

# FOR SALE/LEASE



## Freestanding Corporate Headquarters

5980 Miami Lakes Drive  
Miami Lakes, FL 33014

Asking Price: ~~\$18,750,000.00~~ \$17,900,000

Lease Rate: \$10.95 per RSF I.G

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Lic. Real Estate

Broker

# Building Specifications

Property Address	5980 Miami Lakes Drive, Miami Lakes, 33014
Total Square Footage	± 158,964 RSF
Total Office (2 Stories)	± 59,016 SF (±26,093 SF on the ground floor and ±32,923 SF on the second floor). ADA compliant elevator
Total Warehouse	± 99,948 SF (fully air-conditioned)
Total Lot Size	± 340,877 SF (± 7.825 acres)
Year Built	1988
Construction Type	Masonry
Average Clear Height	20' - 21'
Column Spacing	40' x 34'
Dock Doors	11 with pit levelers + 1 ramp. Electric overhead doors
Fenced Truck Court	± 114' deep
Parking	300+ spaces inclusive of 6 ADA and 1 stroller. 8 covered
Electric	2,000 + amps
Lighting	High bay
Fire Protection	Class 4
Folio Number	32-2024-011-0070
Zoning	7700 Industrial Restricted

## Key Factors

- Freestanding building
- Hard corner with great visibility
- Excellent location with easy access
- Fully air conditioned
- ADA compliant elevator
- Served by an electric generator (runs on diesel)
- Connected to First responders on FP& L grid (across the street from Police Station)
- Flood Zone X







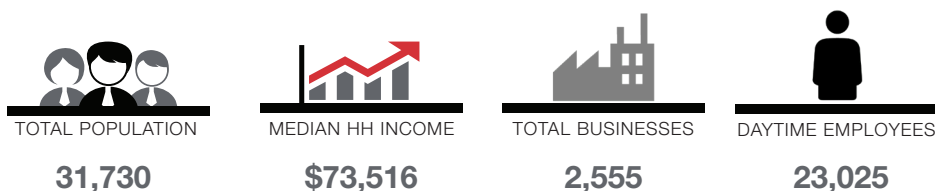
## Driving Distance to Points of Interest

Opa Locka Airport	3.3 Miles
Miami International Airport	17 Miles
Downtown Miami	15 Miles
Port of Miami	17 Miles
Port Everglades	23 Miles
Dade-Broward County line	6 Miles

## Miami Lakes Facts

- ±30,000 residents
- All America City Finalist
- One of 100 Best Communities for young people
- Golf course, restaurants, hotels and shops
- 1,400 businesses within 6 square miles
- Over 100 parks, multiple lakes, canopied roads
- Low property taxes. No local or state income tax
- Lowest crime rates in the State of Florida

## Miami Lakes Demographic Information





# Photos







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