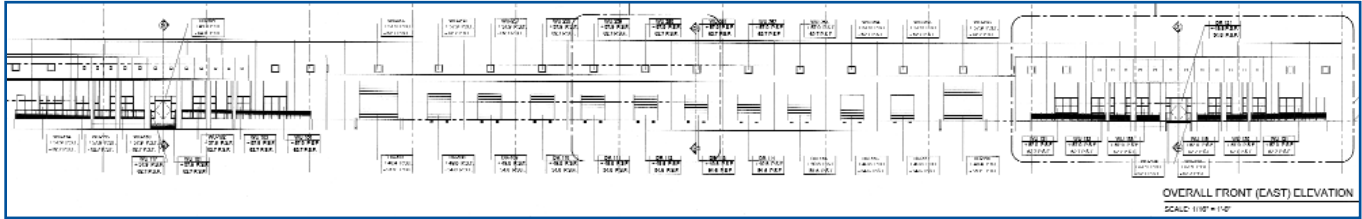


# LEASE OR SALE / NORTH DADE / GRATIGNY AREA

## BRAND NEW / CLASS "A"

### 65,000 - 130,000 SQ. FT. WAREHOUSE FACILITY

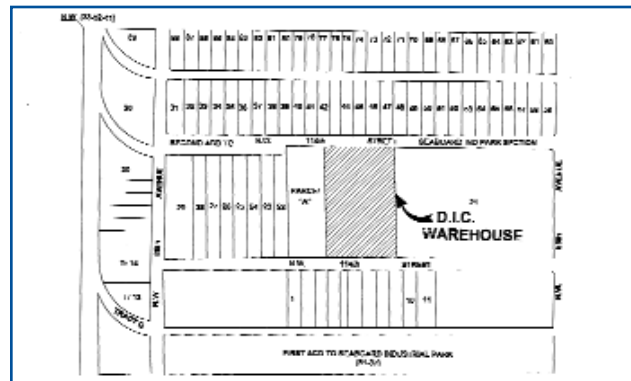


#### NW 33 Avenue & NW 114 Street

- Divisible / 65,000± Sq. Ft. / 130,000± Sq. Ft.
- "Corporate Headquarters" Type Facility
- 24' Clear / Twin-Tee Construction
- Dock Height / 12 Positions
- 110+ Parking Spaces
- 120' Truck Turn-Around Area / Concrete Apron
- 5.99 Acre Site
- June 2006 Occupancy
- \$6.25 Sq. Ft. Gross
- \$75. Sq. Ft. Sales Price
- **In For Permit**



Office Entrance



Location



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