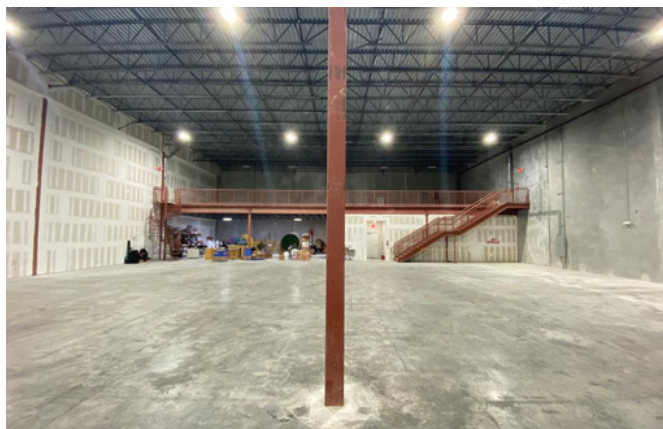


# INDUSTRIAL CONDO FOR SALE WITH NATIONAL TENANT

13202 NW 107<sup>th</sup> Ave  
Hialeah Gardens, FL 33018



<b>BUILDING SIZE</b>	± 12,000 RSF
<b>ASKING PRICE</b>	\$4,650,000
<b>CAP RATE</b>	5.08%

## FEATURES

- Fully Leased Through 2032 with National Credit Tenant
- Industrial Gross Lease
- Competitive Rental Rate with Annual Increases (Fixed and CPI)



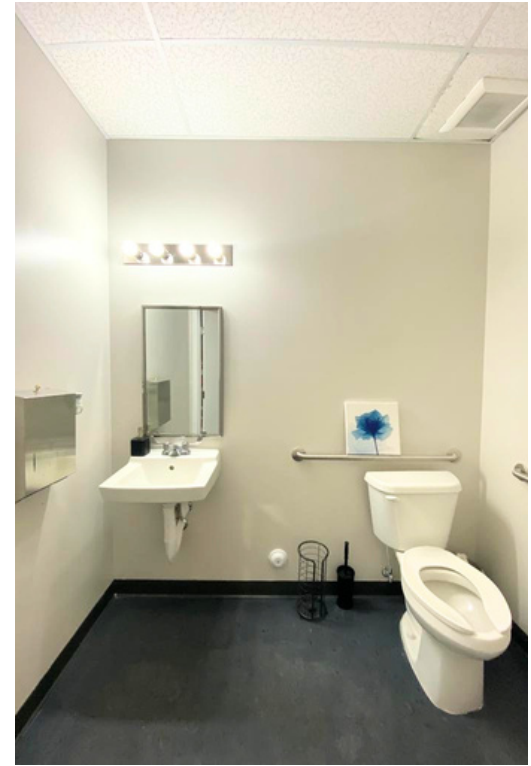
**Gonzalo Rioja**  
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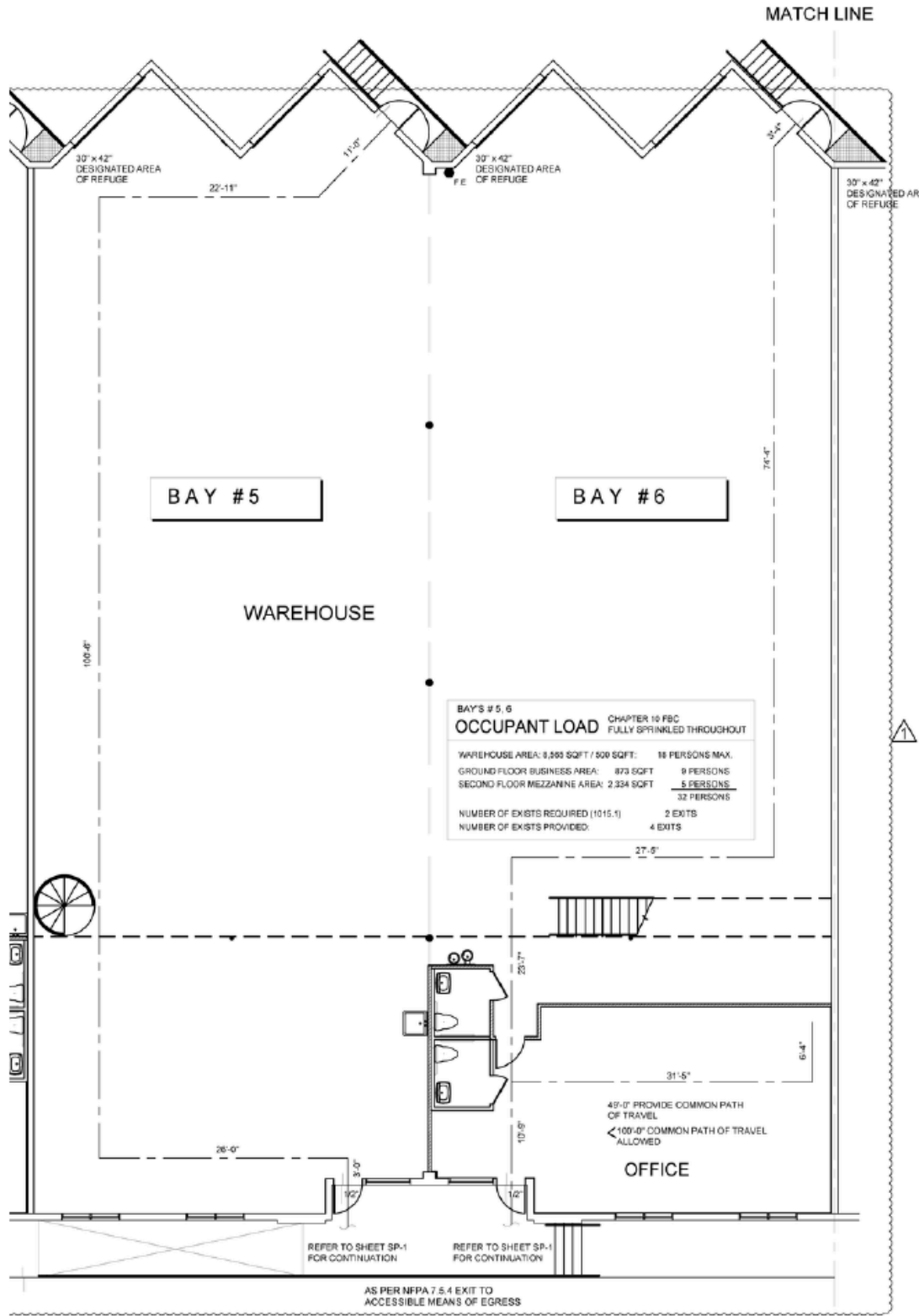
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