

WEST PALMETTO BUSINESS PARK

*Located 2 Blocks West of the
Palmetto Expressway at the NW 74th St. Exit*



NW 80 AVE AND NW 71 STREET

2,613 Sq. Ft. to 3,208 Sq. Ft. / 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

Fax: (305) 887-3020

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

NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice. NML154918-X

ELEVATIONS



Front Elevation 20'



Street Elevation 20'



Street Elevation 20'



Back Elevation 20'

Forbes Architects
 4555 Florida 6th Lane, Suite 100
 Coral Gables, Florida 33146
 Florida Registration No. RA 0009104
 Tel: 305.441.1540

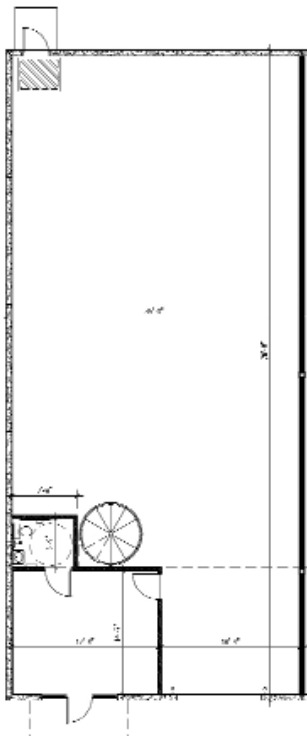
West Palmetto Business Park
 Miami, Florida

Tarco Properties, L.L.C.
 #161 6th Avenue
 Miami, Florida 33139

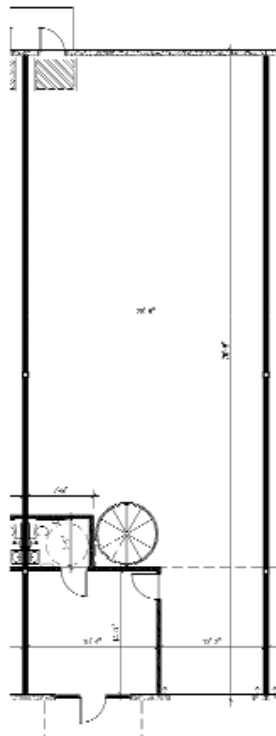
2,613 Sq. Ft. Unit
 (Includes 428 Sq. Ft. Mezzanine)

3,166 Sq. Ft. Unit
 (Includes 487 Mezzanine)

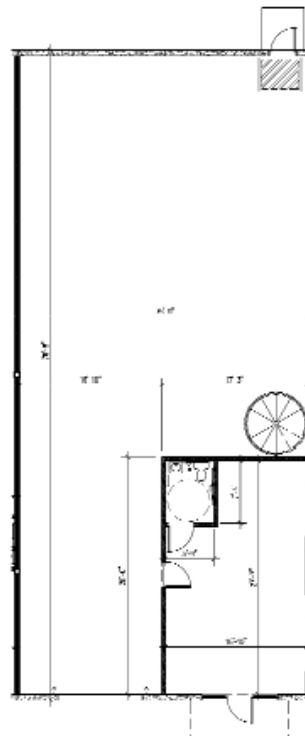
3,208 Sq. Ft. Unit
 (Includes 525 Sq. Ft. Mezzanine)



Bay Type "C"
 Unit 5 and 10



Bay Type "B"
 Units 7-8 and 11-12



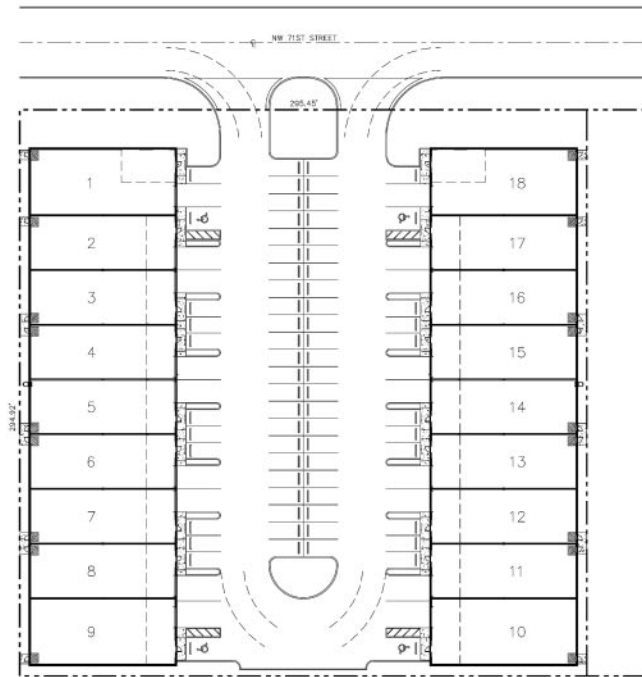
Bay Type "A"
 Unit 1 and 18

FLOOR PLANS

SITE PLAN

Site Summary

LOT AREA:	87,128 SF
LOT COVERAGE:	2.00 ACRES
	43,324 SF
	47.5%
LANDSCAPE AREA REQUIRED:	8,713 SF
	10%
LANDSCAPE AREA PROVIDED:	18,341 SF
	11.5%
BUILDING 'A' AREA:	24,682 SF
GRADE:	20,662 SF
MEZZANINE:	3,990 SF
BUILDING 'B' AREA:	24,682 SF
GRADE:	20,662 SF
MEZZANINE:	3,990 SF
PARKING REQUIRED:	52 SPACES
OFFICE USE:	20 SPACES
WAREHOUSE USE:	32 SPACES
PARKING PROVIDED:	70 SPACES
ACCESSIBLE SPACES REQUIRED:	4 SPACES
ACCESSIBLE SPACES PROVIDED:	4 SPACES



West Palmetto Business Park
Miami, Florida

Tarco Properties, L.L.C.
5185 N.W. 7th Avenue
Miami, Florida 33150



WEST PALMETTO BUSINESS PARK

PROJECT HIGHLIGHTS

- Unit Sizes (Including Mezzanine Area): 2,613 Sq. Ft. / 3,166 Sq. Ft. / 3,208 Sq. Ft.
- Tropical Lush Landscaping Throughout Project
- Ceiling Height: 20' Clear
- Loading Per Unit: 1 Street Level Door
- Hi-Bay Metal Halide Lighting Throughout Warehouse
- Office / Buildout Provided:

265 Sq. Ft. ± Offices	2,613 Sq. Ft. Units
300 Sq. Ft. ± Offices	3,208 Sq. Ft. Units
483 Sq. Ft. ± Offices	3,166 Sq. Ft. Corner Units
- Elegant Glass Storefront Entrances
- Concrete Mezzanine for Each Unit
- All Units are Fully Fire Sprinklered
- High Impact Hurricane Resistant Glass
- Energy Efficient Tilt-Wall Construction

SITE INFORMATION

- Heavy Industrial Zoning
- Parking Ratio: 1:42 Office per 1,000 Sq. Ft.
- Total Site: 2± Acres
- Total Building Area: 49,324 Sq. Ft ±

AREA HIGHLIGHTS

- **Located Just 2 Blocks West of the Palmetto Expressway**
- Located in the Vibrant West Airport Industrial Market
- Excellent Labor Pool
- Direct Access to the Palmetto Expressway, The Florida Turnpike and I-75



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