

CLASS A OFFICE/WAREHOUSE FOR SALE

7630 NW 25 STREET, UNIT #1, MIAMI, FL 33122

CONFIDENTIAL OFFERING MEMORANDUM



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OFFERING SUMMARY

Sale Price: \$3,900,000

Year Built: 1995

Building Size: 15,095 SF

Renovated: 2011

Zoning: 7300 - Industrial

PROPERTY OVERVIEW

Class A Corner Office/Warehouse fronting the Palmetto Expressway (SR 826) consisting of +/-15,095 SF. Total +/- 4,310 SF of office space between two floors (+/- 2,090 SF on the First floor and +/- 2,220 SF on the Second Floor). Seven beautiful private offices and a conference room. Huge showroom with high ceilings. This unit has 2 kitchens and 4 restrooms. The unit was built in 1995 made of tilt-up concrete. The warehouse is +/- 10,777 SF with a double-wide dock high loading door. The property was renovated in 2011. The property is fully fire-sprinklered and has 3 phase power.

LOCATION OVERVIEW

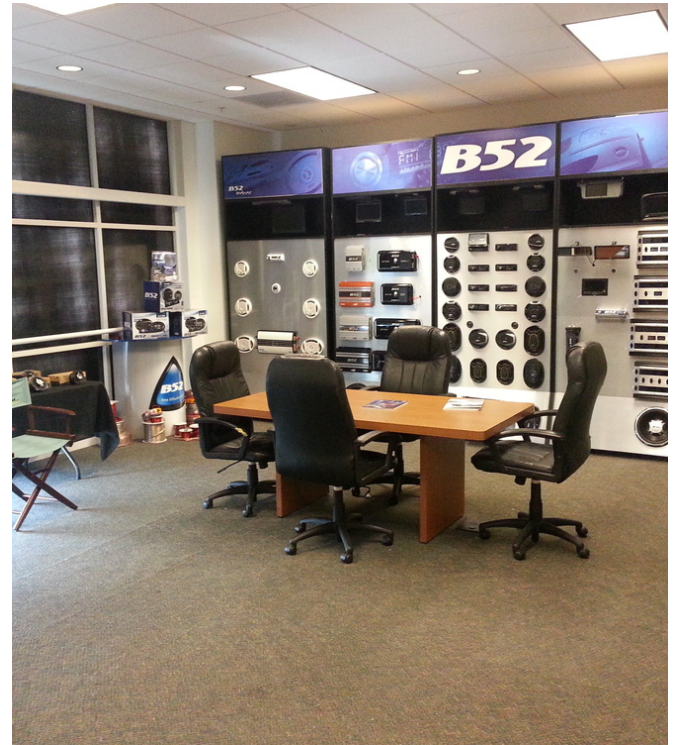
This property is located East of Doral, is adjacent to SR-826, located in NW Miami-Dade County. Doral's central location is ideal for warehouse/industrial uses and is located 1 mile from the #1 US Airport in International Freight (1st Worldwide), Miami International Airport, is 1 mile from the Hialeah Intermodal Rail Yard and is only 10 miles from one of the leading container ports in the nation, PortMiami. This property is also located within 1.2 miles of Dolphin Mall, 1.5 miles from Miami International Mall, and only 3 miles from Trump National Doral.

PALMETTO FRONTAGE

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PROPERTY HIGHLIGHTS

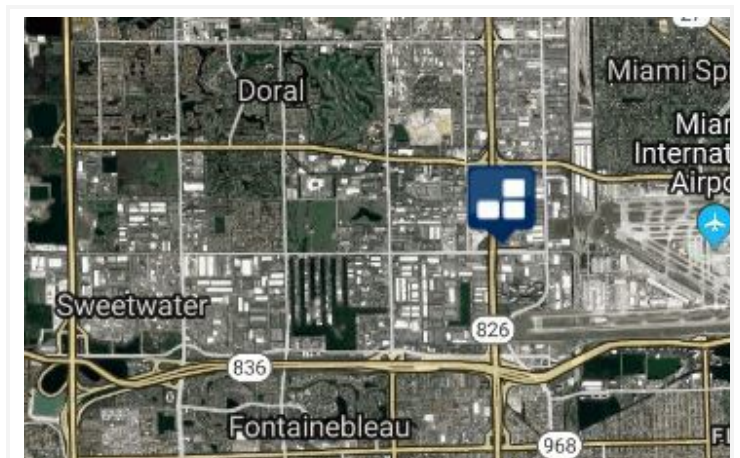
- +/- 2,090 SF of Offices on 1st Floor
- +/- 2,220 SF of Offices on 2nd Floor
- +/- 10,777 SF of Warehouse
- Double Wide Rear Loading Door
- 7 Beautiful Private Offices
- Conference Room
- Huge Showroom with High Ceilings
- 2 Convenient Kitchens
- 4 Bathrooms
- T-5 Energy Efficient Sensor Lighting
- Elevator/Chair Lift
- Abundant Parking
- Renovated and Rebuilt All Offices in 2011



PROPERTY PHOTOS

7630 NW 25 STREET, UNIT #1, MIAMI, FL 33122

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This offering is subject to errors, omission, withdrawal from market, modification of terms and conditions or change of price without prior notice.