

FOR SALE

FLEX WAREHOUSE/OFFICE CONDO
AT MIAMI INTERNATIONAL AIRPORT



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ABOUT THIS PROPERTY

MARLEN CRUZ

Broker/Owner

Cruz Commercial Realty, LLC.

(305) 316-5098

E: cruzmarlen@aol.com

3100 MILAM DAIRY ROAD #112, MIAMI, FL 33122

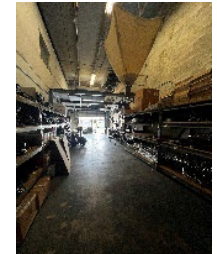
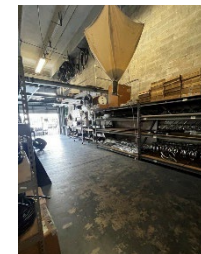
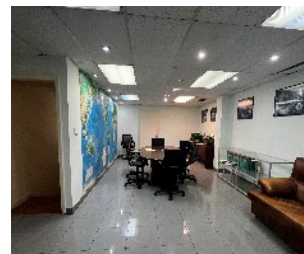
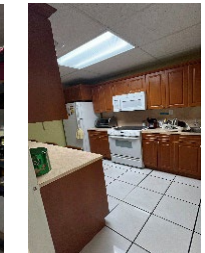
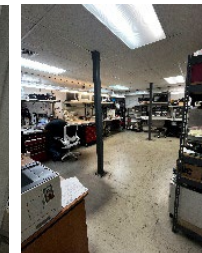
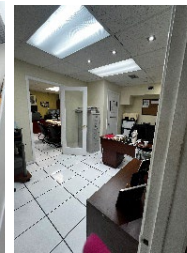


2,472 SF Office/Warehouse Condo #112 for Sale on Milam Dairy Road centrally located just ½ Mile West of the Miami International Airport. The Unit is beautifully improved with an air-conditioned Office featuring a large reception area, full kitchen, bathroom, three private offices, a large workstation, and a non-air-conditioned warehouse with street level loading, Zoned IU-Heavy Industrial with 18' clear ceiling height, and 3-dedicated parking spaces. The Condo is tenant occupied month 2 month, making this the perfect opportunity for an Owner/User, or Investor. Leasing rates in the area are \$25 to \$28 per SF. Association Fees are \$380/monthly and include Real Estate Taxes, Insurance, and Maintenance. Showings by appointment only. Please do not disturb the tenant.

\$1,021,000.00 (\$413 Per SF)

HIGHLIGHTS

- ½ MILE WEST OF MIAMI INTERNATIONAL AIRPORT
- CENTRAL AC
- STREET LEVEL BAY DOOR
- IMPROVED OFFICE + WAREHOUSE
- CLOSE TO SR825, SR112 & FLORIDA TURNPIKE
- 3-PHASE POWER FOR HEAVY EQUIPMENT
- 3-PARKING SPACES
- EXCELLENT FOR OWNER/USER OR INVESTOR
- 18" CLEAR CEILING HEIGHT



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