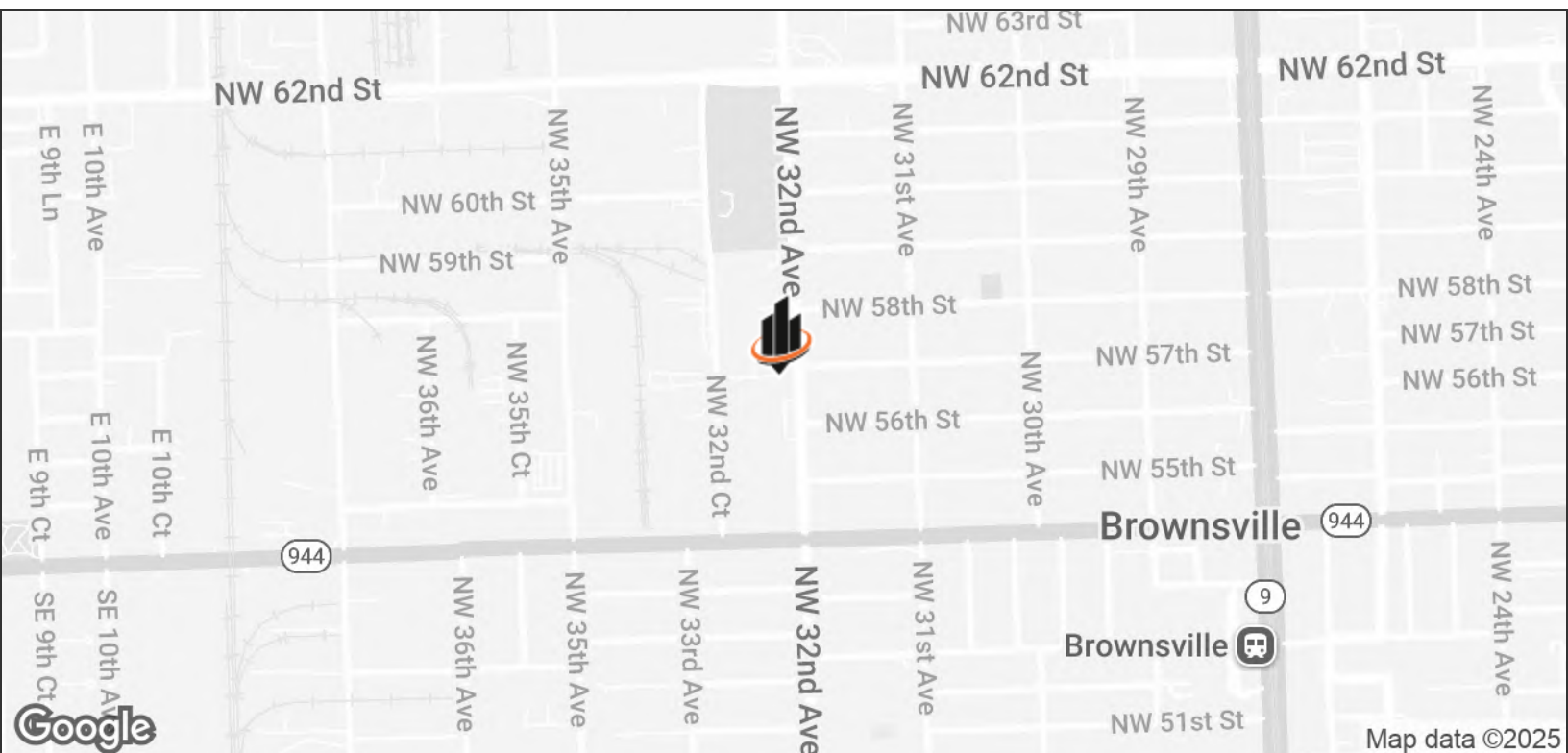
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# Collective Strength, Accelerated Growth

460 WEST 84TH  
STREET  
HIALEAH, FL 33014



[SVNCR.COM](http://SVNCR.COM)