

# BUSINESS PARK ON THE PALMETTO

PRE-CONSTRUCTION  
PRICES

*Located On The Palmetto Expressway  
At The Intersection Of N.W. 57<sup>th</sup> Avenue*



16600 N.W. 54<sup>TH</sup> 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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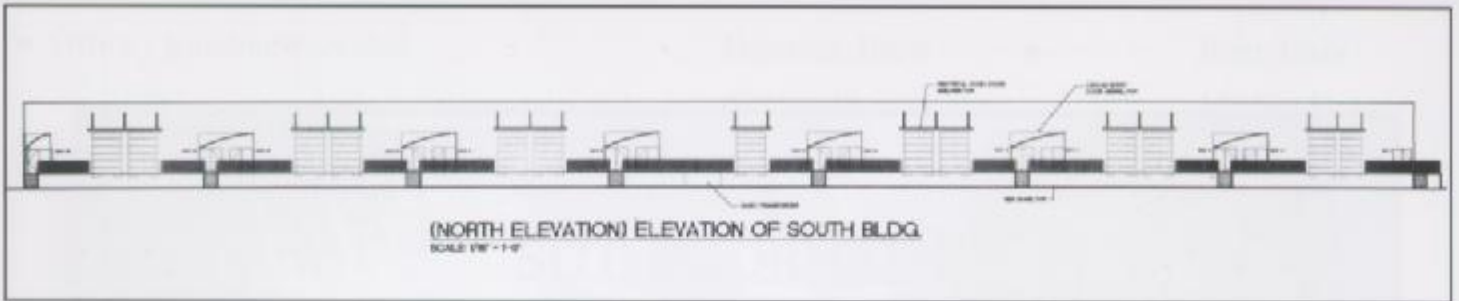
8600 N.W. South River Drive, Suite 222, Miami, Florida 33166

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

# ELEVATIONS

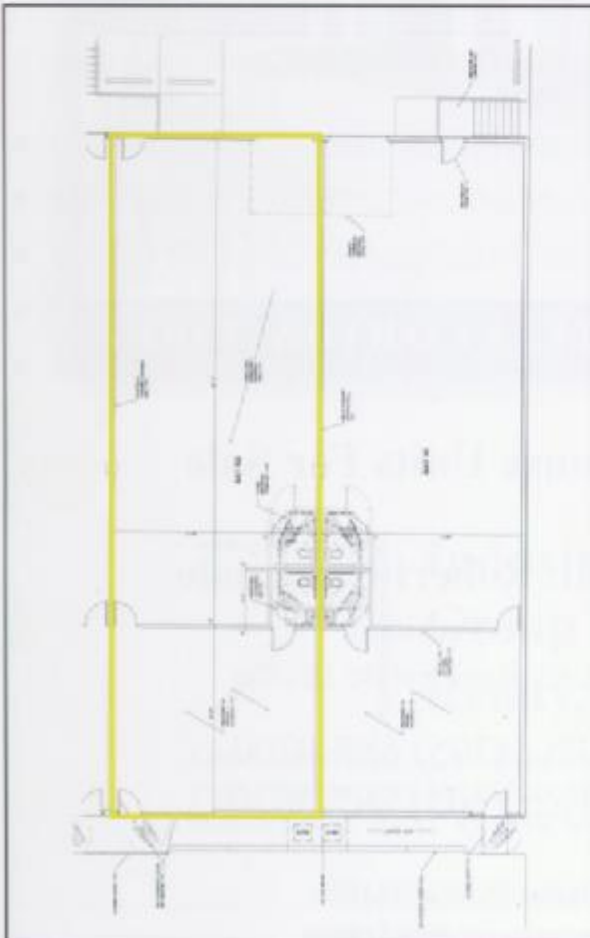


**Palmetto Frontage / Showroom - Warehouse Units**

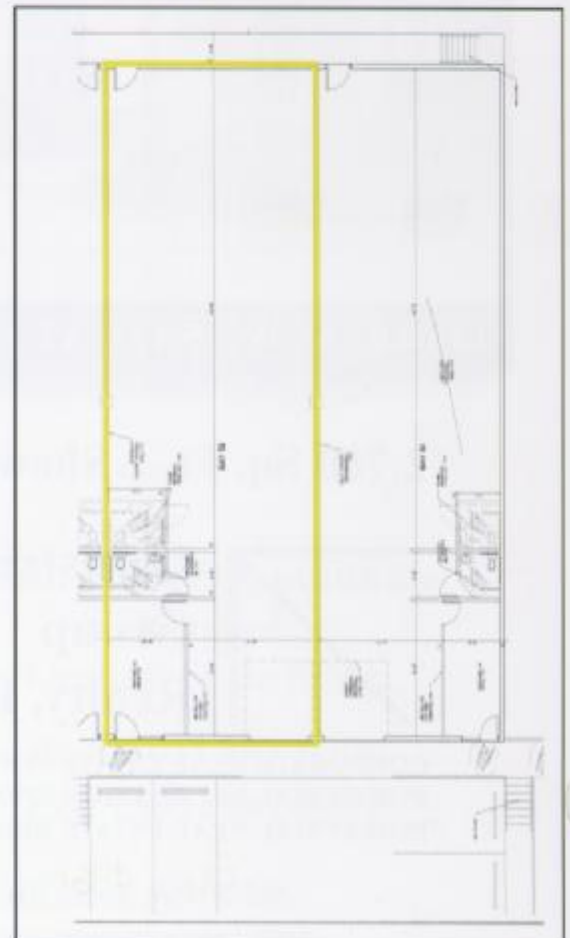


**South Building / Dock Height Warehouse Units**

**Palmetto Frontage  
Showroom - Warehouse Unit  
2,856± Sq. Ft. (Including Common Area)**



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



# FLOOR PLANS



## PROJECT HIGHLIGHTS

■ Unit Sizes (Including Common Area):	<b>Frontage Units</b> 2,856 Sq. Ft. ±	<b>Rear Units</b> 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:	<b>Frontage Units</b> 670 Sq. Ft. ±	<b>Rear Units</b> 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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