

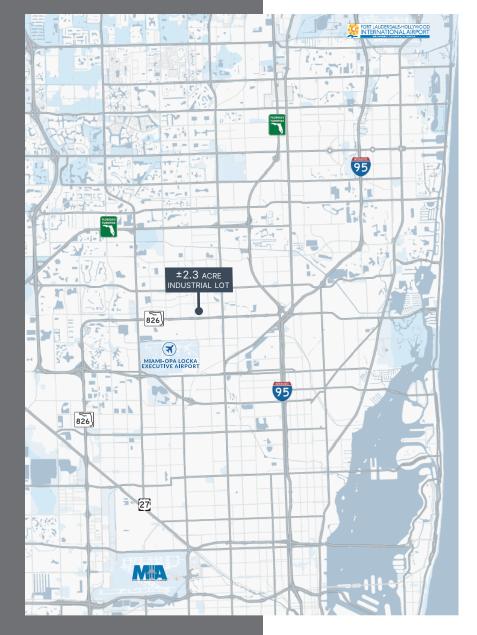


LAND OPPORTUNITY

Available for Sale • Lease • Build-to-Suit

±2.3 ACRE Industrial Lot

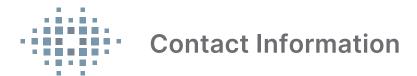
3485 NW 168th Street, Miami Gardens, FL



Property Features

Total Lot	±2.3 Acres	Port Everglades	14 miles
Build-to-Suit Opportunity: • up to ±45,000 SF		Port of Miami	11 miles
		FLL Airport	13 miles
Direct Access	SR 826	MIA Airport	8 miles

Sale Price: \$8,000,000.00 Lease Rate: \$5.00 PSF NNN



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