

West Airport Palms Business Park

MIX USE INDUSTRIAL PARK CLASS “A” WEST AIRPORT SUBMARKET

Office Warehouse & Flex Space Warehouses
2355 NW 70th Ave. Miami, Florida 33122
2365 NW 70th Ave. Miami, FL 33122
2375 NW 70th Ave. Miami, FL 33122
2385 NW 70th Ave. Miami, FL 33122

Available Units

Sizes From: 1,650sq.ft, 1,931sq.ft, 2,700sq.ft, 2,850sq.ft & Combined Units
Price Range: From \$280,500
Parking: Parking Space in Front of Units & 78 Additional Visitor Spaces
Zoning: IU-2
Land Area: 5.59 Acres
Taxes 2013: Estimated 2% of the purchase price
Maint. Fee: \$150.00 per month: includes property Insurance (building exterior) Common Area Maintenance & Water
Financial: Available in House Financing

SALES OFFICE ON SITE:
Monday - Friday 10:00 AM to 4:00 PM

*This offering subject to errors, omissions, prior sale or withdrawal without prior notice.

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Great Opportunity!!! Centrally located warehouse space from 1,650 to 2,850 sq.ft. Assemblage up to 6,000 sq.ft. Next to Miami International Airport Cargo Center and accessible from all major expressways.

Property Features

- 20% Central Air Conditioned Office area with impact resistant windows and doors.
- Street Level Warehouse
- Front loading overhead doors with electric door opener (10' W x 12' H).
- Built load bearing mezzanine with half walls and stairs.
- 20' Ceiling height
- Full sprinkler system
- Twin T Concrete Roof
- Tri-phase Electrical installation
- CBS Construction



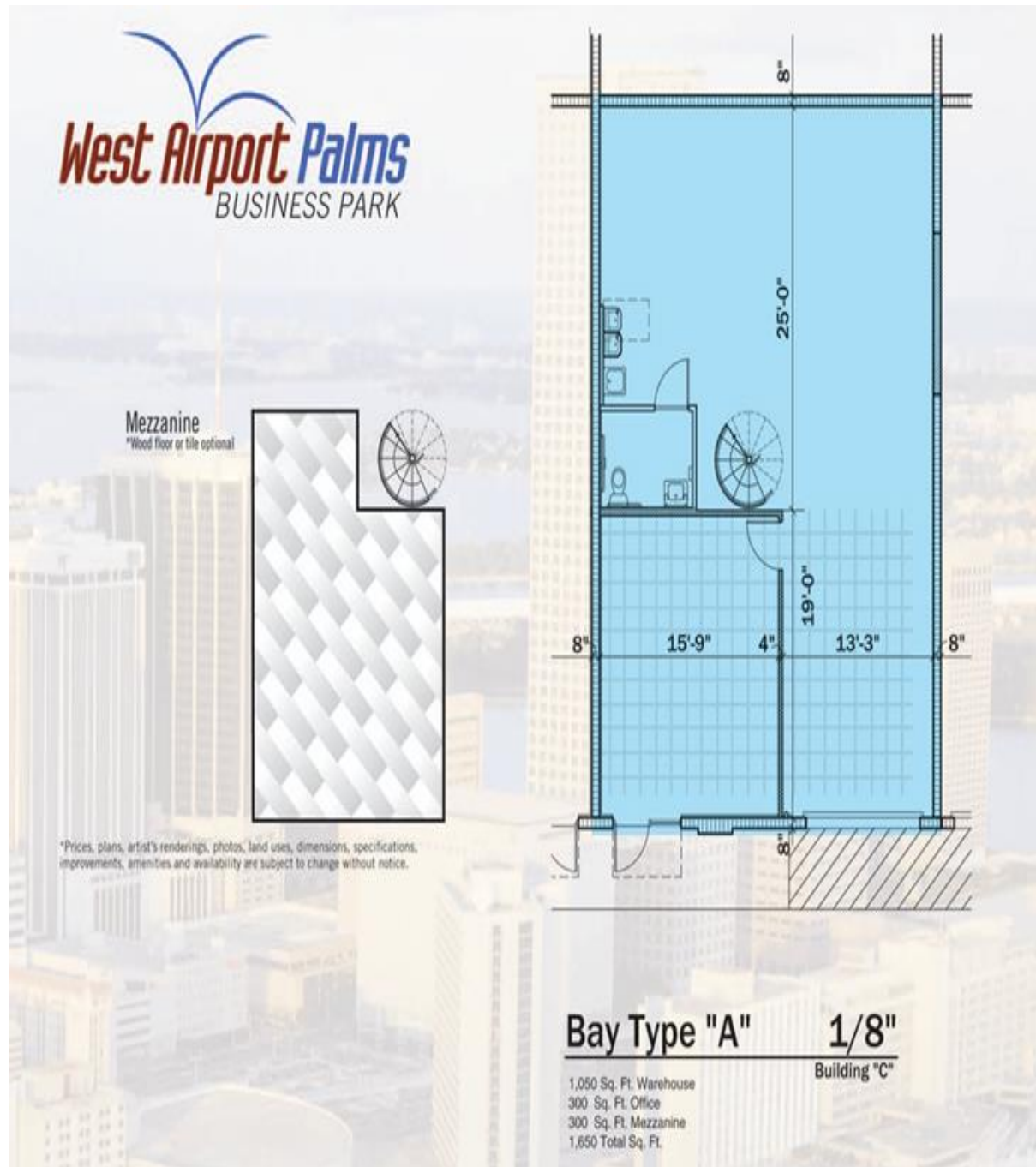
*Prices, plans, artist's renderings, photos, land uses, dimensions, specifications, improvements, amenities and availability are subject to change without notice.



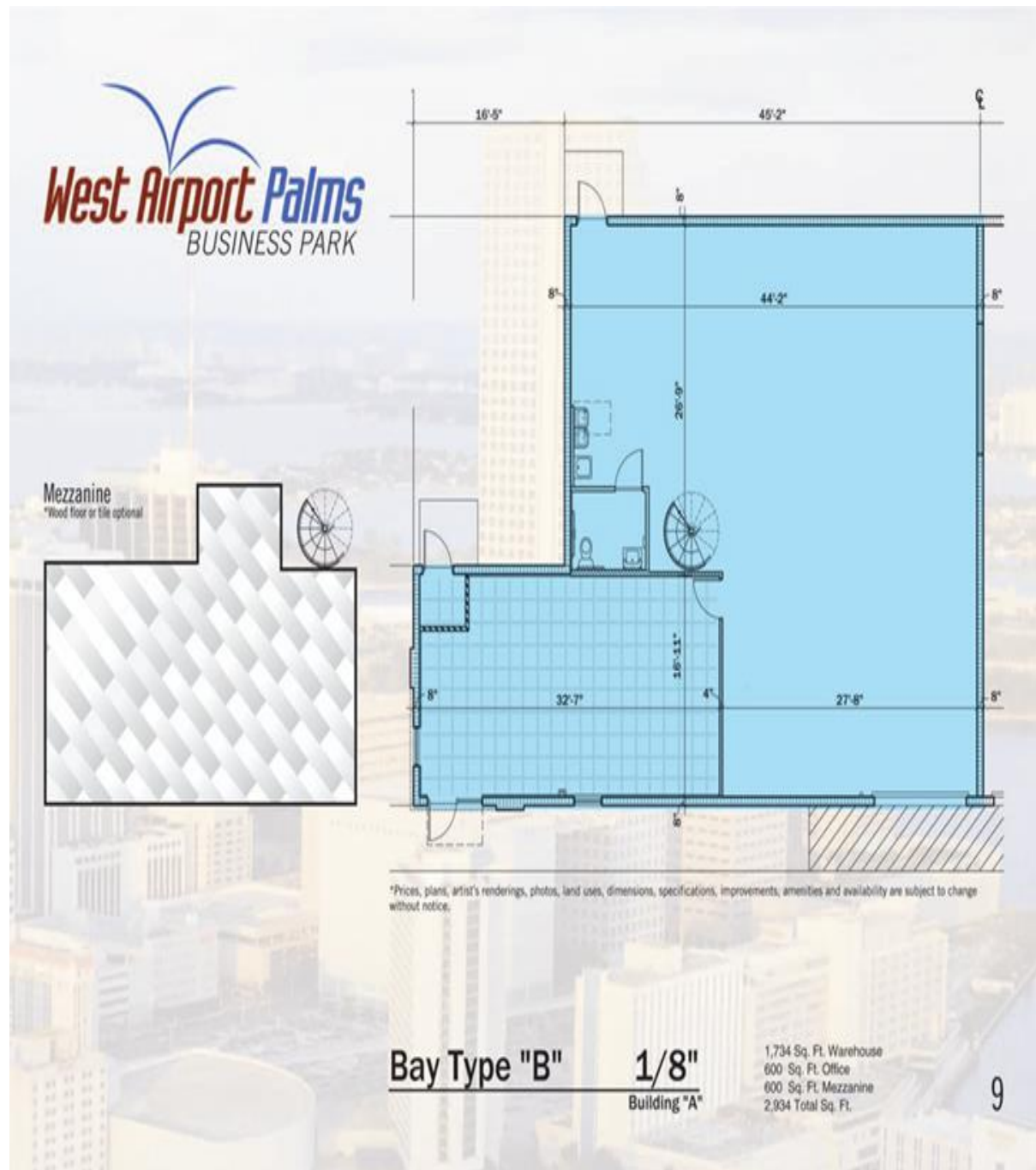
Site Plan 1"=40'



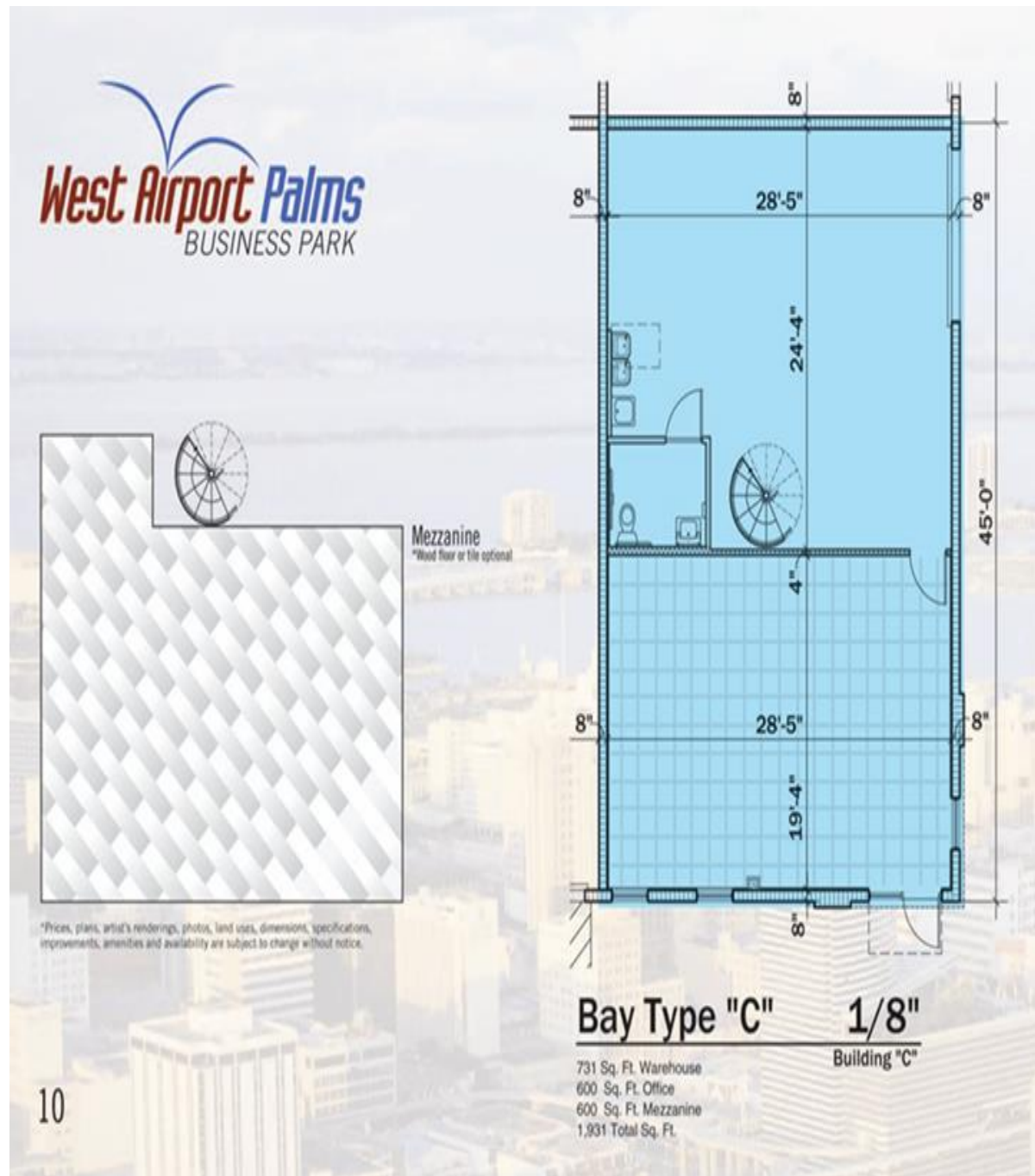
Bay Type “A”



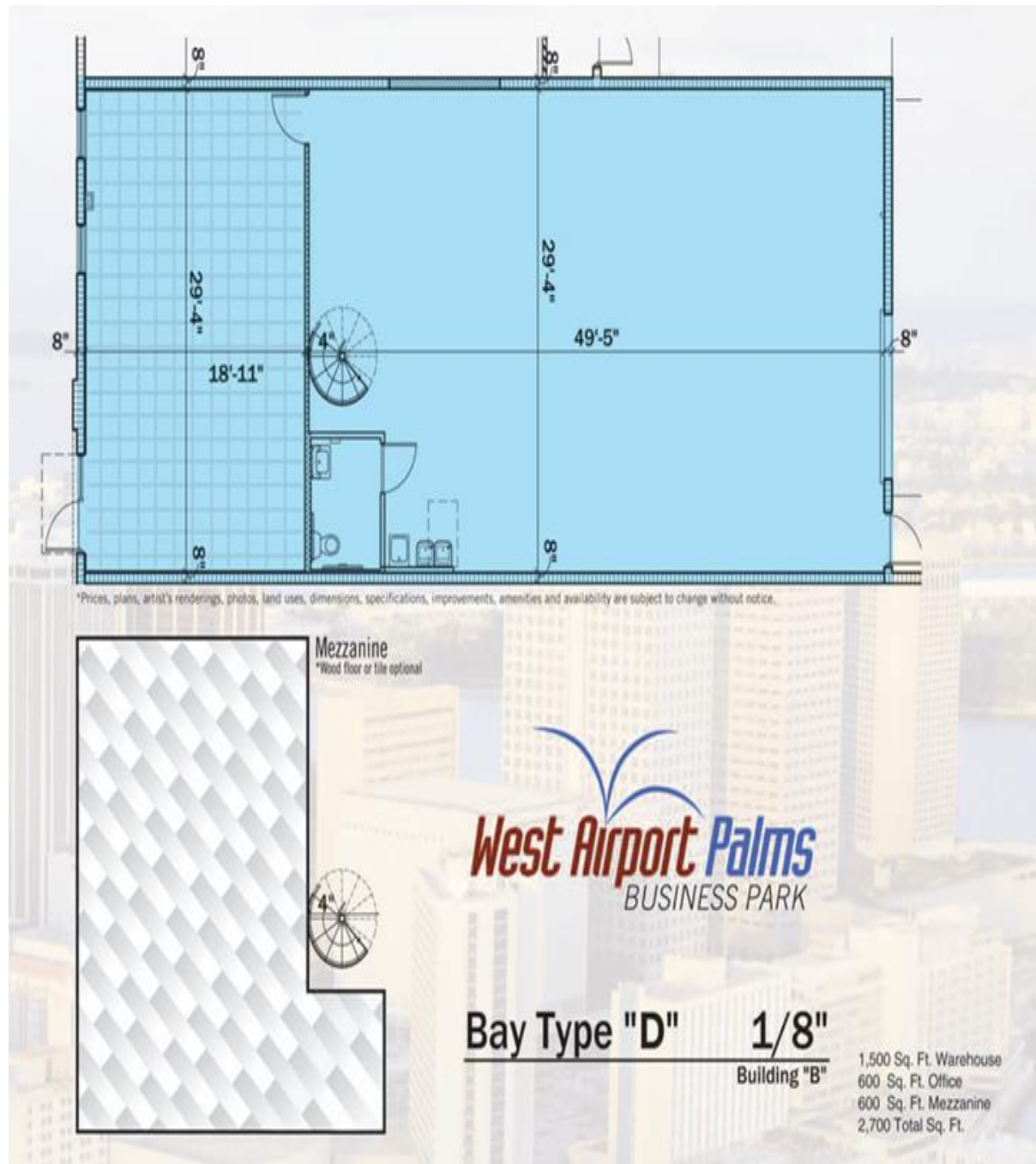
Bay Type “B”



Bay Type “C”



Bay Type “D”



" The best developers are visionary. Looking years ahead even decades beyond today's world to determine what buildings will be needed, and where. "

Alexander Montero.



