

# FOR SALE

## ± 42,000 SF FREESTANDING WAREHOUSE



### 14820 NW 60TH AVE MIAMI LAKES FL

<b>BUILDING SIZE</b>	±42,000 SQUARE FEET
<b>LOADING</b>	3 DOORS (2 GROUND LEVEL, 1 DOCK HIGH)
<b>CEILING HEIGHT</b>	18' CLEAR CEILING
<b>OFFICE SPACE</b>	±4,000 SQUARE FEET
<b>PRICE</b>	\$12,000,000.00

Industrial Group Realty is proud to present this property is located in a desired area in Miami Lakes within walking distance to the Miami Dade Police Department on Miami Lakes Dr. and close proximity to major throughways like Palmetto Expressway, Gratigny Expressway, I-75 and I-95. This 42,000 sqft Freestanding building is situated on a 131,115 sqft lot, with above average parking. The warehouse has 3-Phase Heavy power approximately 1,600 AMPS, 240 Volts, great for a manufacturing company. The roof is maintained and currently

#### CONTACT

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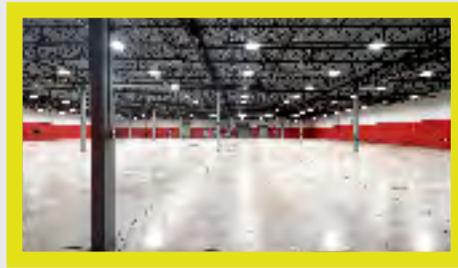
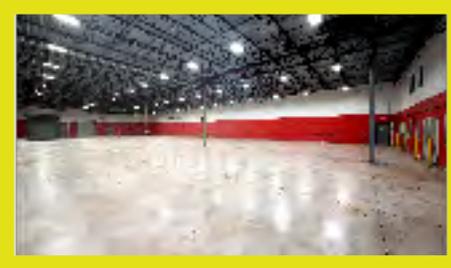
## OFFICE 1ST FLOOR



## OFFICE 2ND FLOOR



# WAREHOUSE



- ONE DOCK-WELL, 2 GROUND LEVEL DOORS
- 3 PHASE HEAVY POWER (1600 AMPS)
- ON 3.01 ACRE LOT (AMPLE PARKING)

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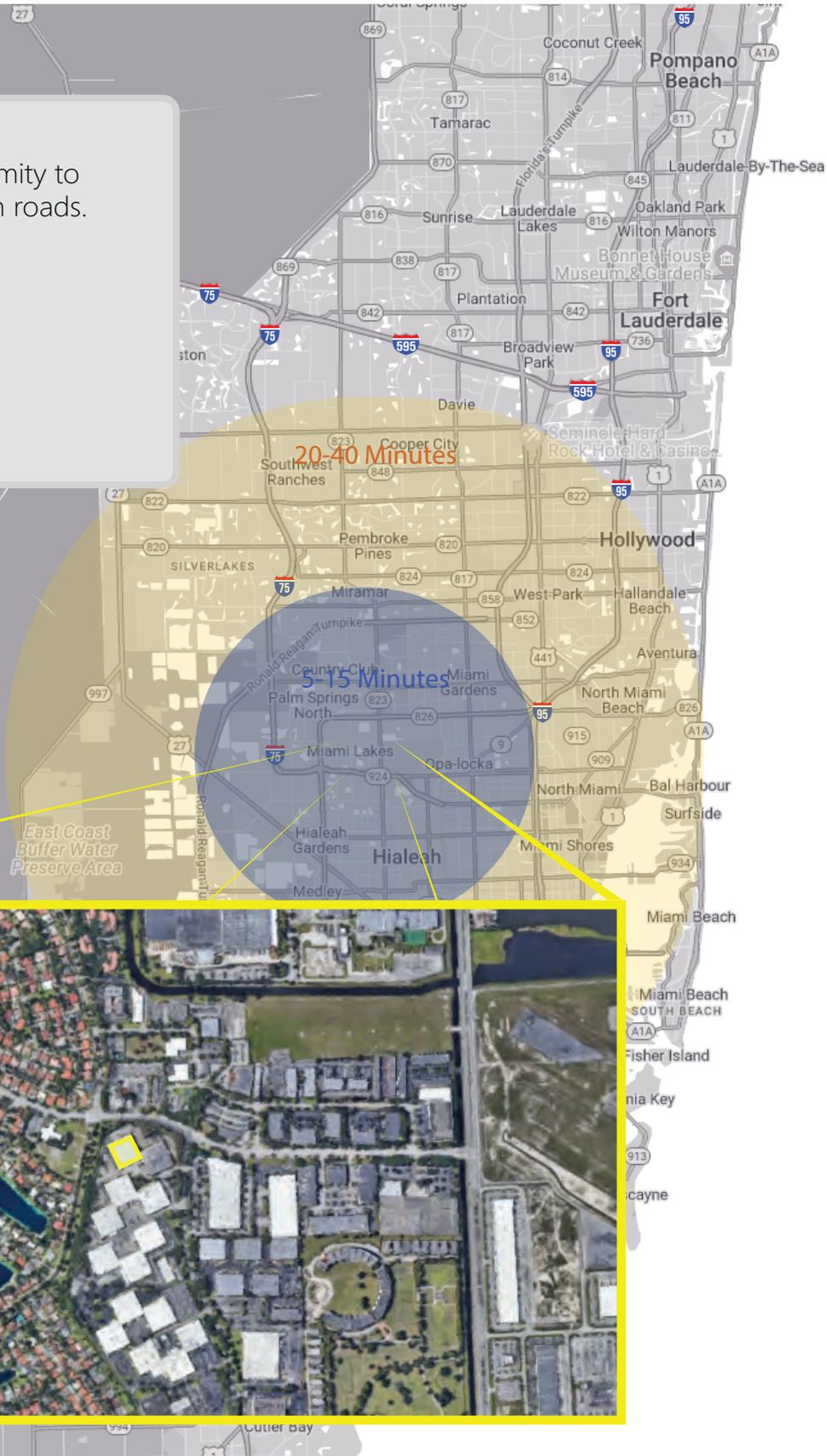
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Within 5-15 minutes proximity to mayor highways and main roads.

- Palmetto Express way (826)
- Florida's Turnpike (91)
- I-75
- I-95
- Gratigny Parkway (924)
- Red Road (823)



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