

Fantastic Miami Industrial Condo Investment Sale | Wilshire Advisory Group



13202 NW 107th Ave, Hialeah Gardens, FL 33018

INDUSTRIAL CONDO INVESTMENT SALE

Hialeah Gardens FL - 12,086 RSF

FANTASTIC OPPORTUNITY - HARD TO FIND IN MIAMI

FEATURES

Ability to acquire two Class "A" warehouse condo units with a prime location in Miami. Great access - located adjacent to Florida's Turnpike, US-27, I-75 and Okeechobee Road. State of the art new construction, brand new offices, 2,556 RSF of mezzanine also available. 28' ceiling height. Four (4) loading docks. ESFR sprinkler system, 277/480 Volts, 3-Phase electric.

- Currently Occupied through 2032
- National credit tenant
- Lease Term - 10 years
- Industrial gross lease
- Competitive rental rate with annual increases (fixed and CPI)
- Cap Rate: **5.08%**

Contacts



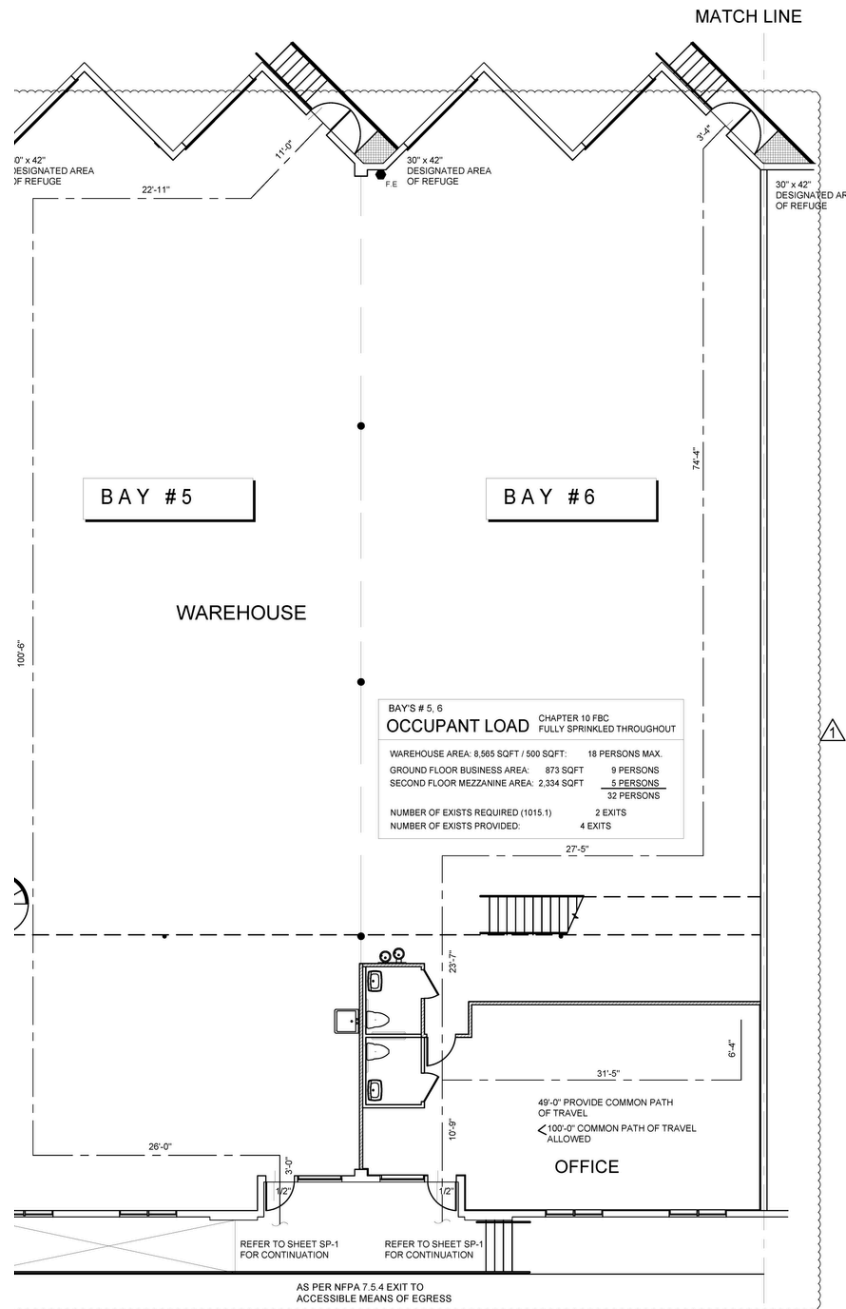
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ASKING PRICE: \$4,650,000.00



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