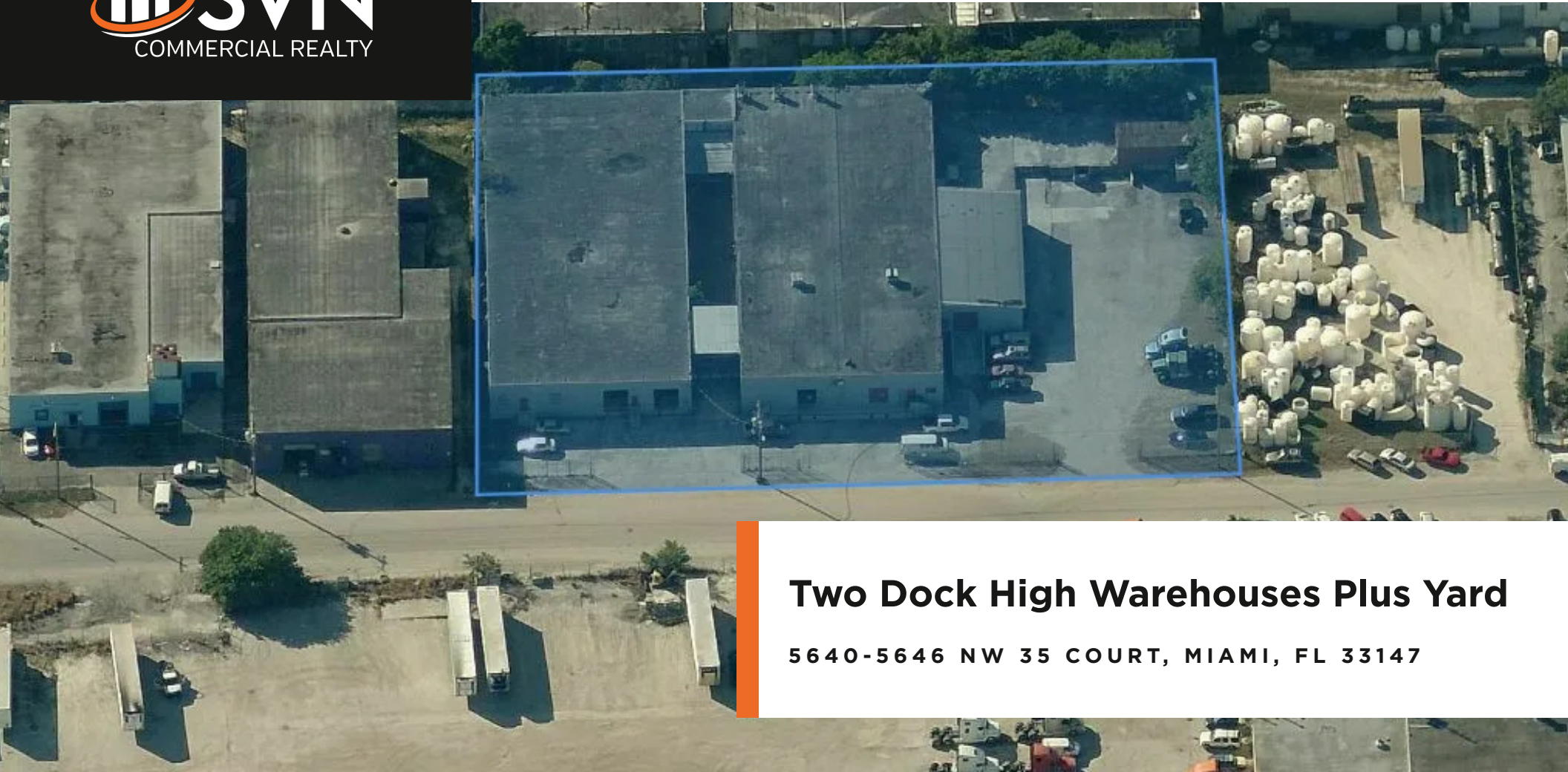




FOR SALE



Two Dock High Warehouses Plus Yard

5640-5646 NW 35 COURT, MIAMI, FL 33147

PRESENTED BY:

JOEL A. KATTAN, SIOR

Senior Director

O: 954.448.8531

joel@svncr.com

ANTHONY PERAGINE

Senior Advisor

O: 786.643.0416

anthony@svncr.com



FOR SALE

Two Dock High Warehouses Plus Yard

5640-5646 NW 35 Court, Miami, FL 33147

OFFERING DESCRIPTION

SVN Commercial Realty is pleased to present for sale two warehouse buildings totaling approximately 31,609 SF on approximately 1.58 AC of land. The offering consists of three folios: 5640 NW 35th CT, a $\pm 14,600$ SF building; 5646 NW 35th CT, a $\pm 17,009$ SF building; and an additional folio for the $\pm 23,000$ SF yard. The 5640 and 5646 buildings are connected by a breezeway with a loading dock; however, they can operate completely separately if desired. Property is zoned M-2 which allows for heavy industrial uses.

OFFERING SUMMARY

SALE PRICE	\$7,000,000
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BUILDING SIZE	$\pm 31,609$ SF
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LOT SIZE	± 1.58 AC
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ZONING	M-2
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SUBMARKET	Airport East
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FOLIO	04-3116-011-0321 04-3116-011-0320 04-3116-011-0310
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Anthony Peragine
Senior Advisor
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anthony@svncr.com

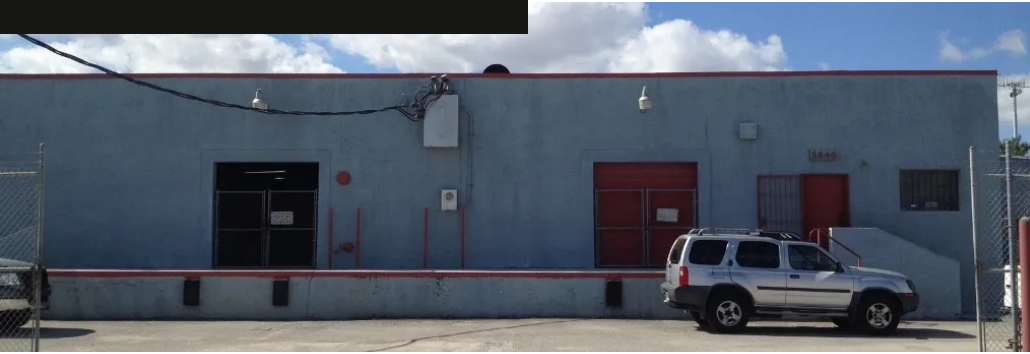




FOR SALE

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PROPERTY HIGHLIGHTS

- Total of $\pm 31,609$ SF Consisting of Two Buildings:
- Bldg 5640 is $\pm 14,600$ SF
- Bldg 5646 is $\pm 17,009$ SF
- Situated on a total of ± 1.58 AC
- **SHARED ATTRIBUTES:**
- 14' Clear Height
- Three Phase Electric | 2,400 Amps
- Total of Six (6) Dock Doors, One with a Concrete Ramp and a Loading Platform
- On Sewer
- **Bldg 5640 ATTRIBUTES:**
- $\pm 1,000$ SF of Office w/ One (1) Restroom
- Three (3) Dock Doors
- **Bldg 5646 ATTRIBUTES:**
- $\pm 1,200$ SF of Office with Four (4) Restrooms
- Sprinklered
- Three (3) Dock Doors, one with Concrete Ramp
- Loading Platform



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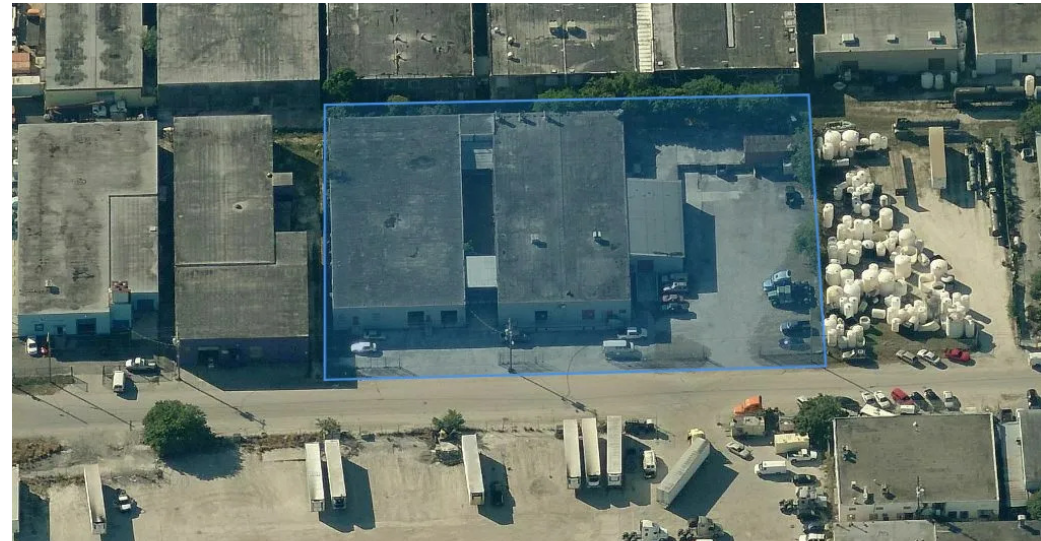




FOR SALE

Two Dock High Warehouses Plus Yard

5640-5646 NW 35 Court, Miami, FL 33147



Yard



Yard



Yard



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Senior Advisor
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FOR SALE

Two Dock High Warehouses Plus Yard

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5640 Bldg & Loading



Connective Dock Between Buildings



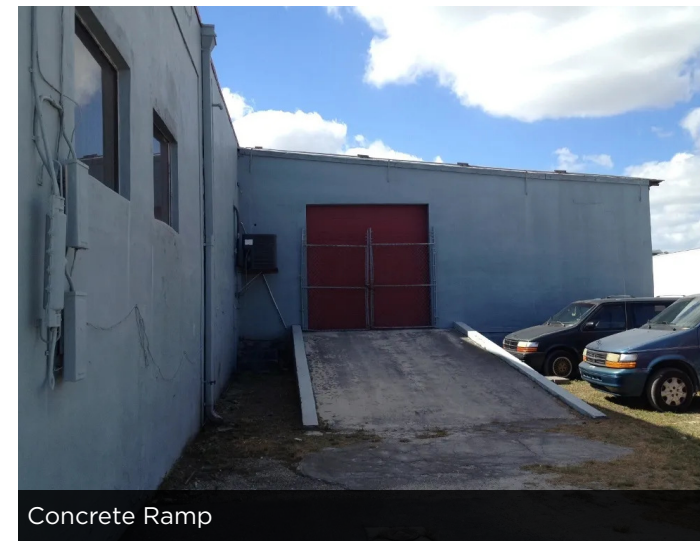
5646 Bldg & Loading



Gated Entry to Both Buildings



Loading Platform



Concrete Ramp



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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.



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