

**FOR SALE / LEASE**

# 3.53 AC Opa Locka Lot

**NORTHWEST 133RD STREET**

Opa-locka, FL 33054

**PRESENTED BY:**

**JOEL A. KATTAN, SIOR**

O: 954.448.8531

joel@svncr.com

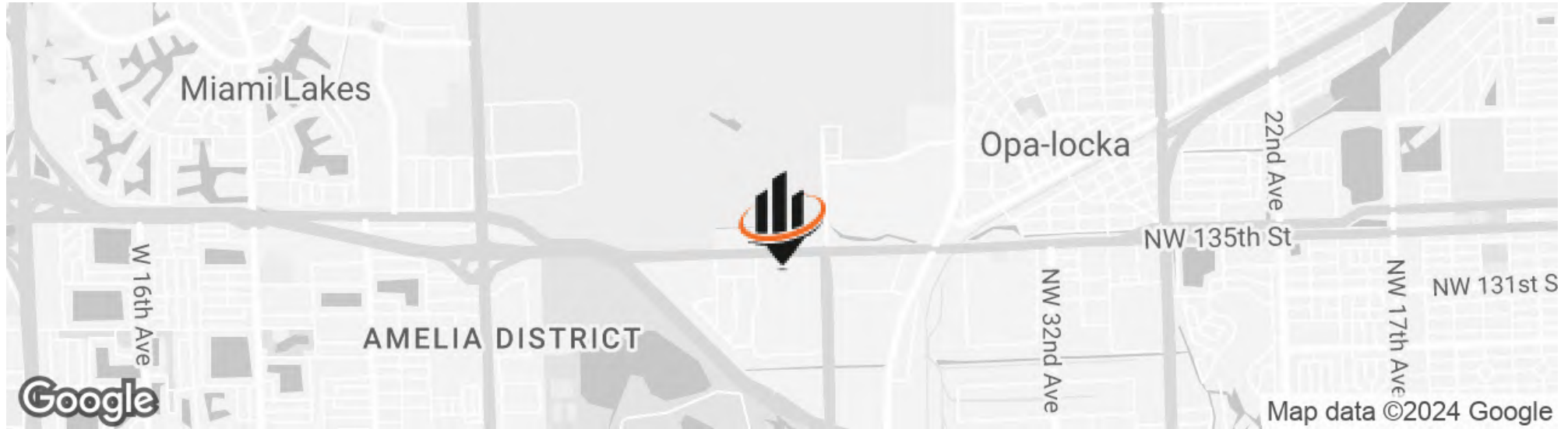
**ANTHONY PERAGINE**

O: 786.643.0416

anthony@svncr.com



## PROPERTY SUMMARY



<b>SALE PRICE</b>	<b>\$10,000,000</b>
<b>LEASE RATE</b>	<b>\$4.25 SF/YR NNN</b>

### OFFERING SUMMARY

<b>LOT SIZE:</b>	3.53 Acres
<b>PRICE / ACRE:</b>	\$2,832,861
<b>ZONING:</b>	I-3
<b>SUBMARKET:</b>	Opa Locka

### PROPERTY HIGHLIGHTS

- Prime 3.53 AC Lot in Opa-locka
- Available for Sale or Lease
- Paved and Drained
- Fenced for Security and Privacy
- Fully Lit for 24/7 Operations
- Strategic location in Opa Locka's Industrial Park
- Immediate Access to Gratigny Parkway via NW 135th Street
- Ideal for Parking & Storage
- Zoned I-3, Liberal Industrial - City of Opa Locka

**JOEL A. KATTAN, SIOR**

O: 954.448.8531

joel@svncr.com

**ANTHONY PERAGINE**

O: 786.643.0416

anthony@svncr.com

# PROPERTY PHOTOS



**JOEL A. KATTAN, SIOR**

O: 954.448.8531

joel@svncr.com

**ANTHONY PERAGINE**

O: 786.643.0416

anthony@svncr.com

# SURVEY



**PROPERTY ADDRESS:**  
 4352 NORTHWEST 133RD STREET

**LEGAL DESCRIPTION:**  
 THE WEST 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SEC 4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH RANGE 40 EAST, COUNTY 10 EAST COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF OPA-LOCKA, FLORIDA COUNTY, FLORIDA.

**FLOOD ZONE INFORMATION:**  
 THE USUALLY DRYED BALANCED SHOW IN THE MAP OF SURVEY IS WITH ZONE A1 AND ZONE X.

**SURVEYOR'S NOTES:**  
 1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE NATIONAL GEODETIC SURVEYING SYSTEM, NAD 83, USING A TOTAL STATION AND A DISTANCE MEASUREMENT SYSTEM.

**SURVEYOR'S CERTIFICATION:**  
 I, THE SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE NATIONAL GEODETIC SURVEYING SYSTEM, NAD 83, USING A TOTAL STATION AND A DISTANCE MEASUREMENT SYSTEM.

**CERTIFIED TO:**  
 DATE: 08/15/2024

SCALE	DATE OF ORIGINAL FIELD WORK: 08/15/2024
	JOB NUMBER: 20240800
	DRAWN BY: ANTONY PERAGINE
	FOR SALE: OPA-LOCKA TOWNSHIP LOT
	SHEET 1 OF 1
	REVISIONS:

NEELAS DOL VENITO  
 PROFESSIONAL SURVEYOR & MAPPER  
 STATE OF FLORIDA LIC # 8848

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

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

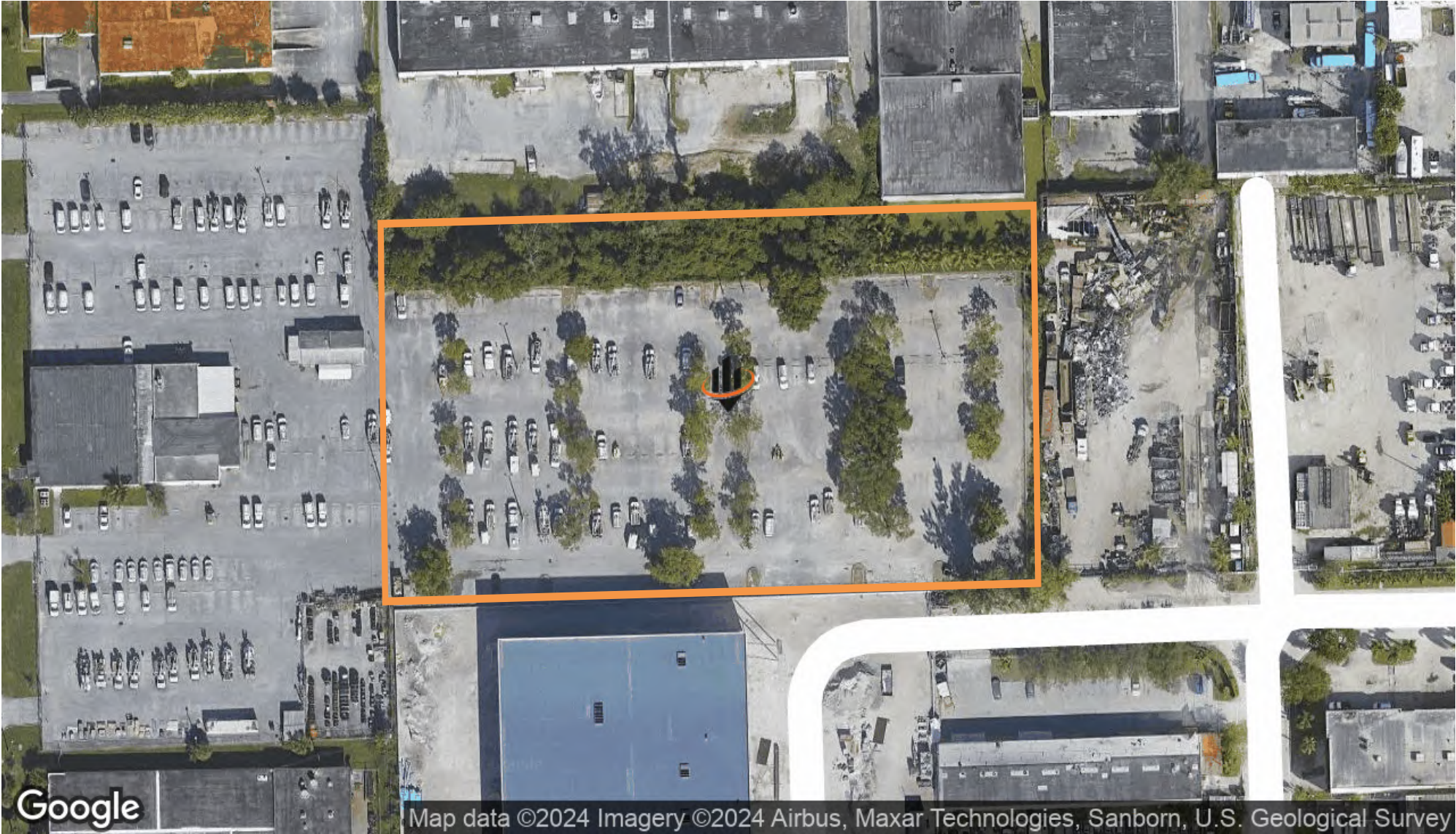
# AERIAL MAP



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

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

**AERIAL MAP**



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

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