

# 2-9.7 ACRES

FOR LEASE

# CRITERION

CRITERION GROUP LLC



## DADE OUTDOOR STORAGE YARD

13045 Cairo Lane, Opa Locka, FL 33054



**CALL**  
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### THE FEATURES

- ▶ 2 - 9.7 Acres ( 416,674 SF) immediately available for lease
- ▶ 4,500 SF office building on-site
- ▶ Build-to-suit opportunity
- ▶ Approved for auto salvage and truck parking
- ▶ Delivered vacant
- ▶ Fully fenced, pea rocked, lit and secured
- ▶ Zoned I-4, City of Opa Locka
- ▶ In a Government HUBZone - Critical to winning government contracts
- ▶ Convenient access to main thoroughfares - 4 miles from the Palmetto Expressway and I-95
- ▶ 2 mins from Miami Opa-Locka Executive Airport
- ▶ Asking Rate: \$3.50 - \$4.50 PSF Gross

# CBRE

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## Current Zoning Analysis

I-4 - INDUSTRIAL DISTRICT, STORAGE AND SALVAGE

### A. Uses Permitted.

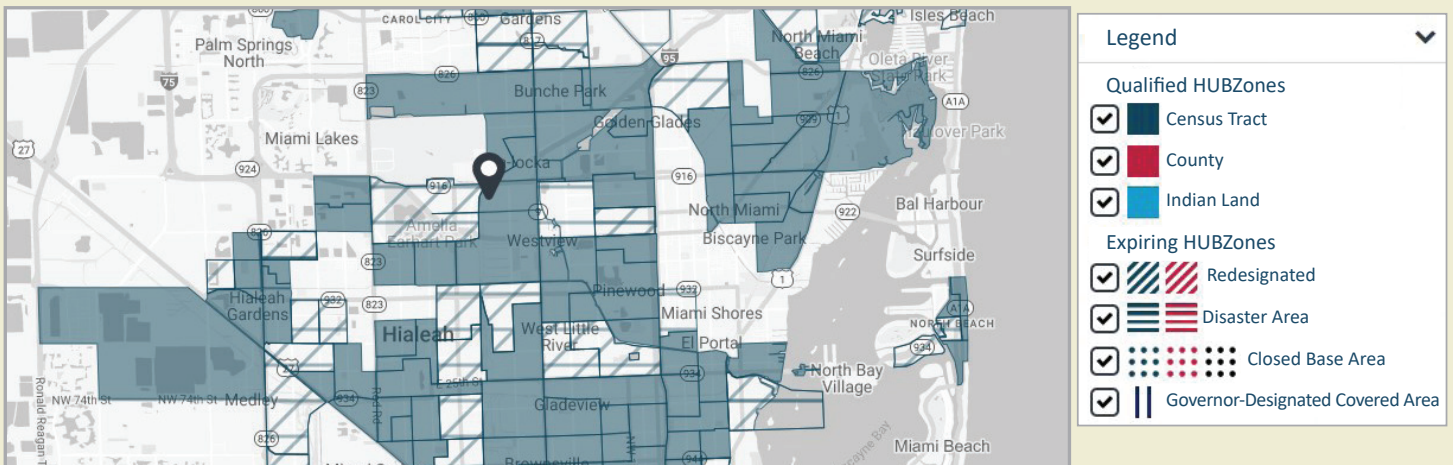
Use Type	Code	Use Type	Code	Use Type	Code
Adult businesses		Generators, permanent		Rock and sand yards	P
Automobile or auto parts junkyards	P	Gun shops		Saw mills	P
Auto broker as per Ordinance 11-05		I-1 first uses		Scrap metal yards	P
Auto service station (filling station for service vehicles for a licensed business, not visible from street)		I-2 first uses		Shipping Container	SE
Automotive wrecking yards	P	I-3 first uses		Architecture Retail and/or Office (stacking no more than three)	
Awnings, canopies, carports, roof overhangs, balconies, architectural structures		Industrial kitchen		Storage and wholesaling facility	
B-1 first uses		Industrial, light		Storage of attached or unattached used auto parts and tires	P
B-3 first uses		Industrial		Storage, warehouse	
Biomedical Research		Industrial and office flex space		Tractor Trailer Truck and/or Major Vehicle - (10,000 lbs. or greater) Parking	*Pending Review
Cement and clay products	P	Live/work spaces		Used vehicle parts sales, other than automobile or auto parts junkyards	
Commercial recyclable material storage area		Maintenance building, common		Utility sheds, storage buildings, fallout shelters	A
Construction trades		Manufacturing		Vehicle sales in an enclosed area	
Construction trailer - temporary		Manufacturing, light		Vehicle service/major	
Crematory/Embalming		Microbrewery (must comply with Federal, State and County regulations)		Wireless antenna support structures, amateur radio antennas	A
Donation bins		Motion picture studios			
Dry cleaning plant		Nightclub			
"Eco-friendly accessory structures and features - (i.e. solar panels, wind turbines),"		Outdoor storage			
Enclosed recreation area - common		Passenger terminals			
Farmers' Market		Petroleum storage tank not exceeding 30,000 gallons			
Fleet operations		Public utility structures	P		
Gatehouse, guardhouse		Recording and TV/Radio/Film			
		Recycling center inside a wholly enclosed building			
		Outside Recycling Center	P		
		Religious Facilities			
		Retail(of products manufactured in District, not to exceed 20% of the floor area)			

**Code Uses:**  
 P = Permitted  
 SE = Special Exception  
 A = Accessory  
 AR = Administrative Review  
 Blank = Not Permitted

Other uses are permitted subject to approval. See the Zoning Code Sec. 22 for more information.

## HUBZone Map

Dade Outdoor Storage Yard site is within a qualified HUBZone.



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