

# 164,300 SQ FT NORTH DADE WAREHOUSE FOR SALE

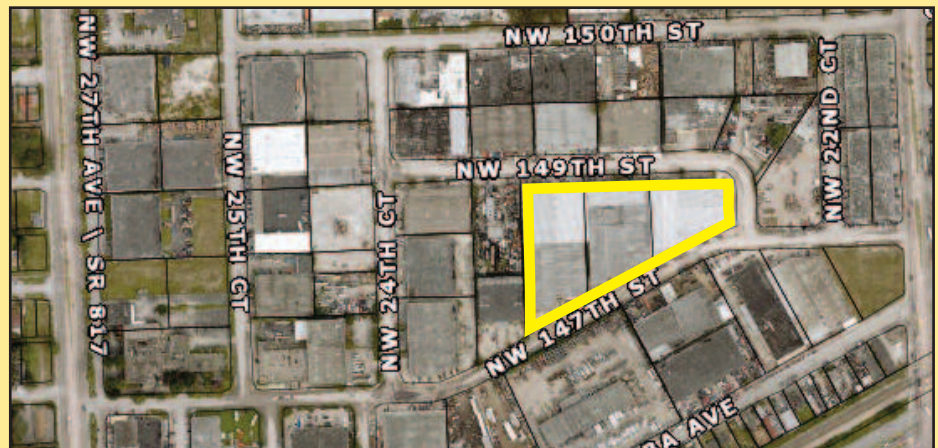
Divisible / 38,600 SF ± / 55,000 SF ± / 70,600 SF ±



**2330-2350 NW 149 ST., OPA LOCKA**

- ◆ 164,300 Sq Ft Total For Sale
- ◆ 3 Separate Properties / Can Be Purchased Individually
  - A) 38,600 Sq Ft on 1.43 Acres  
Built 1974 / Call for Pricing
  - B) 55,097 Sq Ft on 69,000 Sq Ft Lot  
Built 1966 / Call for Pricing
  - C) 70,600 Sq Ft on 2.05 Acres  
Built 1974 / Call for Pricing

- ◆ Street and Dock Height Loading
- ◆ Ceiling Height up to 38'
- ◆ Heavy 3 Phase / 240 Volt Power
- ◆ IU-2 Zoning
- ◆ Out of the Wellfield
- ◆ Water and Sewer
- ◆ Great Access to I-95 and the Florida Turnpike off State Road 9
- ◆ Asking Price 164,300 Sq Ft ±: \$10,250,000



**Industrial  
Group  
Realty, Inc.**

CORPORATE REAL ESTATE SERVICES  
INDUSTRIAL RELOCATION SPECIALISTS

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