

UNDER-MARKET SMALL BAY — AIRPORT ADJACENT

MIRANDAS CORNER | OPA-LOCKA, FL 33054

4640 NW 133 ST

LEGAL MEZZANINE | PRIVATE OFFICE

\$425,000

ASKING RENT

1,730 SF

TOTAL SF

20' CLEAR

CLEAR HEIGHT

2006

YEAR BUILT



LOCATION ADVANTAGES

- Directly across from Opa-locka Executive Airport
- Minutes to SR-826, I-95, Gratigny Pkwy & the Turnpike
- Opa-locka rents run 3-5 PSF below Hialeah & Medley comps

FAUSTO COMMERCIAL PRESENTS

Rare small-bay industrial condo in Mirandas Corner — a well-established warehouse condominium directly across from Opa-locka Executive Airport. This unit delivers functional, move-in-ready warehouse space with a grade-level overhead door, 240V 3-phase electrical service; private office, restroom, and a permitted mezzanine ideal for storage or a second work area. Two assigned parking spaces included. Opa-locka's industrial rents run 3-5 PSF below comparable Miami-Dade submarkets — tenants here secure premium connectivity at a fraction of Hialeah or Medley pricing.

PROPERTY HIGHLIGHTS

- Street-level overhead door — no ramp or dock required
- Legal mezzanine adds office, storage, or a second work area
- 240V 3-phase electrical service; two assigned parking spaces

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Yuniel De Varona
Commercial Real Estate Advisor
786.222.1373
yv@faustocommercial.com

