

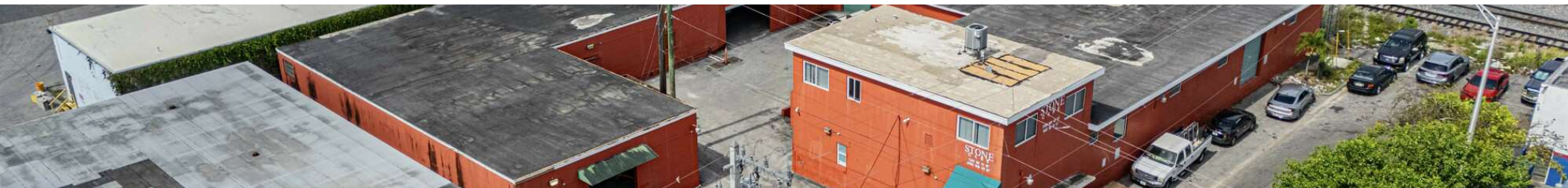


# FOR SALE



**Freestanding 19,308 SF Warehouse  
480V/1200 Amp+ Existing Power**

**3750 NW 43RD STREET, MIAMI, FL 33142**



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com



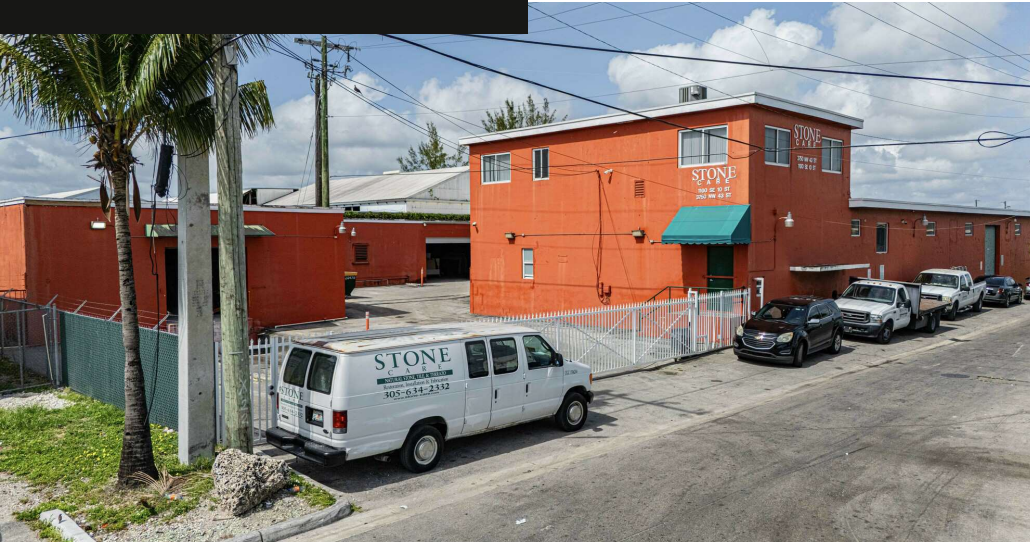




# FOR SALE

## Freestanding 19,308 SF Warehouse 480V/1200 Amp+ Existing Power

3750 NW 43rd Street, Miami, FL 33142



### VIDEO

#### OFFERING SUMMARY

**SALE PRICE:** \$4,250,000

**PRICE PSF:** \$220.12

**BUILDING SIZE:** 19,308 SF

**LOT SIZE:** 25,756 SF

**ZONING:** M-1

### PROPERTY DESCRIPTION

SVN Commercial Realty is pleased to offer for sale this +/- 19,308 SF freestanding manufacturing warehouse in Hialeah. The property has heavy power - 480V/1200Amp existing with capacity for more. In addition the site is on sewer, out of the wellfield and zoned M-1. Sale includes all office furniture, multiple, operational CNC machines, existing racks, heavy duty air compressor, and a stone polishing machine.

### PROPERTY HIGHLIGHTS

- Freestanding 19,308 SF Warehouse
- 480V/1200Amp Existing + Additional Capacity
- On Sewer, Out of Wellfield
- +/- 1,000 SF of Office Space All on 2nd Floor
- One (1) Dock High Truck Well
- Three (3) Street Level Doors
- +/- 12' Clear Height
- Gated Entry, Fully Enclosed & Secure Property
- Immediate Access to SR112, Okeechobee Road, US 27 & Less than 3 Miles to MIA



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com







# FOR SALE

**Freestanding 19,308 SF Warehouse 480V/1200 Amp+ Existing Power**

3750 NW 43rd Street, Miami, FL 33142



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com



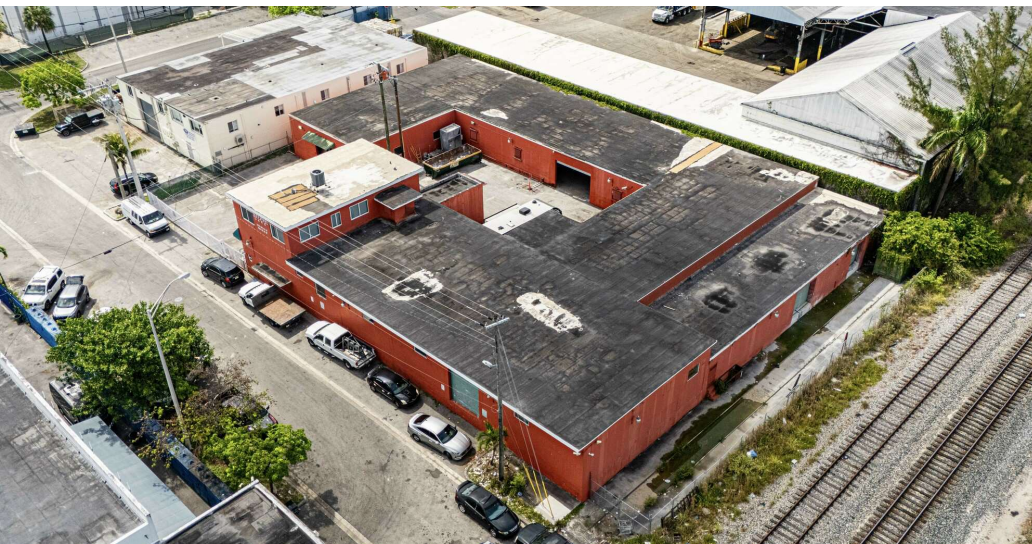
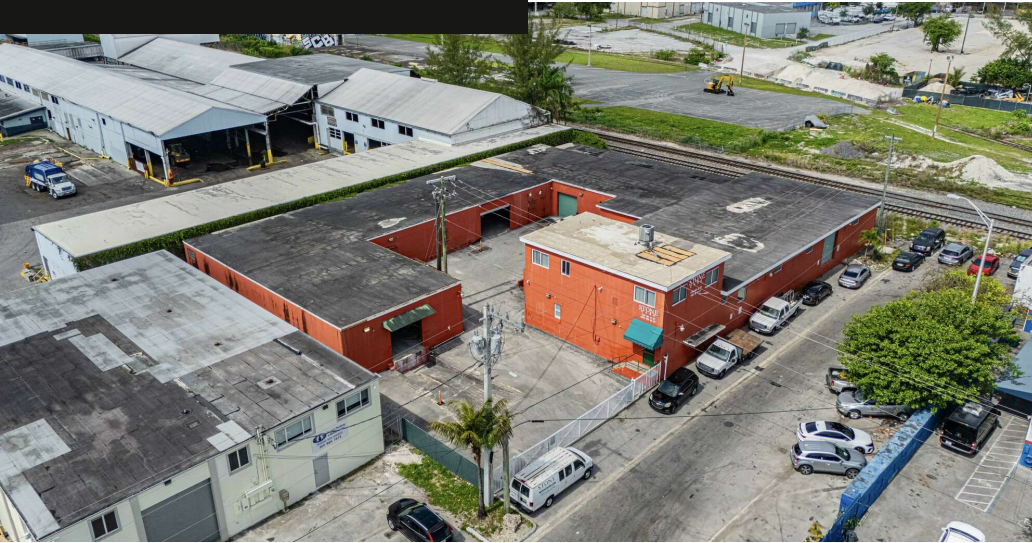




# FOR SALE

## Freestanding 19,308 SF Warehouse 480V/1200 Amp+ Existing Power

3750 NW 43rd Street, Miami, FL 33142



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com



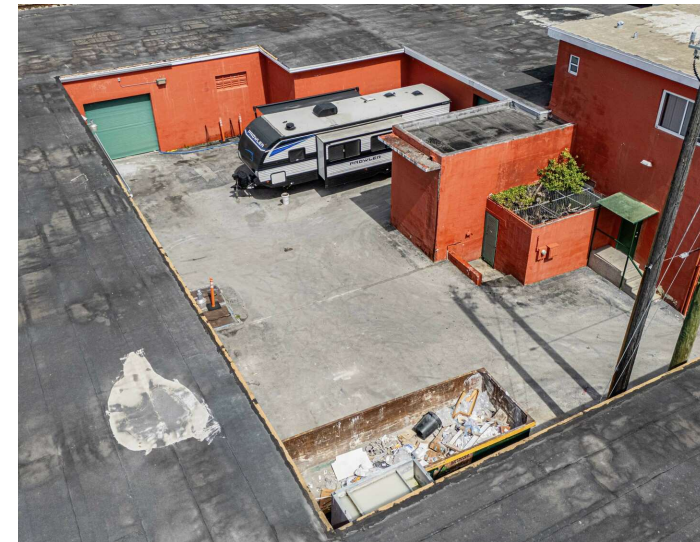
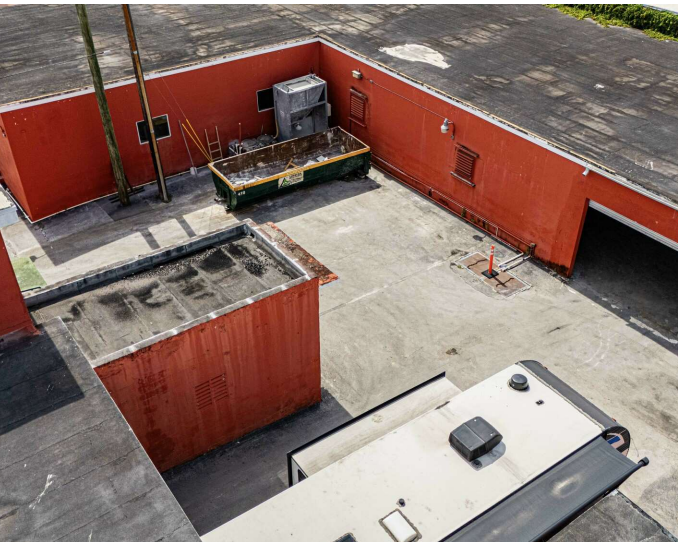
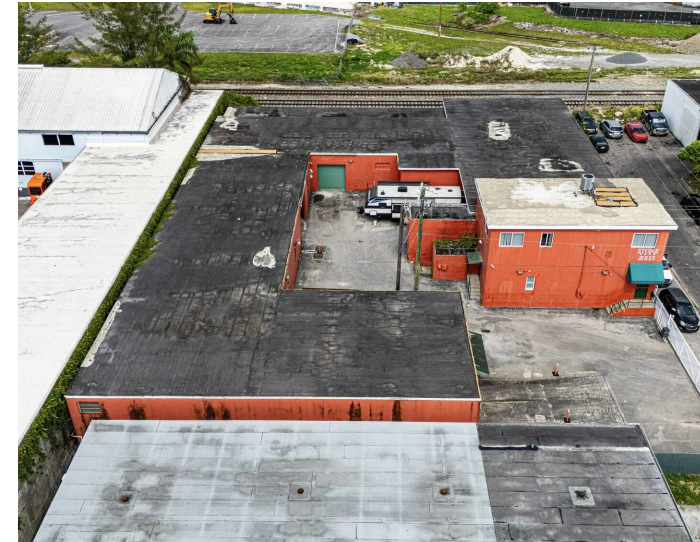




# FOR SALE

## Freestanding 19,308 SF Warehouse 480V/1200 Amp+ Existing Power

3750 NW 43rd Street, Miami, FL 33142



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com



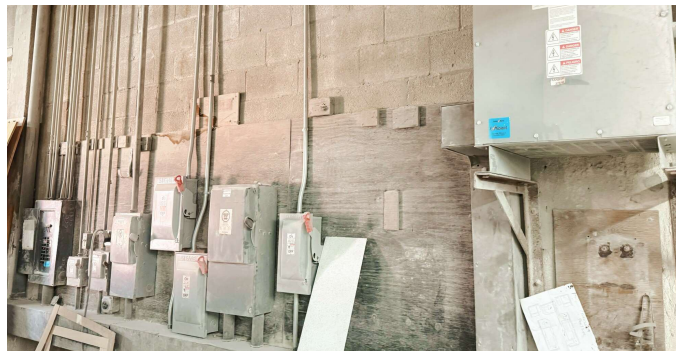




# FOR SALE

## Freestanding 19,308 SF Warehouse 480V/1200 Amp+ Existing Power

3750 NW 43rd Street, Miami, FL 33142



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com



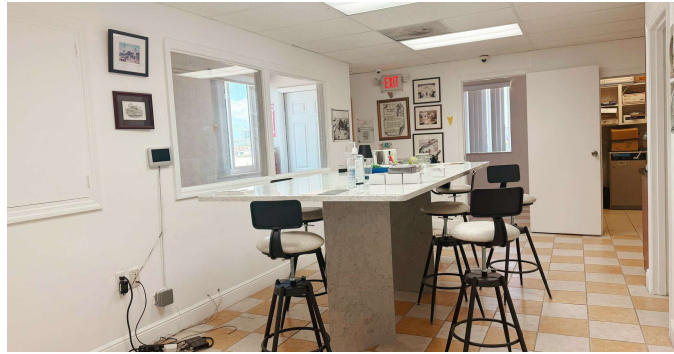
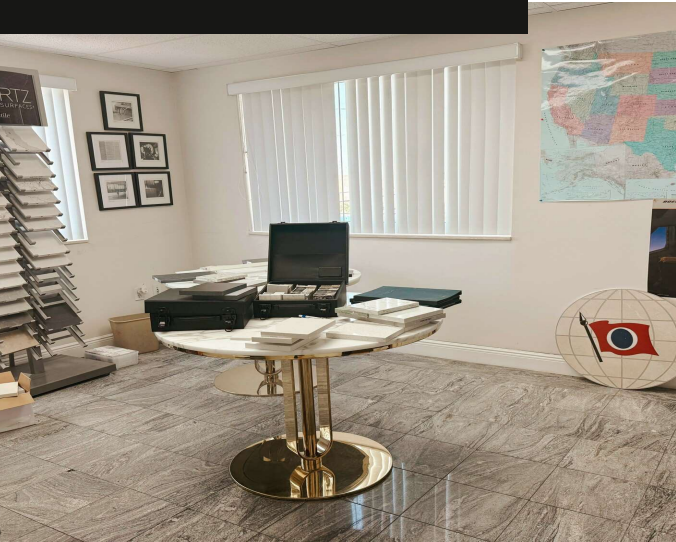




# FOR SALE

## Freestanding 19,308 SF Warehouse 480V/1200 Amp+ Existing Power

3750 NW 43rd Street, Miami, FL 33142



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com







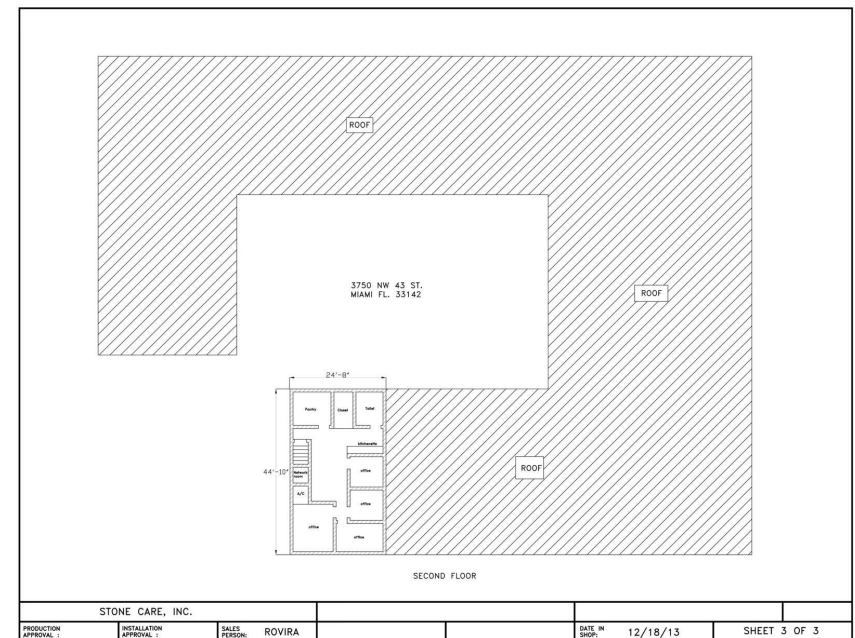
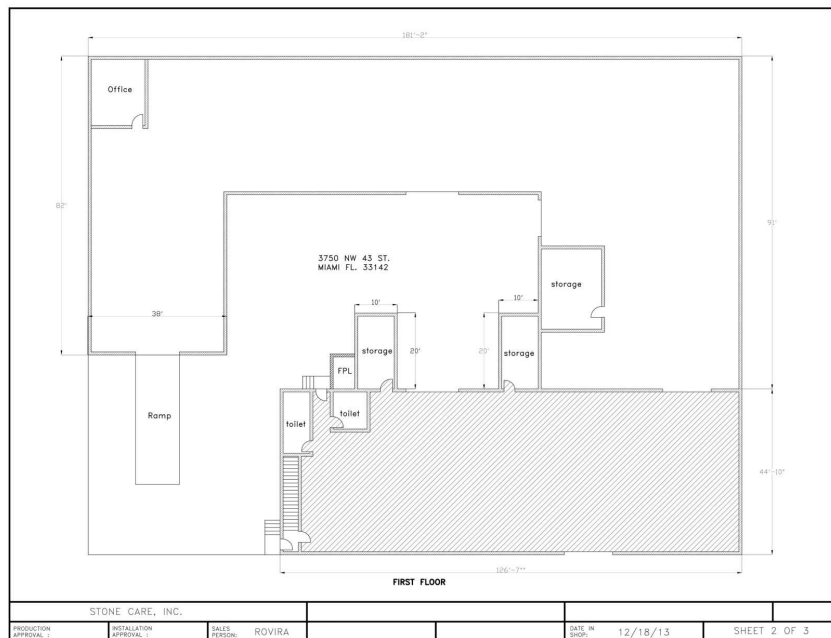




# FOR SALE

## Freestanding 19,308 SF Warehouse 480V/1200 Amp+ Existing Power

3750 NW 43rd Street, Miami, FL 33142



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com



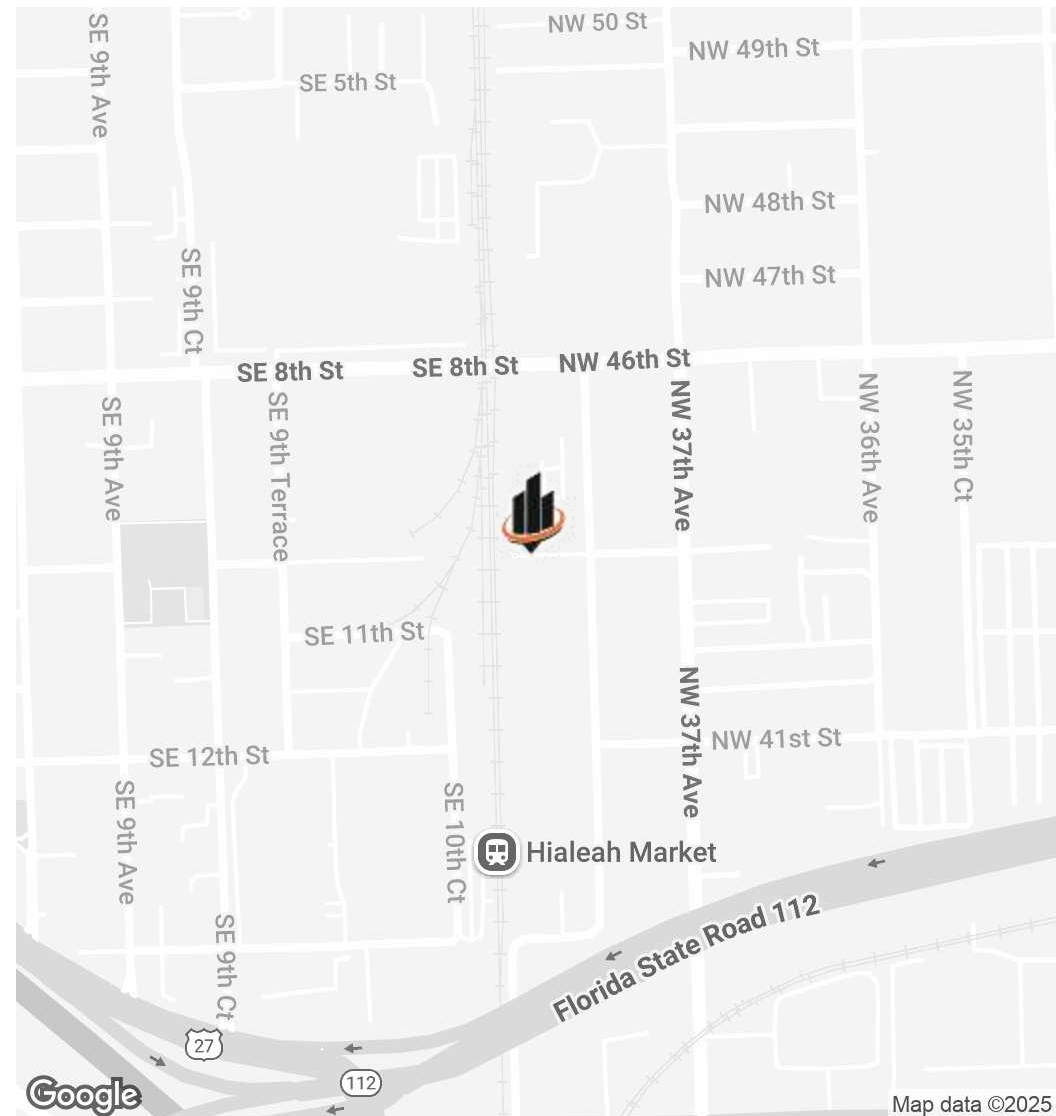
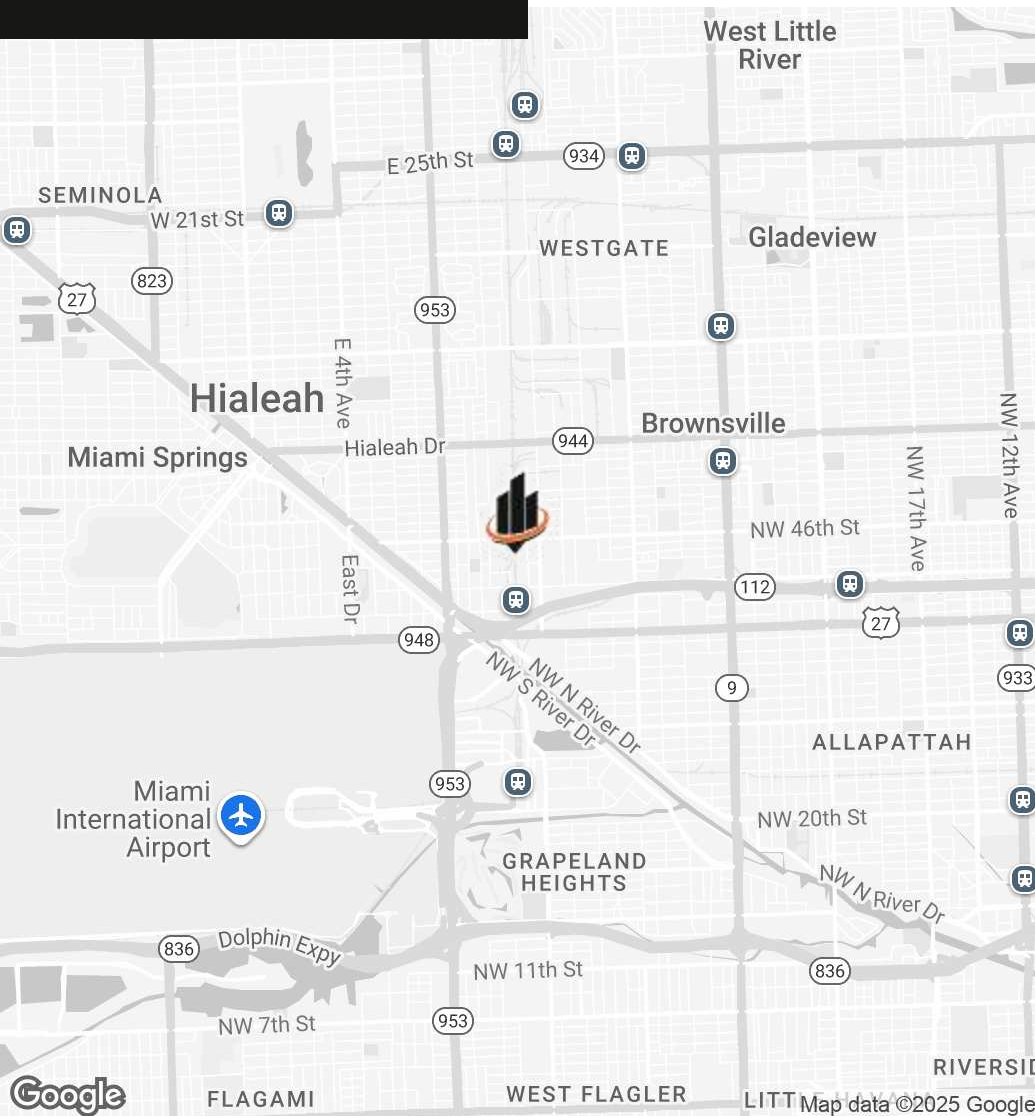




# FOR SALE

## Freestanding 19,308 SF Warehouse 480V/1200 Amp+ Existing Power

3750 NW 43rd Street, Miami, FL 33142



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com

