

FOR SALE/LEASE

Office/Warehouse Units

1,350 +/- Sq. Ft. to 1,742 +/- Sq. Ft.



3 Units Available!!

AIRPORT SOUTH COMMERCE CENTER

13349-13497 NW 47th Avenue, Opa Locka, FL

- Units range from 1,350 +/- Sq. Ft. to 1,742 +/- Sq. Ft.
- Each pre construction unit includes:
 - * Approx. 10% Office Build Out
 - * Storefront Doors
 - * Rear Exit Door
 - * Hurricane Shutters
 - * One 10' X 12' Overhead Garage Door
 - * Tiles floors throughout Office and Restrooms
 - * Single Restroom
 - * Light Fixtures in both Office and Warehouse areas
 - * Excellent Location! Close proximity to Opa Locka Airport, Gratigny Expressway, and more!

Price List Attached



Offered Exclusively By:

Reshma Parvani

Phone: 305-477-2084

Cell: 305-342-9576

rparvani@parvanigroup.com

**PARVANI**
commercial group inc.

10850 NW 21 Street, Ste#110 · Miami, FL 33172

www.parvanigroup.com

Note: This offering subject to errors, omissions, prior sale or withdrawal without notice

SITE PLAN

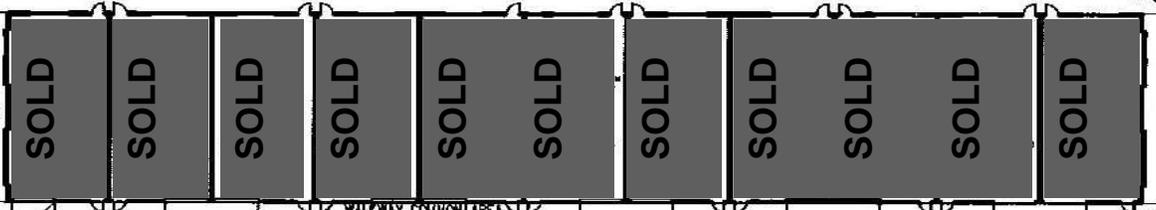
NW 135th STREET

PROPERTY LINE = 292.24'

CONC. SIDEWALK

LANDSCAPE AREA

1 A-1	2 A-1	3 A-2	4 A-2	5 A-3	6 A-3	7 A-4	8 A-4	9 A-5	10 A-5	11 A-6	12 A-6	13 A-7	14 A-7	15 A-8	16 H/C	17 H/C	18 A-8	19 A-9	20 A-9	21 A-10	22 A-10	23 A-11	24 A-11	25 V	26 V	27 V
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LANDSCAPE AREA

WALKWAY COMMON AREA

28 H/C	29 B-1	30 B-1	31 B-2	32 B-2	33 B-3	34 B-3	35 B-4	36 B-4	37 B-5	38 B-5	39 B-5	40 B-5
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WALKWAY COMMON AREA



LANDSCAPE AREA

WALKWAY COMMON AREA

LOADING AREA

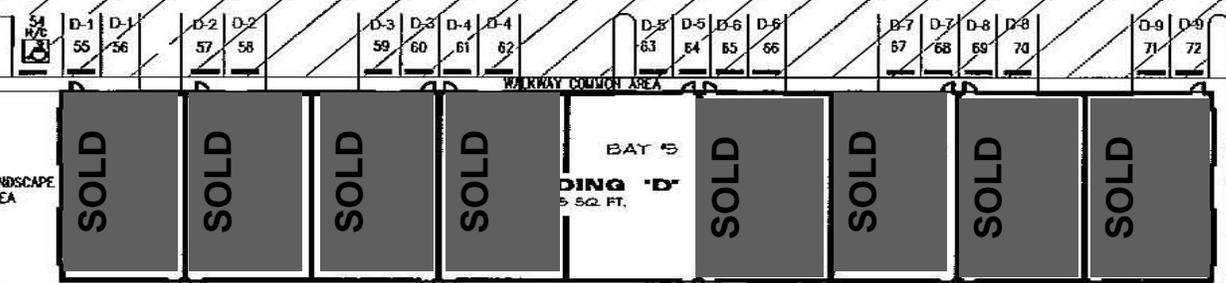


LANDSCAPE AREA

WALKWAY COMMON AREA

41 H/C	42 C-1	43 C-1	44 C-2	45 C-2	46 C-3	47 C-3	48 C-4	49 C-4	50 C-5	51 C-5	52 C-6	53 C-6
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WALKWAY COMMON AREA



LANDSCAPE AREA

PROPERTY LINE = 289.18'

LANDSCAPE AREA

NW 133rd STREET

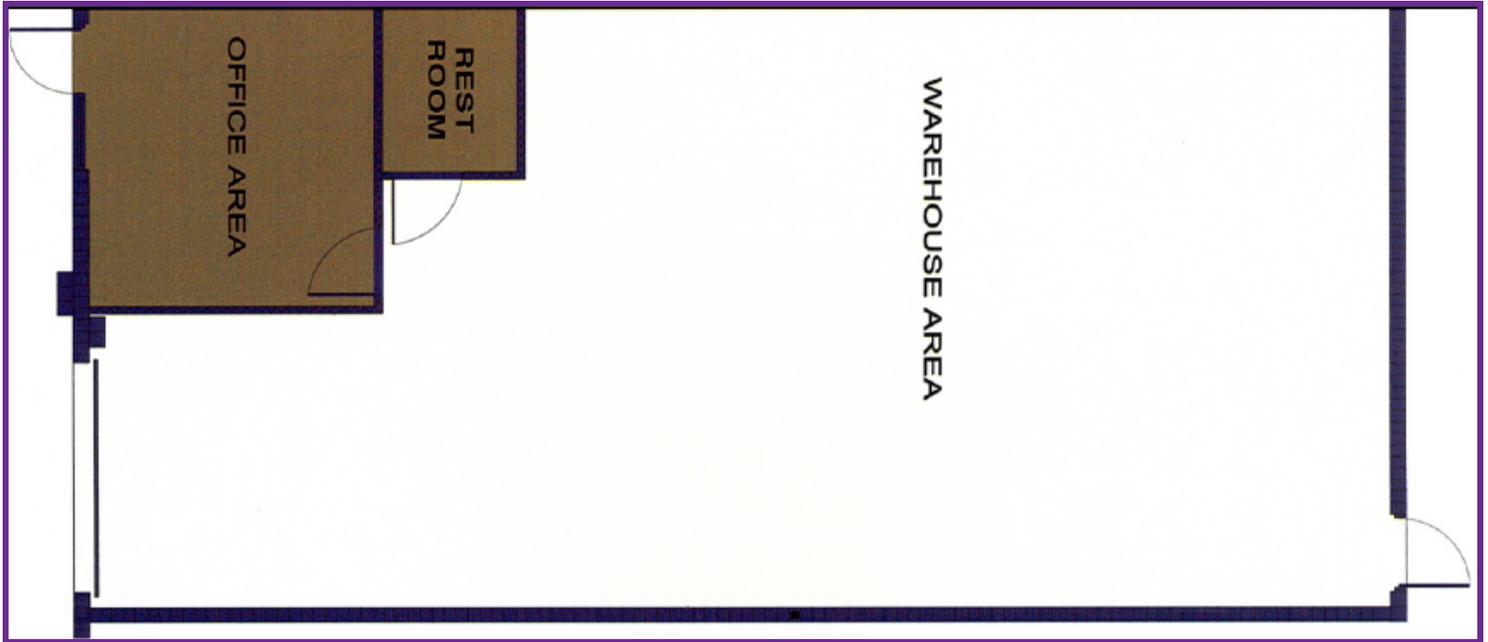
NW 47th AVENUE

PROPERTY LINE 405.21'

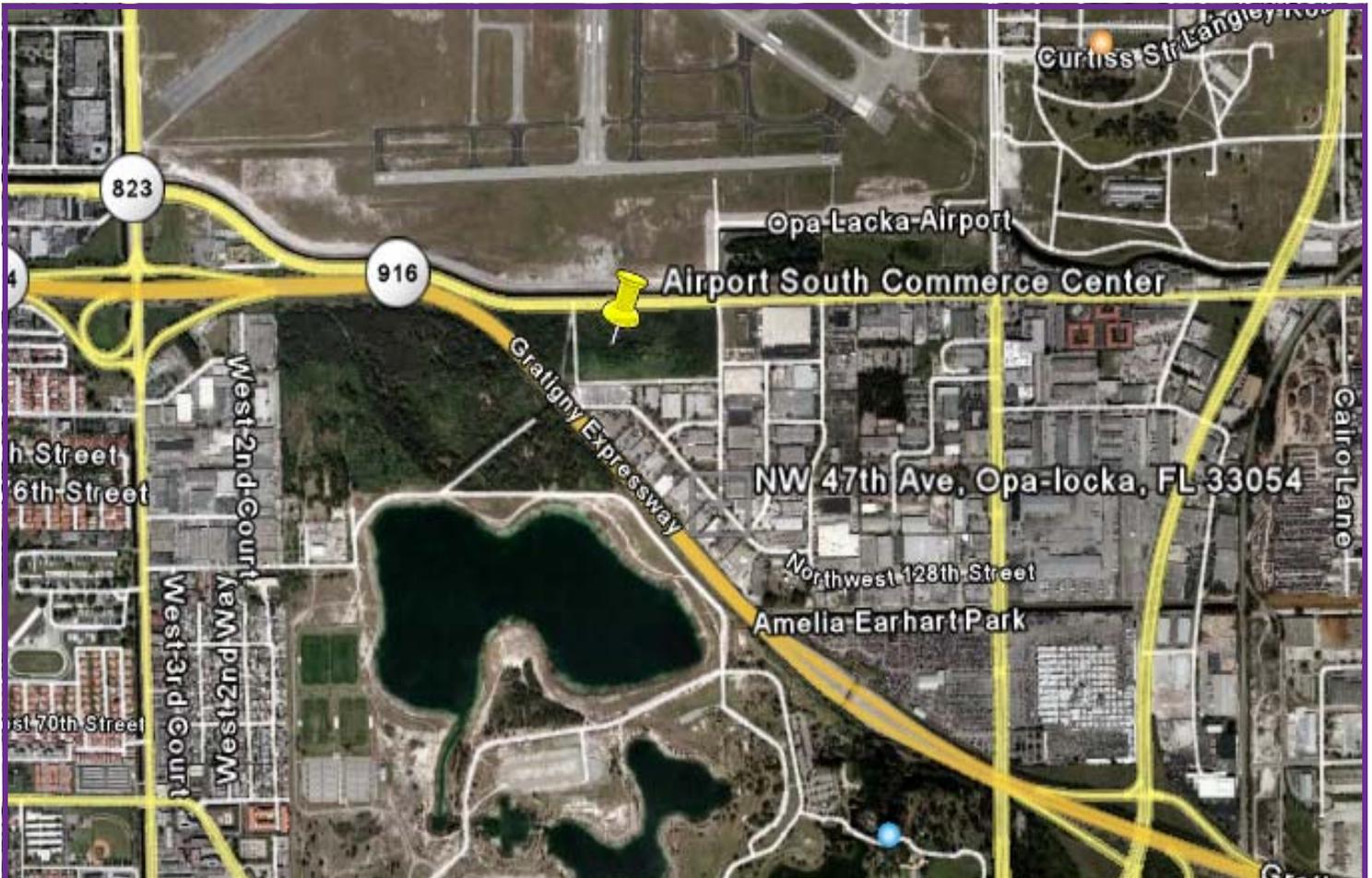
PROPERTY LINE 455.21'



TYPICAL UNIT LAYOUT



AERIAL



Airport South Commerce Center

Price List & Availability

Building A	Address	Status	Size +/- Sq. Ft.	List Price	List Price PSF	Lease Amount	Status
Unit 1	13497 NW 47th Avenue	Sold					
Unit 2	13491 NW 47th Avenue	Sold					
Unit 3	13485 NW 47th Avenue	Sold					
Unit 4	13479 NW 47th Avenue	Sold					
Unit 5	13473 NW 47th Avenue	Sold					
Unit 6	13467 NW 47th Avenue	Sold					
Unit 7	13461 NW 47th Avenue	Sold					
Unit 8	13455 NW 47th Avenue	Sold					
Unit 9	13449 NW 47th Avenue	Sold					
Unit 10	13443 NW 47th Avenue	Sold					
Unit 11	13437 NW 47th Avenue	Sold					

Building B	Address	Status	Size +/- Sq. Ft.	List Price	List Price PSF	Lease Amount	Status
Unit 1	13401 NW 47th Avenue	Sold					
Unit 2	13407 NW 47th Avenue	Sold					
Unit 3	13413 NW 47th Avenue	Sold					
Unit 4	13419 NW 47th Avenue	Available	1,742	\$235,200.00	\$135.00	\$1,600/Month	Available
Unit 5	13425 NW 47th Avenue	Available	1,742	\$235,200.00	\$135.00	\$1,600/Month	Available
Unit 6	13431 NW 47th Avenue	Sold					

Building C	Address	Status	Size +/- Sq. Ft.	List Price	List Price PSF	Lease Amount	Status
Unit 1	13385 NW 47th Avenue	Sold					
Unit 2	13379 NW 47th Avenue	Sold					
Unit 3	13373 NW 47th Avenue	Sold					
Unit 4	13367 NW 47th Avenue	Sold					
Unit 5	13361 NW 47th Avenue	Sold					
Unit 6	13355 NW 47th Avenue	Sold					

Building D	Address	Status	Size +/- Sq. Ft.	List Price	List Price PSF	Lease Amount	Status
Unit 1	13301 NW 47th Avenue						
Unit 2	13307 NW 47th Avenue						
Unit 3	13313 NW 47th Avenue						
Unit 4	13319 NW 47th Avenue						
Unit 5	13325 NW 47th Avenue	Available	1,668	\$225,200.00	\$135.00	\$1,600/Month	Available
Unit 6	13331 NW 47th Avenue						
Unit 7	13337 NW 47th Avenue						
Unit 8	13343 NW 47th Avenue						
Unit 9	13349 NW 47th Avenue						