

# FOR SALE



## Fully Renovated Freestanding Warehouse

7401 NW 32 AVENUE , MIAMI, FL 33147

### PRESENTED BY:

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<b>ASKING PRICE</b>	<b>\$6,995,000</b>
<b>PRICE/ SF</b>	\$244.60
<b>BUILDING SIZE</b>	28,598 SF
<b>LOT SIZE</b>	1.11 AC
<b>ZONING</b>	IU-1
<b>MARKET</b>	Miami-Dade
<b>SUBMARKET</b>	Airport East
<b>FOLIO #</b>	30-3109-000-0610

- 28,598 SF Freestanding Warehouse
- Situated on 1.11 AC Lot
- +/- 3,000 SF of Fully Renovated Office Space that includes:
  - Reception Area, Showroom/Sales Counter, Conference Room and Breakroom plus Private Offices
- Total of Five (5) Renovated Restrooms - 2 in Office and 3 in Warehouse
- Three (3) Street Level Loading Doors (1 Front/ 2 Rear)
- 15' Clear Height
- Building is Fully Sprinklered
- New Electrical Panels | 1000 Amp, 120/240V, 3 Phase Power
- LED Lighting Throughout Warehouse
- Approximately 1/2 the Warehouse is Fully A/C
- Asphalt Parking Lot w/ 21 Spaces
- Some Outside Storage
- Secure Property w/ Automated Gated Entry
- On Active Rail | Out of Wellfield



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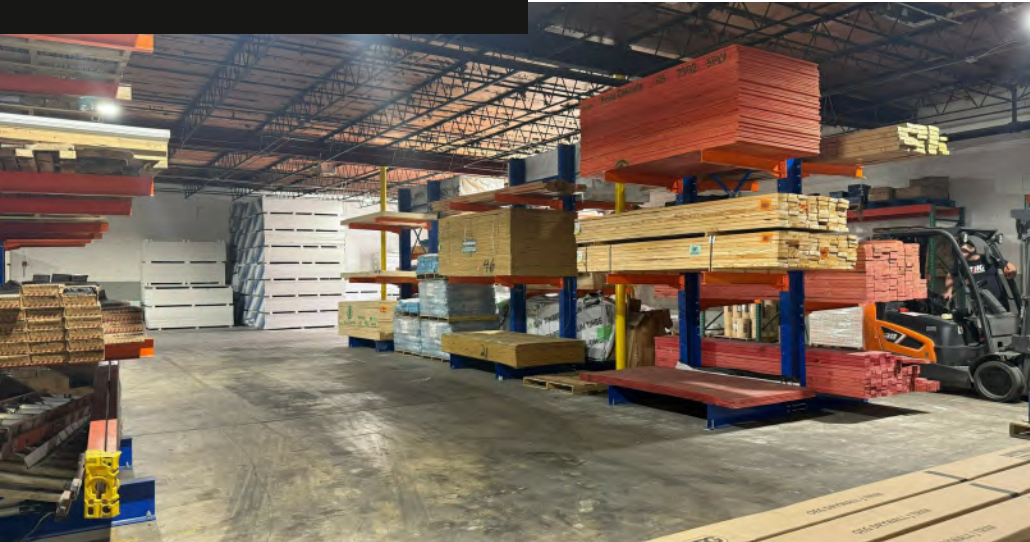




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### PROPERTY CAPITAL IMPROVEMENTS

- Electrical Infrastructure Upgrade - Engineered electrical riser diagram, upgraded electrical distribution system, and installation of multiple electrical panel schedules to support increased electric service capacity. All work was completed permitted, inspected, and approved.
- New LED lighting in parking lot, warehouse, and offices.
- New rolling steel door (North façade).
- New office interior - drywall repairs, new baseboard installed, tile repair, fresh painting throughout, door installation.
- Interior Glazing Installation - office windows and glass partitions with integrated doors in office area.
- New CCTV surveillance system installed.
- Property termite treatment - entire building.
- Interior concrete slab repairs.
- Exterior concrete slabs added for additional storage.
- Parking lot milling, resurfacing, and striping.

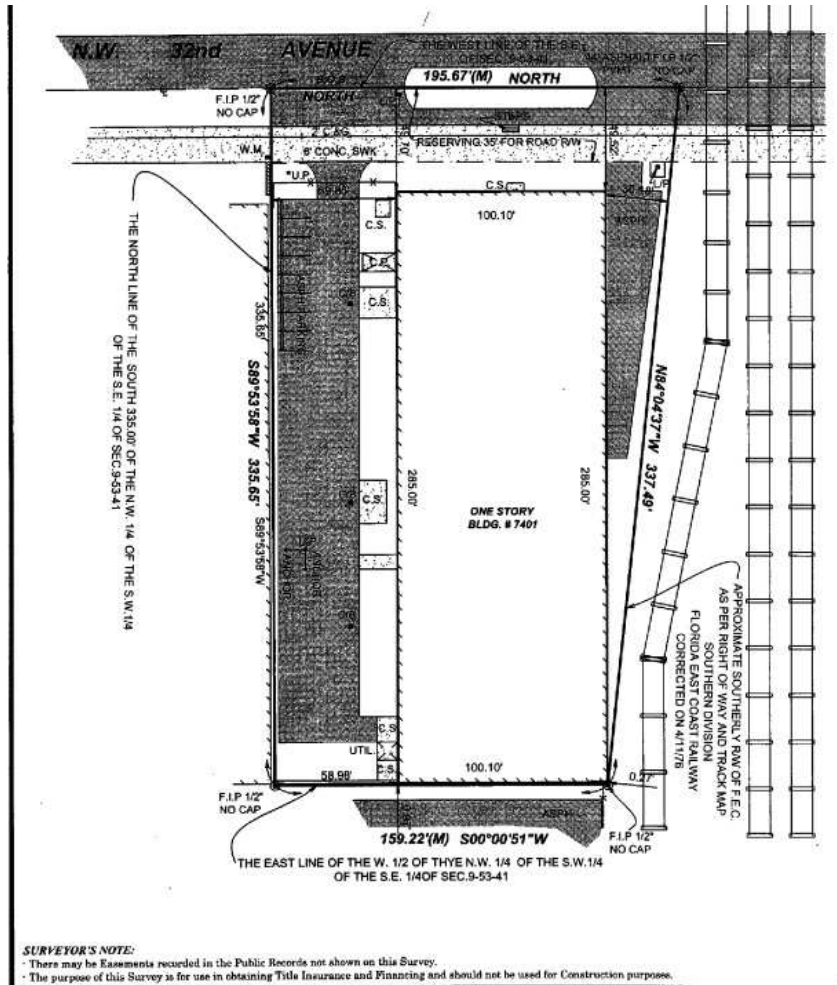


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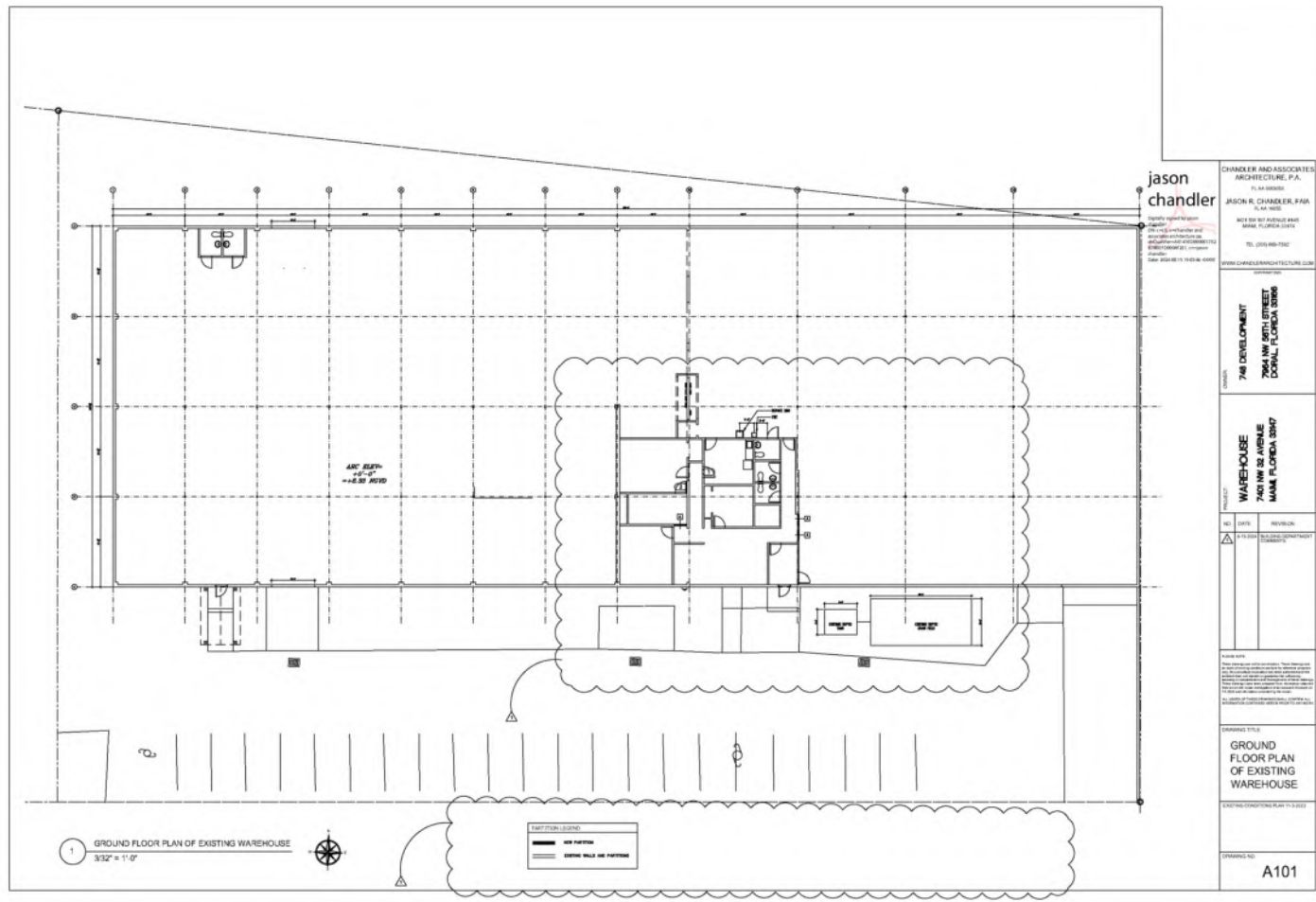
BOUNDARY SURVEY



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SITE PLAN



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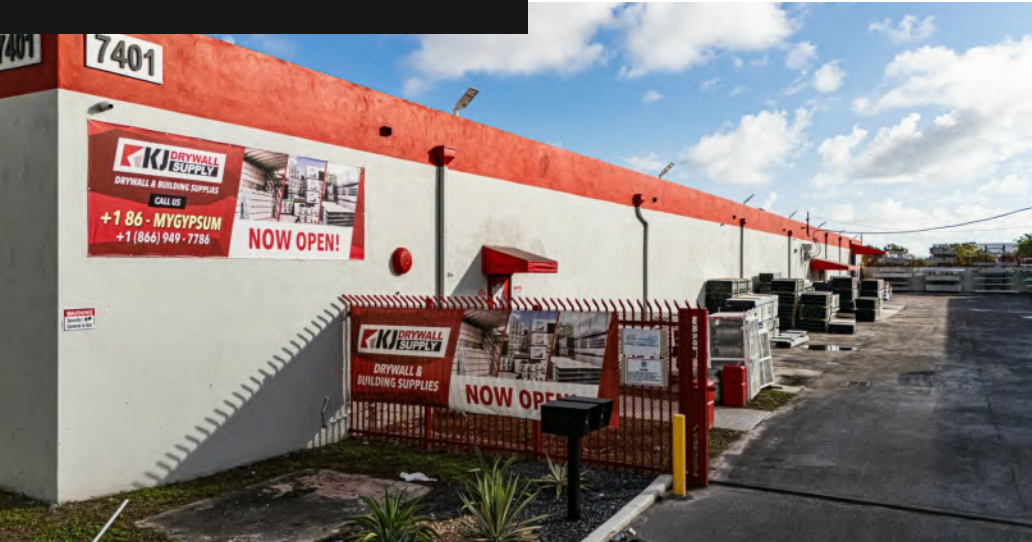




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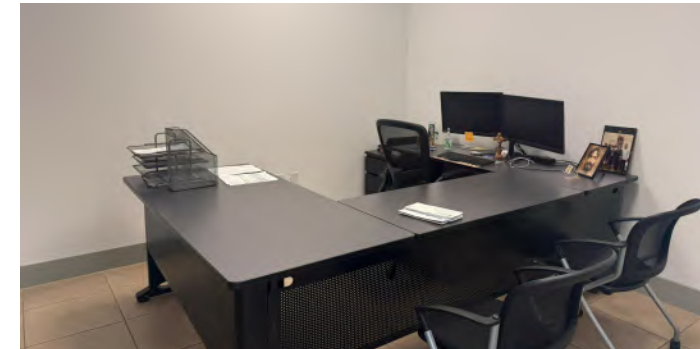
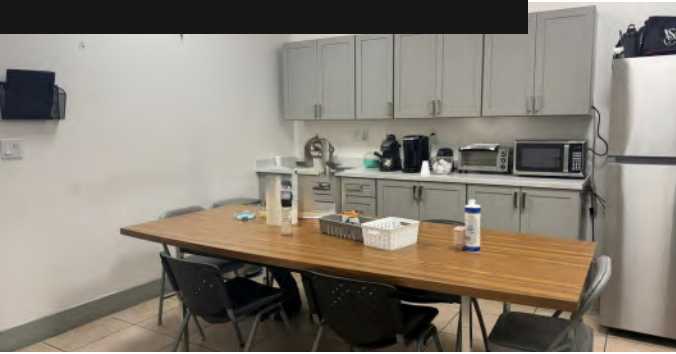
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# Collective Strength, Accelerated Growth

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