

BUSINESS PARK ON THE PALMETTO

PRE-CONSTRUCTION
PRICES

*Located On The Palmetto Expressway
At The Intersection Of N.W. 57th Avenue*



16600 N.W. 54TH AVENUE, MIAMI, FLORIDA 33014

2,700 Sq. Ft. ± Showroom / Warehouse Units For Sale



**Industrial
Group
Realty, Inc.**

CORPORATE REAL ESTATE SERVICES
INDUSTRIAL RELOCATION SPECIALISTS
INDUSTRIAL REAL ESTATE BROKER

Call: Robert Comunale
President

Lic. Real Estate Broker

Ph.: (305) 887-9200

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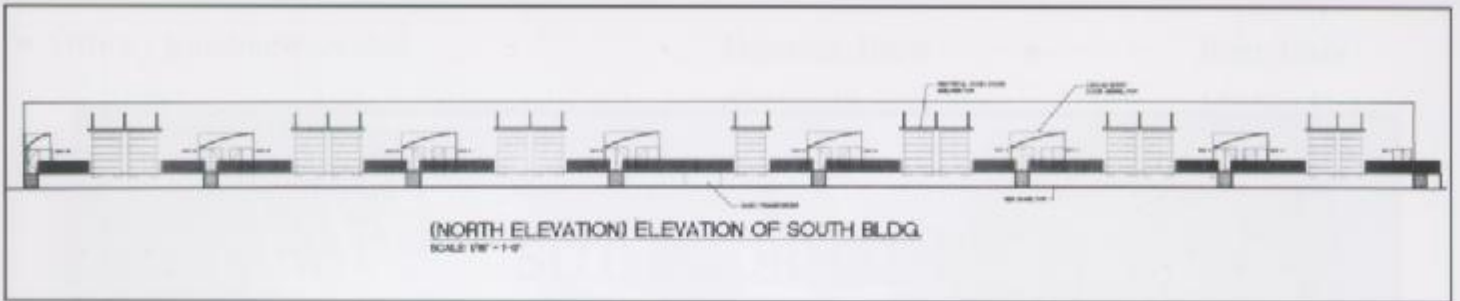
8600 N.W. South River Drive, Suite 222, Miami, Florida 33166

NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice. NMI 137919-P

ELEVATIONS



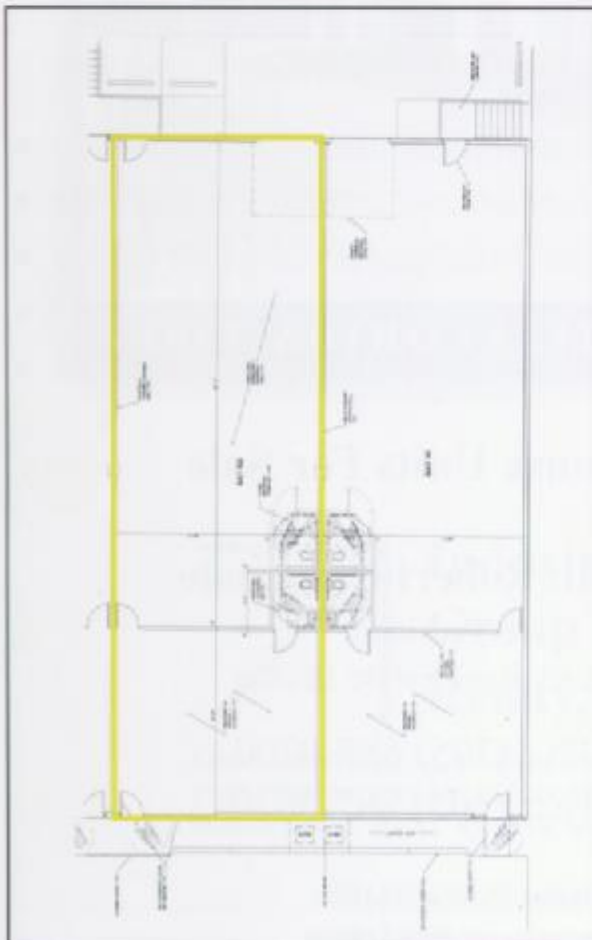
Palmetto Frontage / Showroom - Warehouse Units



South Building / Dock Height Warehouse Units

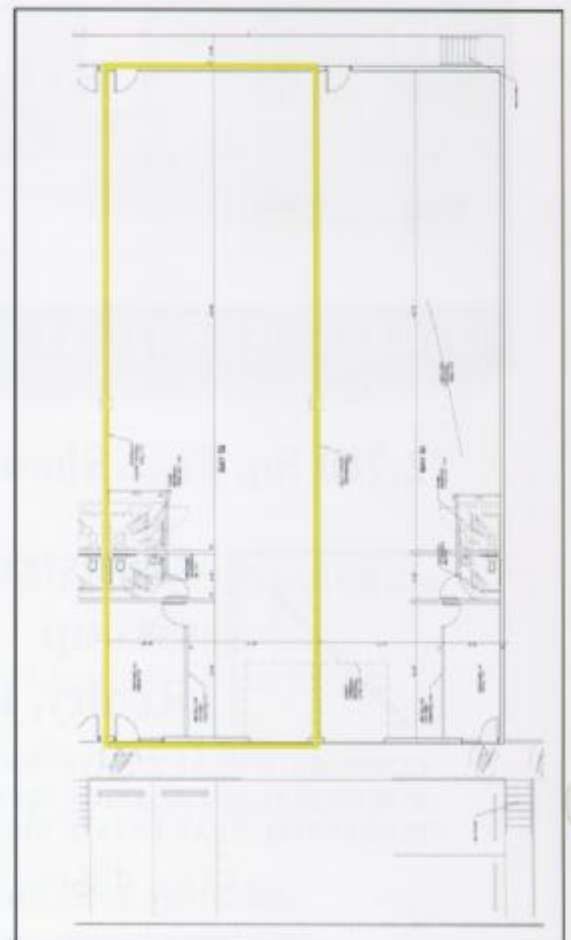
**Palmetto Frontage
Showroom - Warehouse Unit**

2,856± Sq. Ft. (Including Common Area)



Southern Building

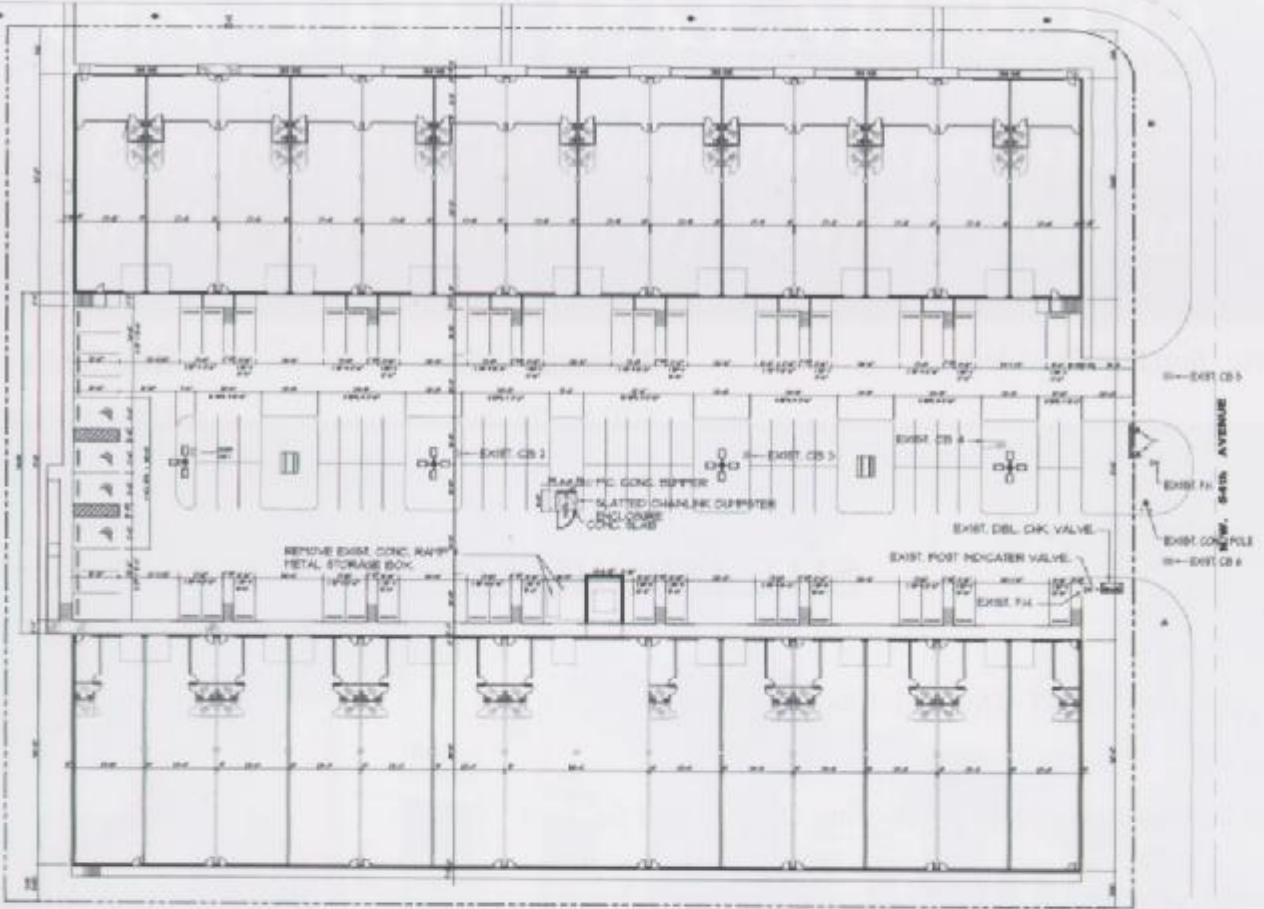
2,756± Sq. Ft. (Including Common Area)



FLOOR PLANS

SITE PLAN

N.W. 167th STREET



BUSINESS PARK ON THE PALMETTO

PROJECT HIGHLIGHTS

■ Unit Sizes (Including Common Area):	Frontage Units 2,856 Sq. Ft. ±	Rear Units 2,756 Sq. Ft. ±
■ Tropical Lush Landscaping Throughout Project		
■ Ceiling Height:	20' Clear / Twin-Tee Construction	
■ Loading Per Unit:	1 Dock Door in Rear	1 Dock Height Door/ Dock Height Platform
■ Hi-Bay Metal Halide Lighting Throughout Warehouse		
■ Office / Buildout Provided:	Frontage Units 670 Sq. Ft. ±	Rear Units 180 Sq. Ft. ±
■ Elegant Glass Storefront Entrances		

SITE INFORMATION

- IU-C Zoning
- Parking Ratio: 1/300 Office ~ 1/1000 Warehouse
- Total Site: 3.52 Acres
- Total Building Area: 28 Units Totaling Over 72,000 Sq. Ft. ±

AREA HIGHLIGHTS

- Located on the Palmetto Expressway Adjacent to Home Depot at the NW 57th Avenue Exit
- Direct Access to SR 826, I-95, The Florida Turnpike and I-75
- Located Within the Palmetto Lake Industrial Park
- Excellent Labor Pool
- Abundant Retail - Wholesale in Surrounding Area (Brandsmart, Home Depot etc.)



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