

# Available Listings as of 01/01/2010

## INDUSTRIAL PROPERTIES

| Location  | Total Sq. Ft. | Office SF | Ceiling Height | Doors  | Price       | Comments   |
|---|---------------|-----------|----------------|--|-------------|--|
| 2231 W 80 St #5<br>Hialeah, FL 33016<br>Nicoles Industrial Warehouse        | 1,336         | 120       | 20'            | 1 Street   | \$160,000   | Office/Warehouse Located in the I-75 & 826 Corridor. Excellent location. Maint Fee \$135/mth includes Trash, Insurance and More. <b>LOWEST PRICE in AREA!!</b>   |
| 4656 NW 133 St<br>Opa-Locka, FL 33054<br>Miranda's Corner Warehouse         | 1,730         | 120       | 20'            | 1 Street.  | \$190,000   | Great Opa-Locka Airport Office/Warehouse. 1,730 SF with 2nd Floor Mezzanine. Low Maint Fee of \$183/mth Ready to Move in. Close to all Major Highways.   |
| 10950 NW 138 St #8<br>Hialeah Gardens, FL 33018                             | 1,550         | 120       | 20'            | 1 Street.  | \$190,000   | New Lakefront Office/Warehouses. 2nd Floor Mezzanine, 3 Phase Electric. <b>Ready to Move In NOW!! CORNER UNIT.</b>   |
| 4632 NW 133 St<br>Opa-Locka, FL 33054<br>Miranda's Corner Warehouse         | 1,730         | 120       | 20'            | 1 Street   | \$195,000   | Great Opa-Locka Airport Office/Warehouse. 1,730 SF with 2nd Floor Mezzanine. Low Maint Fee of \$183/mth Ready to Move in. Close to all Major Highways.   |
| 4616 NW 133 St<br>Opa-Locka, FL 33054<br>Miranda's Corner Warehouse         | 2,221         | 1,400     | 20'            | 1 Street   | \$250,000   | Excellent Office/Warehouse with over <b>1,400 SF of Office</b> and 800 SF of Warehouse. 2nd Floor Mezzanine with Kitchen, Central A/C, Reay to Move NOW!!!   |
| 13550 NW 107 Ave. D-1<br>Hialeah Gardens, FL 33018<br>JPD Industrial Park   | 2,360         | 200       | 24'            | 1 Street   | \$365,800   | Brand New Lakefront Office Warehouses. 2nd Floor Mezzanine, Central A/C in Office, 24' High Ceilings, Fire Sprinklers & Plenty of Parking. <b>NICE CORNER UNIT!!</b>   |
| 2231 W 80 St #7 & #8<br>Hialeah, FL 33016<br>Nicoles Industrial Warehouse   | 2,726         | 400       | 20'            | 2 Street   | \$375,000   | Excellent Location in 826/I-75 Corridor. Full Bath w/ Shower, HEAVY POWER, 6 Parking Spaces, Low Maint Fee \$270/mth. Tenant Occupied on Month to Month.   |
| 11921 W Okeechobee Rd.<br>Hialeah Gardens, FL 33018<br>Oliva Brick Building | 6,895         | 1,000     | 22'            | 3 Street Level Doors 1<br>14' X 16' Oversized Door | \$1,300,000 | Freestanding Office/Warehouse with a total of 6,895 SF. 1,000 SF of Office, Granite Kitchen, Heavy Power 400 AMPS, 1,000 SF Mezzanine and nice warehouse space. Large Fenced and gated Lot. Great Exposure to Okeechobee Rd. A True Must see.                  |
| 10601 NW 123 St Rd.<br>Medley, FL 33178<br>NET Construction Building        | 10,000        | 4,000     | 22'            | 2 Oversized Street Level<br>Doors 14' X 16'        | \$1,600,000 | Luxury 4,000 SF Office Space and 6,000 SF Warehouse on 36,222 SF Lot Walled and Fenced. Nice Yard and Luxurious Office Space. Keystone Floors, Granite Kitchen, 10 Offices, Large Conference Room, Large Open Office Space. <b>OWNER FINANCING AVAILABLE!!</b> |

**Note: This offering is subject to errors, omissions, prior sale or lease and withdrawl without notice.**



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## INDUSTRIAL PROPERTIES

| Location   | Total Sq. Ft. | Office SF | Ceiling Height | Doors  | Price   | Comments   |
|--|---------------|-----------|----------------|--|---------|--|
| <b><u>FOR LEASE</u></b>  |               |           |                |  |         |  |
| 8020 W 23 Ave. #1<br>Hialeah, FL 33016   | 1,350         | 100       | 20'            | 1 Street   | \$1,100 | Corner Unit close to I-75 & 826. Nice exposure. 3-Phase Electric and 100% Air Conditioned.   |
| 10850 NW 138 ST #4<br>Hialeah Gardens, FL 33018<br>138 St Commercial Park      | 1,500         | 120       | 20'            | 1 Street   | \$1,100 | New Lakefront Office/Warehouses. 2nd Floor Mezzanine, 3 Phase Electric. Ready to Move In NOW!! 1st Month Rent & 2 Month's Security Due at Lease  |
| 10950 NW 138 ST #8<br>Hialeah Gardens, FL 33018<br>Haffif Industrial Warehouse | 1,550         | 120       | 20'            | 1 Street   | \$1,100 | New Lakefront Office/Warehouses. 2nd Floor Mezzanine, 3 Phase Electric. Ready to Move In NOW!! 1st Month Rent & 2 Month's Security Due at Lease  |
| 2359 W 77 St<br>Hialeah, FL 33016  | 2,730         | 120       | 20'            | 1 Street   | \$1,700 | Nice Freestanding Office/Warehouse. Located in I-75 & 826 Corridor. Excellent location for any business. Plenty of Parking. 1st Month Rent & 2 Month Sec due at lease  |
| 2388 W 79 St<br>Hialeah, FL 33016<br>Freetanding Office Warehouse              | 2,932         | 300       | 20'            | 1 Street   | \$2,100 | Excellent Freestanding Office/Warehouse. 300 SF office w/Central A/C, Plenty of Parking, Alarm, Ready to Move in. GREAT area of Hialeah. 826 & I-75  |
| 13550 NW 107 Ave. D-1<br>Hialeah Gardens, FL 33018<br>JPD Industrial Park      | 2,360         | 250       | 24'            | 1 Street   | \$2,000 | Lakefront Office Warehouse with Large Office, Central A/C, Fire Sprinklers, 24' High Ceilings, 400 SF Mezzanine and Plenty of Parking. <b>LAST UNIT LEFT!!</b>   |
| 2231 W 80 St #7 & #8<br>Hialeah, FL 33016<br>Nicoles Industrial Warehouse      | 2,726         | 400       | 20'            | 2 Street   | \$2,100 | Excellent Location in 826/I-75 Corridor. Full Bath w/ Shower, HEAVY POWER, 6 Parking Spaces, Gated Community.  |
| 10601 NW 123 St Rd. Suite B<br>Medley, FL 33178<br>NET Construction Building   | 2,000         | 2,000     | 14'            | FULL OFFICE SPACE                                  | \$2,000 | Beautiful Office Space located in MEDLEY. Reception, Large Conference Room, 2 Executive Offices, 2 Baths, Large open Space & 8 Parking Spaces. <b>MUST SEE!!!</b>  |
| 11921 W Okeechobee Rd.<br>Hialeah Gardens, FL 33018<br>Oliva Brick Building    | 3,820         | 1,000     | 22'            | 1 Street   | \$3,820 | Freestanding Office/Warehouse with a total of 3,820 SF. 1,000 SF of Office, w/Granite Kitchen, Heavy Power 400 AMPS, 1,000 SF Mezzanine and 1,820 SF of warehouse space. Large Fenced and gated Lot. Great Exposure to Okeechobee Rd. A True Must see. |
| 11921 W Okeechobee Rd.<br>Hialeah Gardens, FL 33018<br>Oliva Brick Building    | 6,895         | 1,000     | 22'            | 3 Street Level Doors 1<br>14' X 16' Oversized Door | \$6,500 | Freestanding Office/Warehouse with a total of 6,895 SF. 1,000 SF of Office, Granite Kitchen, Heavy Power 400 AMPS, 1,000 SF Mezzanine and nice warehouse space. Large Fenced and gated Lot. Great Exposure to Okeechobee Rd. A True Must see.          |

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