

Property Available

www.MiamiFlexBuilding.com

1100 NW 163 Drive | Miami, FL 33169

Easy access to I-95, 826 and Florida's Turnpike. Only 15 miles from Miami International Airport and less than 5 miles from Opa-Locka Executive Airport



Property Overview

+/- 23,331 SF Freestanding Flex Building with Heavy Power and 3 Back-up Generators. Located Inside Sunshine State Industrial Park. This building was last used as a data center. Property is fully air conditioned with multiple controls across all rooms. Many different users could make use of the property's infrastructure and unique features; from medical centers to specialized manufacturing. The lot size of +/- 47,550 SF provides great opportunity for additional parking and outdoor storage area. The building can be easily modified to accommodate more warehouse space, if needed.

The facility features 2 executive offices, up to 28 private offices, large co-working area, 2 private conference rooms, and two breakrooms.

Offering Summary

Total Building Size: +/- 23,331 SF

Lot Size: +/- 47,550 SF

Warehouse Space: +/- 3,500 SF

Loading: 1 Dock & 1 Street Level Door

Power: Heavy Power

Air Condition: Fully A/C Spaces

Generator: 3 Back-up Generators

Lease Rate: \$14.00/SF (NNN)

Sale Price: Inquire

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Disclosure: All information provided herein is obtained from sources that we believe to be reliable, but has not been verified for accuracy or completeness. Any reliance on this information is solely at your own risk. Terms and conditions or change in price are subject to change without notice.

Property Map & Photos



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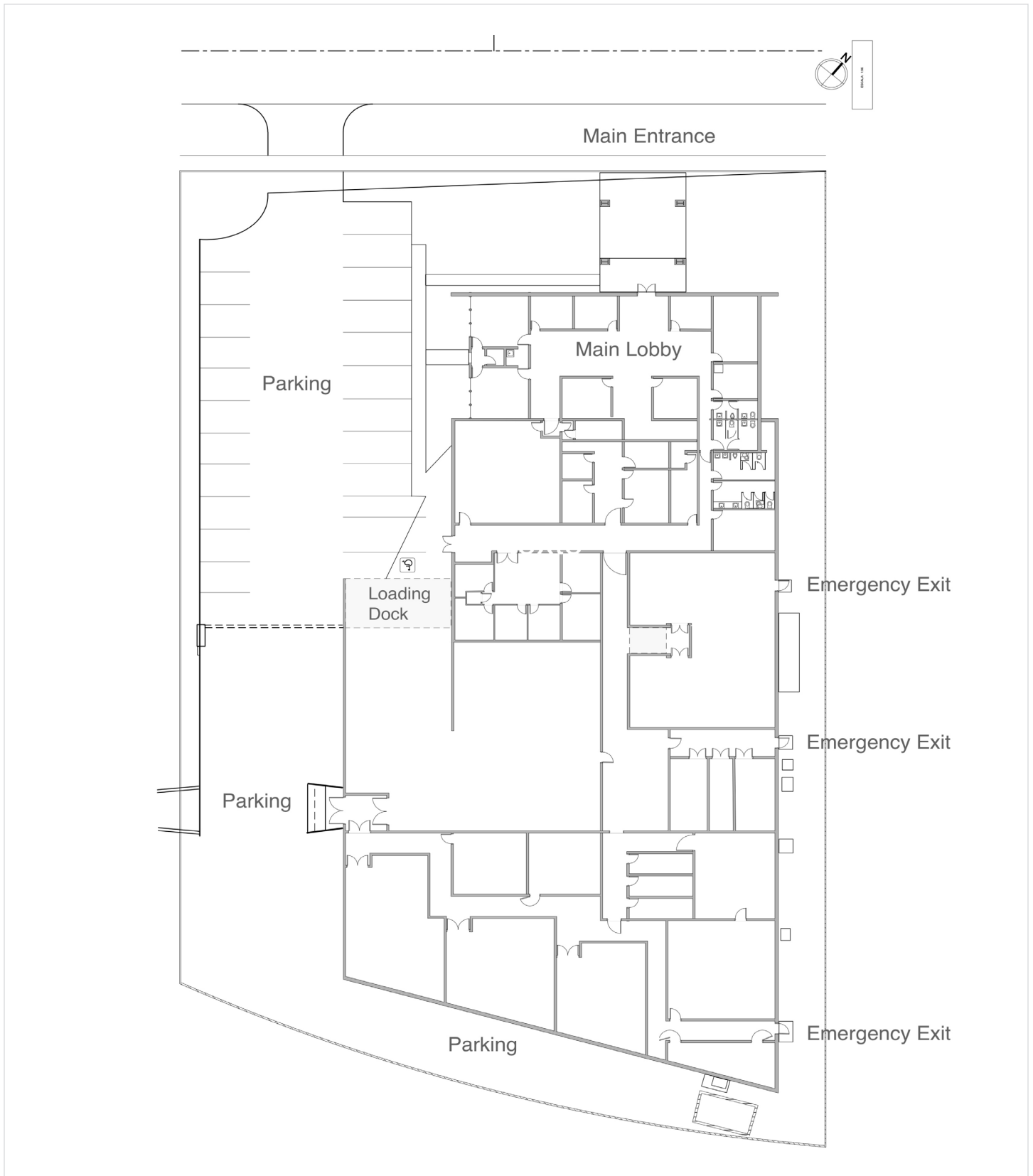
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Property Floor Plan



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