

INDUSTRIAL | FOR LEASE

**midtown** CAPITAL PARTNERS

# Opa Locka Business Park

13700 NW 19TH AVENUE | OPA LOCKA, FL 33054



## Property Features

- + Unit 12 Available: ±2,200 SF
- + Small office component
- + 1 grade level door
- + Individually metered (standard 3-phase power)
- + High quality small bay
- + 15.6' Clear Height
- + Office component is 100% climate controlled
- + Ample Parking
- + Fully fenced, lit, and secured
- + Zoned I-1, City of Opa Locka
- + Located in HUBZone - The HUBZone program fuels small business growth awarding at least 3% of federal contract dollars to HUBZone-certified companies each year
- + Convenient access to main thoroughfares - Direct access to I-95, SR-9 via Opa Locka Blvd.
- + Available Immediately (within 30-days from contract signing)
- + **Asking Rate: Please Inquire**

## Contact Us

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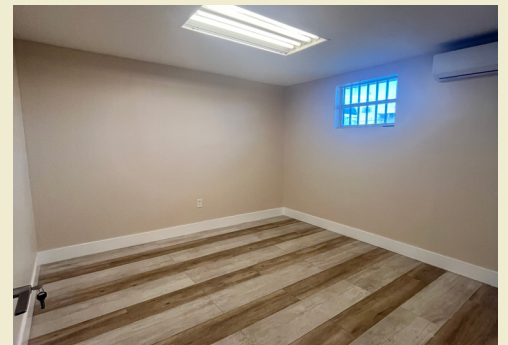
# Site Aerial

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# Photos

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# Opa Locka Business Park

13700-13740 NW 19th Avenue | Opa Locka, FL 33054

For Lease

# Zoning Analysis

I-1 - LIGHT INDUSTRIAL DISTRICT

## A. Uses Permitted.

Use Type	Code
Adult businesses	
Automobile or auto parts junkyards	
Auto broker as per Ordinance 11-05	P
Auto service station (filling station for service vehicles for a licensed business, not visible from street)	P
Automotive wrecking yards	
Awnings, canopies, carports, roof overhangs, balconies, architectural structures	A
B-1 first uses	P
B-3 first uses	P
Biomedical Research	P
Cement and clay products	
Commercial recyclable material storage area	A
Construction trades	P
Construction trailer - temporary	A
Crematory/Embalming	P
Donation bins	A
Dry cleaning plant	
"Eco-friendly accessory structures and features - (i.e. solar panels, wind turbines),"	A
Enclosed recreation area - common	A
Farmers' Market	P
Fleet operations	
Gatehouse, guardhouse	A

Use Type	Code
Generators, permanent	A
Gun shops	SE
I-1 first uses	P
I-2 first uses	
I-3 first uses	
Industrial kitchen	P
Industrial, light	P
Industrial	
Industrial and office flex space	P
Live/work spaces	SE
Maintenance building, common	A
Manufacturing	
Manufacturing, light	P
Microbrewery (must comply with Federal, State and County regulations)	SE
Motion picture studios	P
Nightclub	
Outdoor storage	
Passenger terminals	P
Petroleum storage tank not exceeding 30,000 gallons	
Public utility structures	P
Recording and TV/Radio/Film	P
Recycling center inside a wholly enclosed building	
Outside Recycling Center	
Religious Facilities	SE
Retail(of products manufactured in District, not to exceed 20% of the floor area)	P

Use Type	Code
Rock and sand yards	
Saw mills	
Scrap metal yards	
Shipping Container	SE
Architecture Retail and/or Office (stacking no more than three)	
Storage and wholesaling facility	P
Storage of attached or unattached used auto parts and tires	
Storage, warehouse	P
Tractor Trailer Truck and/or Major Vehicle - (10,000 lbs. or greater) Parking	
Used vehicle parts sales, other than automobile or auto parts junkyards	
Utility sheds, storage buildings, fallout shelters	A
Vehicle sales in an enclosed area	P
Vehicle service/major	P
Wireless antenna support structures, amateur radio antennas	A

### 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

Opa Locka Business Park is within a qualified HUBZone.

