



22^{1/4} Acres of Land & 18,505 Square Foot Building Fronting Okeechobee Road in N. Miami Dade County For Sale or Lease: VERY RARE ZONING

13801 Okeechobee Road
Miami, Florida 33018

Mining Related, Agricultural, Institutional
Recreational, Religious, Equestrian Uses
Allowed Under Master Plan



FOR SALE @ \$5,000,000

WILL LEASE ENTIRE SITE FOR REASONABLE \$12,000/MONTH, NNN

At the "Big Bend" on Okeechobee Road / US 27

Minutes to Florida's Turnpike, Krome Avenue, SR
826, I-75, S. River Drive

Fast Highway Access to MIA, Miami Lakes,
Hialeah, Hialeah Gardens, Miramar, Pembroke
Pines

Uses Permitted:

Mining-Related, Agricultural, Recreational,
Institutional, Possible Equipment & Vehicle
Storage

Zoning:

Agricultural - Designated as Open Land within
Dade County Master Plan inside Snake-Biscayne
Canal Basin, Outside UDB, within ROZA District

MIAMI DADE COUNTY ROCK MINING
OVERLAY ZONING AREA (ROZA) CREATED
FOR ASPHALT, CONCRETE & MINING USES



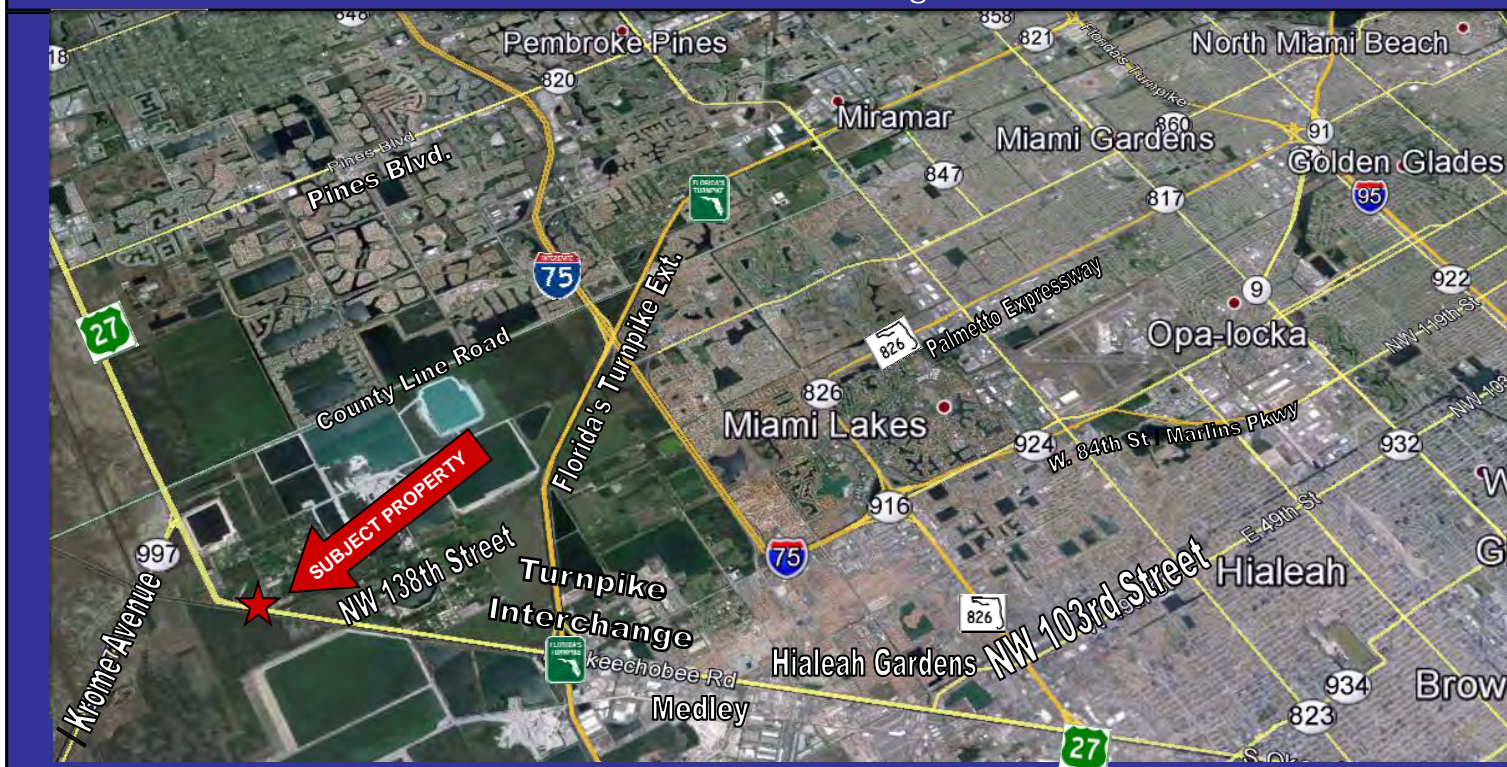
Fenced, Gated & De-mucked
Electric Distribution & Paved Access
Roads Throughout Site



Exclusively Listed By:
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This information is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, prior lease, price change or withdrawal without notice.

Features & Pricing



Property Size: 22.2414 Acres; Fenced and Gated

Miami Dade County Tax Folios: 30-2910-002-0080 and 30-2910-002-0090

Access: Fronting Okeechobee Road (US 27), Three Miles North of Turnpike Intersection, 1.75 Miles South of Krome Avenue Intersection

Site Characteristics per Survey: +/- 4 Feet N.G.V.D., No Areas of Muck Noted. Asphalt Parking to Serve Building contains 53 Designated Spaces (51 Full Size and 2 handicapped)

Building: +/-18,505 sf total; Offices +/- 9037 sf; Warehouse +/- 7033 sf; Mezzanine +/- 2435 sf

Loading: Covered Loading Docks; 1 Drive In Door, 3 Dock Height Doors, 1 Dock Ramp

Construction: Masonry and Engineered Steel, various clear heights, up to 17'

Electrical: Oversized 3 Phase, FOUR 1,000 AMPERE MAIN SWITCHES!

Building and Site Improvements: Substantially Air Conditioned: Excellent Physical Condition, Cat 5 Cabling, Fire Sprinklered, On-Site Water Treatment Plant, Lush Landscaping, Chickee Hut, Drainage and Electric Throughout Site, Employee Lounge, 2 Employee Multi-Stall Washrooms with Lockers & Showers, 2 Executive Washrooms

Previous Use: Outdoor Weathering Testing and Indoor Accelerated Testing, Administrative Offices and Analysis Laboratory; Television & Movie Video Production

Zoning: Designated as Open Land within Dade County Master Plan inside Snake-Biscayne Canal Basin, Outside UDB, Within the Rock Mining Overlay District

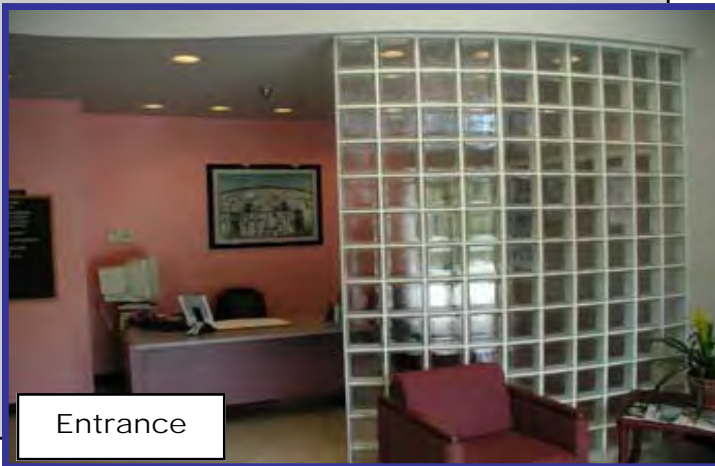
SEE PAGE FOUR FOR DESCRIPTION OF PERMITTED USES UNDER CODE & COMPREHENSIVE MASTER DEVELOPMENT PLAN.

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Interior Photos



Entrance



General Offices

Chickee Hut



Four 1,000 Amp Breakers

Dock Height Loading (Grade Level Loading on Other Side)



Warehouse and Load Bearing Mezzanine



Washrooms: Multi-Stall with Lockers, Showers



Air Conditioned Warehouse/Former Accelerated Testing Lab

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Uses Permitted under the Comprehensive Development Master Plan (CDMP) for **Open Land Subarea 1 (Snake-Biscayne Canal Basin)**. This subarea is located north of the Miami Canal (Canal-6) in northwestern Miami-Dade County. Rural residential use at 1 dwelling unit per 5 acres, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, nurseries and tree farms, agriculture production and the limited raising of livestock may be considered for approval in this subarea. The following uses may also be considered for approval in this subarea: parking and storage of operable, non-disabled commercial motor vehicles, including construction equipment and agricultural equipment, as defined in section 320.01, Florida Statutes, and incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities). It is provided that such parking and storage uses shall be allowed only on properties larger than 20 acres, under a single ownership, and located within the area of an arc no more than 7,000 lineal feet from the intersection of Okeechobee Road and the Turnpike Extension. Such parking and storage of vehicles and equipment shall be subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from DERM and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; (c) mechanical repair or maintenance of any kind, including truck washing, shall be prohibited; and (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited. Uses that could compromise groundwater quality shall not occur west of the Turnpike Extension.

Miami-Dade County Code of Ordinances, Abridged and Condensed

PART III Chapter 33 ARTICLE XLI. ROCK MINING OVERLAY ZONING AREA (ROZA)

(1)Sec. 33-422 The rockmining uses permitted by this Article include:

(a) All rock mining, including lake excavations; quarrying of raw materials; rock crushing and screening; filling of excavations with rockmining tailings; the erection, maintenance and operation of all types of equipment necessary for the quarrying of raw materials; administrative offices, equipment and tool buildings, and watchman's prefabricated modular buildings necessary for the rockmining uses permitted by this Article.

(b) Uses ancillary to *bona fide* rockmining, provided that the rockmining uses and uses ancillary thereto are under common property ownership, which, for purposes of this Article, shall consist of fee-simple title or a lease of 25 years or more.

(i) the erection, maintenance and operation of cement plants; concrete batching plants or ready mixed concrete plants; concrete block plants; prestressed and precast concrete production plants; rock crushing and screening plants; asphalt plants but only in areas located outside any wellfield protection area as defined by Chapter 24 of this Code and in areas, as of the date of filing of an application for a certificate of use for such asphalt plant, more than two miles from any RU or EU zoning district boundary; office, control and laboratory buildings attendant to the uses set forth herein; operation of storage facilities for all equipment used in rock mining on premises attendant to the uses set forth herein; conveyor belt and/or other systems or equipment for the transportation of raw materials, repair facilities for the service of all equipment used on the premises and necessary for the service and operation of equipment used in connection with rockmining uses permitted by this Article; and the storage of fuel, oil, and lubricants necessary for the service and operation of equipment used in connection with rockmining uses permitted by this Article and to the extent authorized by Chapter 24 of this Code; and office, control and laboratory buildings required for the operation of the facilities described above. The 2-mile distance requirement for asphalt plants shall be measured by following a straight line from the nearest structure of the asphalt plant to the nearest point of an EU or RU district boundary, as depicted on a survey prepared and sealed by a Florida-licensed surveyor and/or professional engineer.

(ii) the outdoor storage of vehicles and lake excavation equipment required for the rockmining uses permitted by this Article, subject to the following conditions: the vehicles and equipment shall be maintained in operable condition at all times, except as otherwise provided herein, and further provided that such vehicle and equipment storage areas shall be setback a minimum of 25 feet from all property lines under different ownership and rights-of-way; and the maintenance, repairs or overhaul performed on equipment or vehicles required by the rockmining uses permitted by this article shall be in accordance with best management practices as approved by DERM.

(c) Uses ancillary to rockmining requiring approval after public hearing provided; however, that such application for public hearing shall be made directly to the Board of County Commissioners pursuant to Section 33-314(C) of this code:

(i) the erection, maintenance and operation of tile and other concrete products processing and fabrication plants;

(ii) the erection, maintenance and operation of asphalt plants located within any wellfield protection area as defined by Chapter 24 of this Code or within two miles of any RU or EU zoning district boundary in existence as of the date of filing of an application for certificate of use for such asphalt plant.