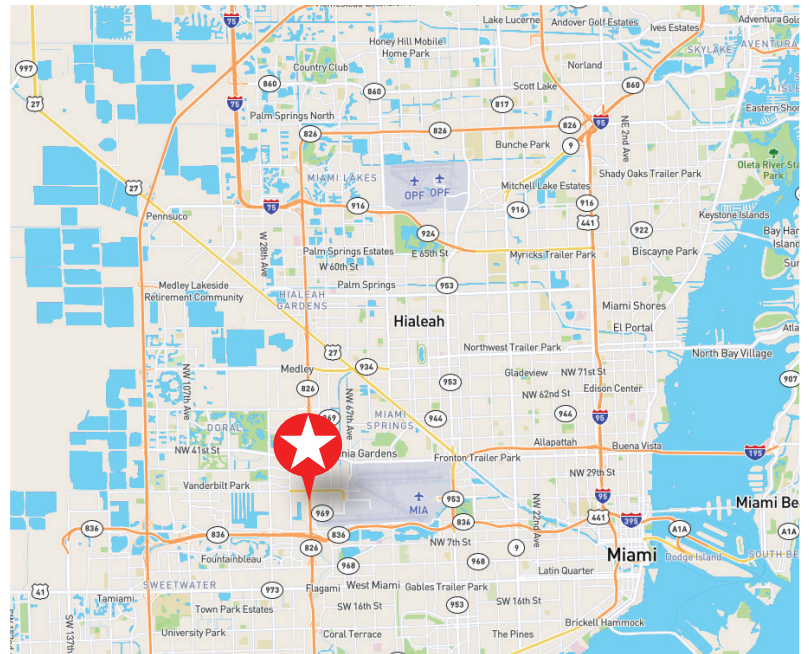




PROPERTY FEATURES

- ▶ +/- 2,400 Sq. Ft. Total
- ▶ +/- 550 Sq. Ft. Office
- ▶ +/- 1,850 Sq. Ft. Warehouse
- ▶ One (1) Street Level Loading Door
- ▶ 17' Clear Ceiling Height
- ▶ Outside the Wellfield Protected Area
- ▶ City Water & Sewer Included
- ▶ Corner unit
- ▶ Ample Parking
- ▶ Close Proximity to:
 - Miami Airport \ Mia Cargo - 5 Miles
 - Palmetto Expy (FL-826) - 1 Mile
 - Port Of Miami - 11.4 Miles
 - Dolphin Expy (FL-836) - 3.6 Miles
 - Florida's Turnpike - 7.7 Miles

LEASE RATE: \$ 2,800.00 MONTHLY GROSS



FOR MORE INFORMATION PLEASE CONTACT:

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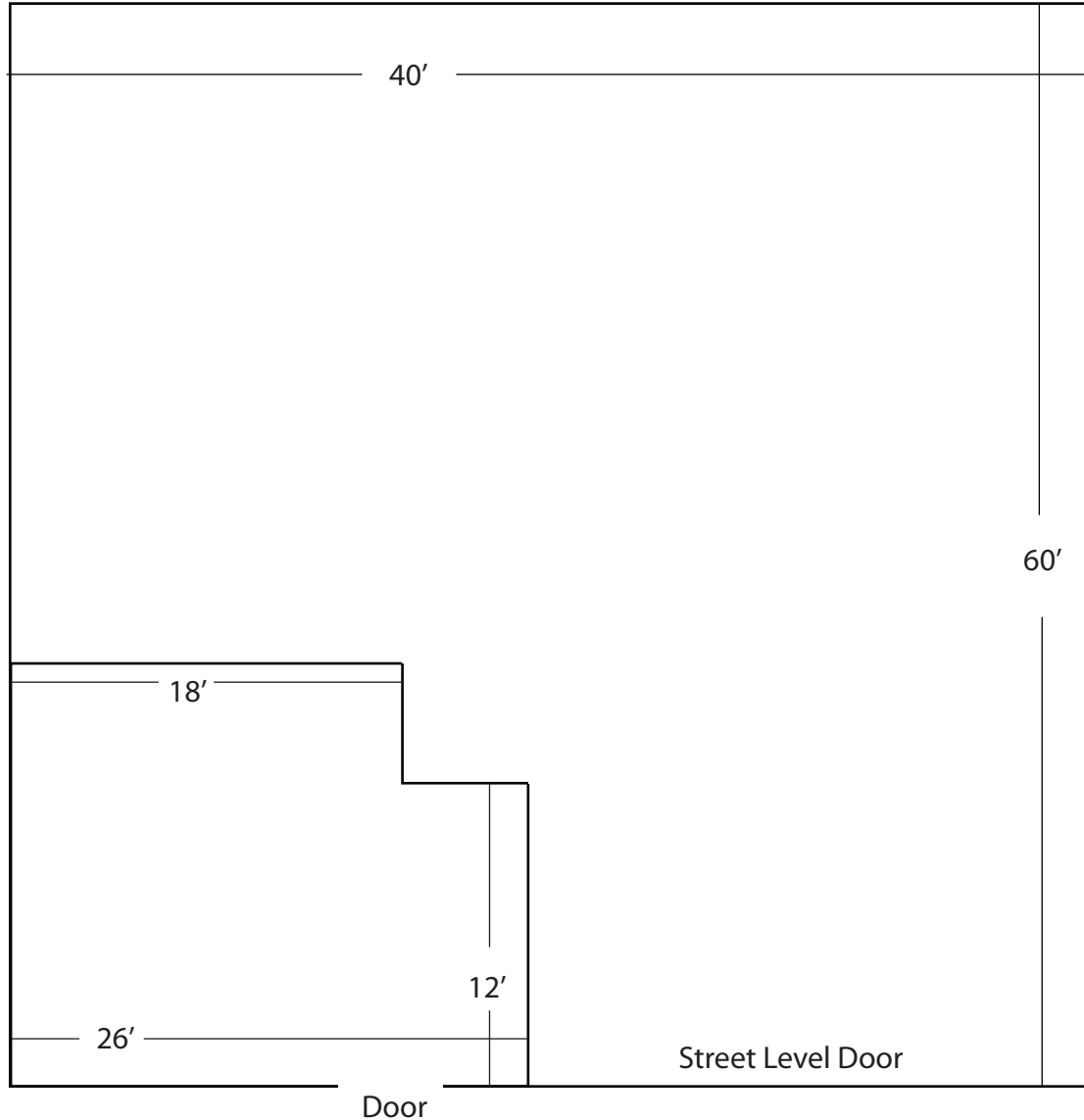
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NOT DRAWN TO SCALE

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