

PALMETTO LAKES INDUSTRIAL PARK #1-2

5401-5431 NW 163RD ST & 16402-16431 NW 54TH AVE, MIAMI GARDENS, FL 33014

PROPERTY SUMMARY

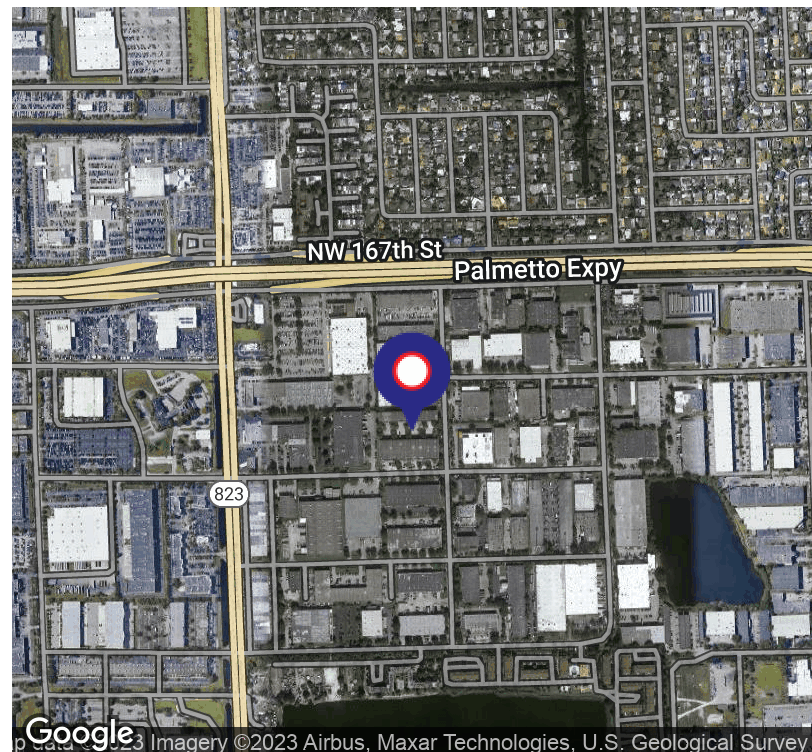


PROPERTY DESCRIPTION

The Palmetto Lakes Industrial Park is an approximately 275,408 square foot group of warehouses located on the south side of the Palmetto Expressway and just north of the Opa Locka Executive Airport. This location is centrally located between 3 major airports, near the Opa Locka Executive Airport, as well as seaports. Close proximity to the Golden Glades interchange, just 4 exits from the I-95 Expressway. It is comprised of seven buildings, four of which are equipped with fire sprinkler systems. Three of the buildings in the industrial park have 10' x 14' dock height loading doors, and ceiling heights range from 16' up to 22'. The construction is all concrete masonry with Twin-T roof decks. Warehouse sizes range from 1,000 square feet up to 40,000 square feet. There are 75 businesses in the Palmetto Lakes Industrial Park, which is an ideal location for distribution, wholesale, manufacturing, aviation, and service providers. Zoned I-1 for Light Industrial.

PROPERTY HIGHLIGHTS

- 20 Clear ceiling height
- Mixed sizes of Overhead doors
- 3 Phase Power
- Close proximity to the Palmetto Expressway 826 highway
- Minimum lease term 24 months



RUBEN FURMAN

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FOR LEASE

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ADDITIONAL PHOTOS



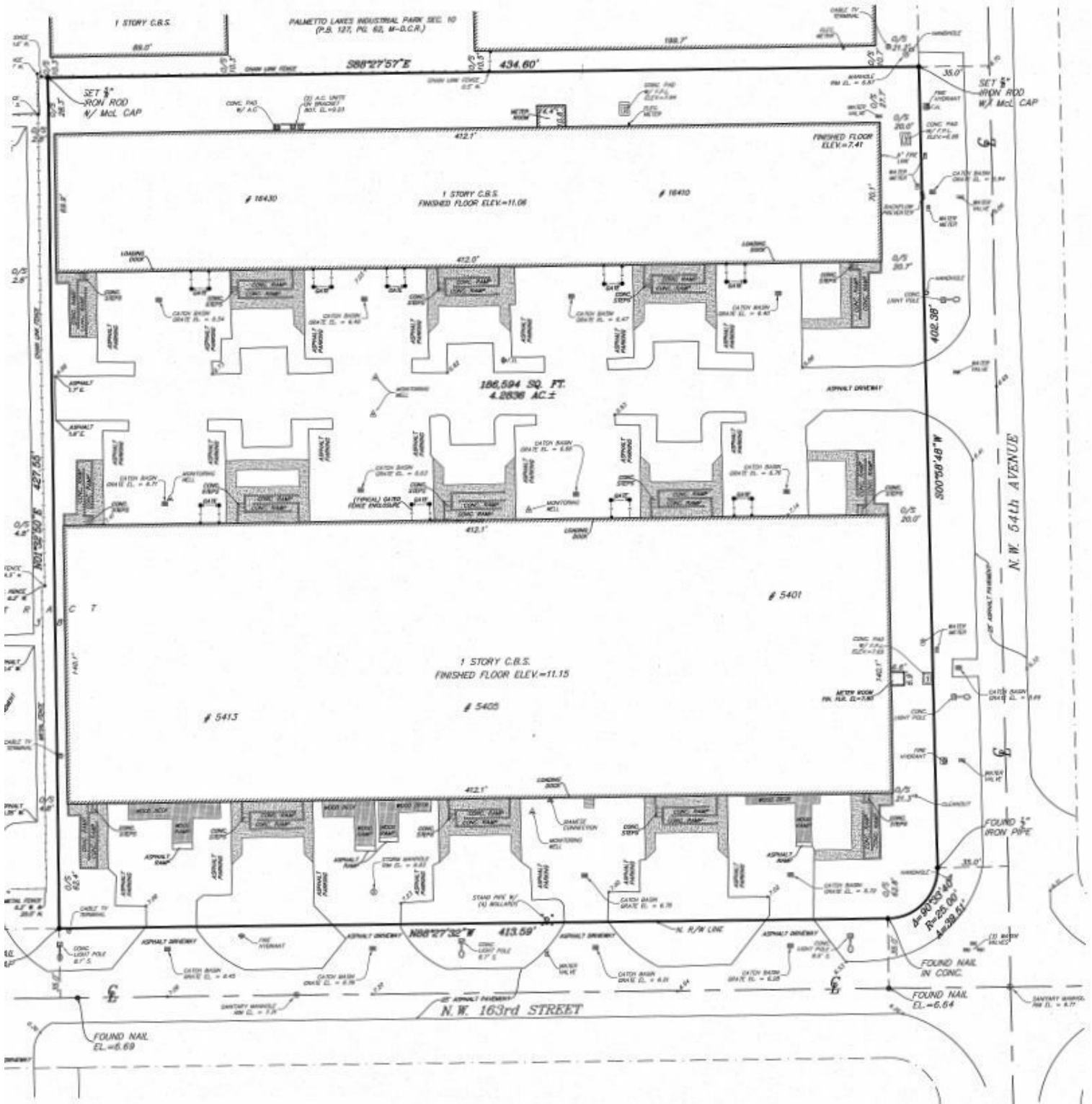
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SITE PLAN



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