

FOR SALE/LEASE

Office/Warehouse Units
1,350 +/- Sq. Ft. to 1,742 +/- Sq. Ft.



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

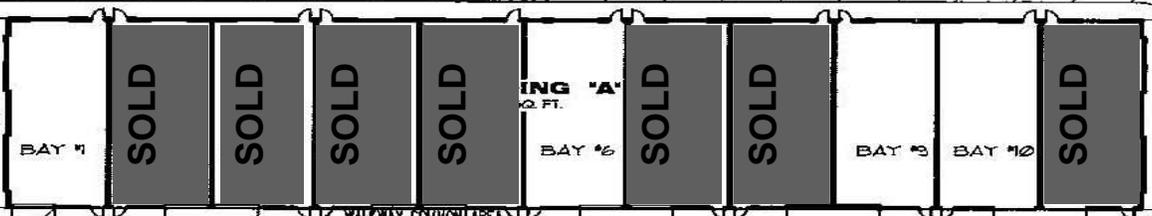
NW 135th STREET

PROPERTY LINE = 292.24'

CONC. SIDEWALK

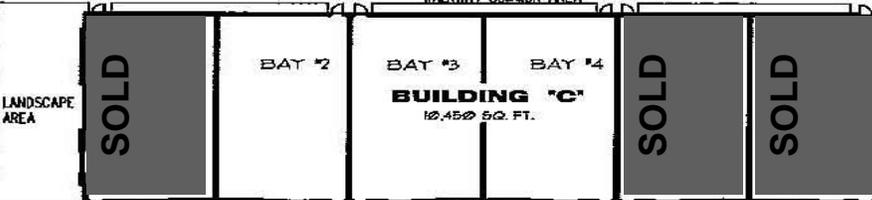
LANDSCAPE AREA

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



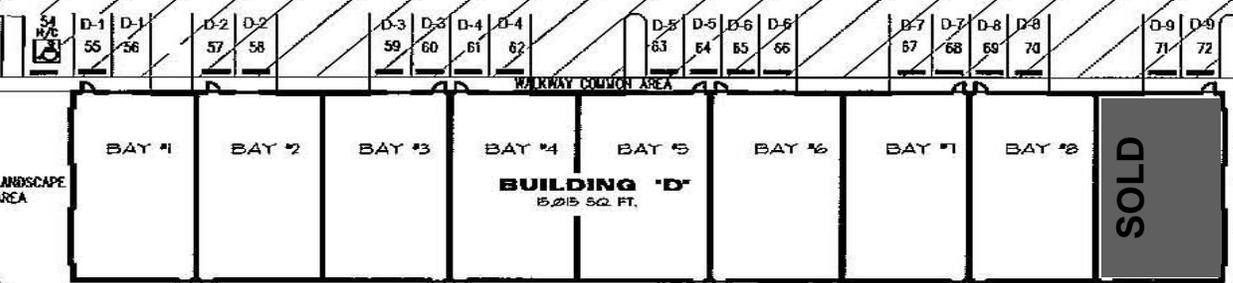
28	B-1	B-1	B-2	B-2	B-3	B-3	B-4	B-4	B-5	B-5	B-6	B-6
H/C	29	30	31	32	33	34	35	36	37	38	39	40

WALKWAY COMMON AREA



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

WALKWAY COMMON AREA



54	D-1	D-1	D-2	D-2	D-3	D-3	D-4	D-4	D-5	D-5	D-6	D-6	D-7	D-7	D-8	D-8	D-9	D-9
H/C	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72

WALKWAY COMMON AREA

PROPERTY LINE = 289.18'

LANDSCAPE AREA

NW 133rd STREET

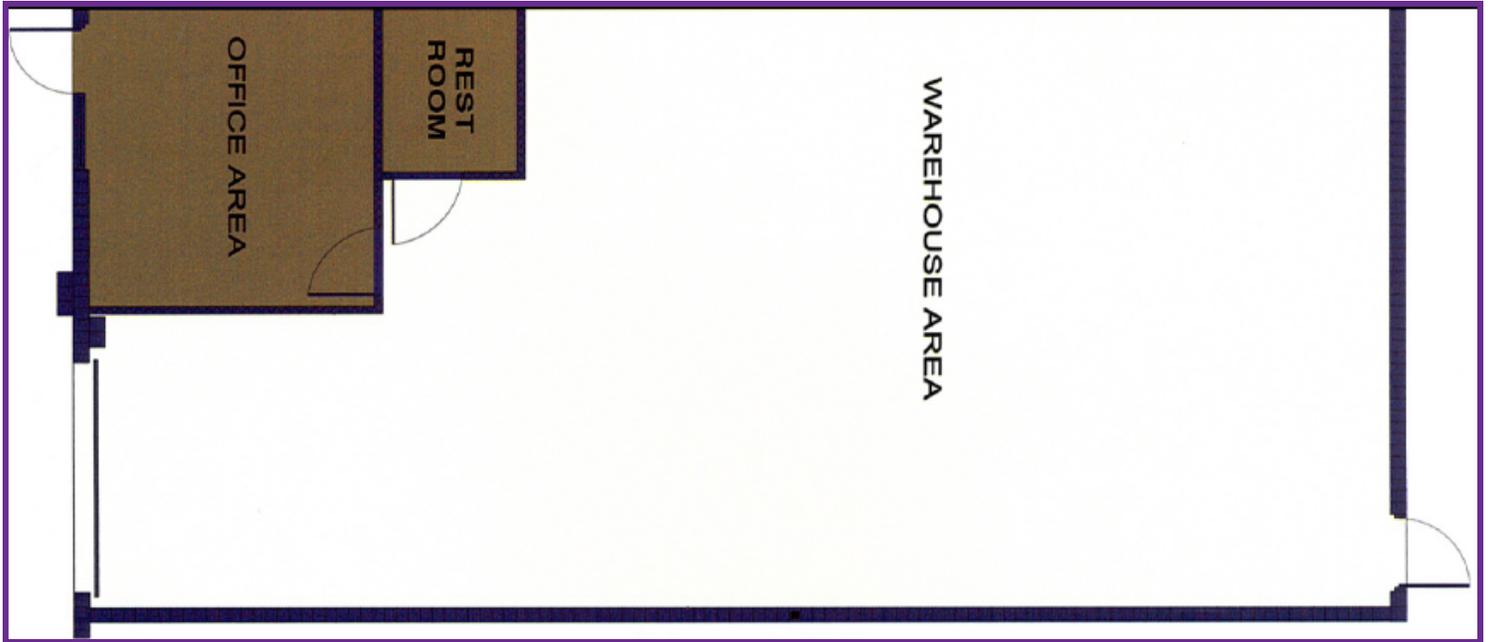
NW 47th AVENUE

PROPERTY LINE 405.01'

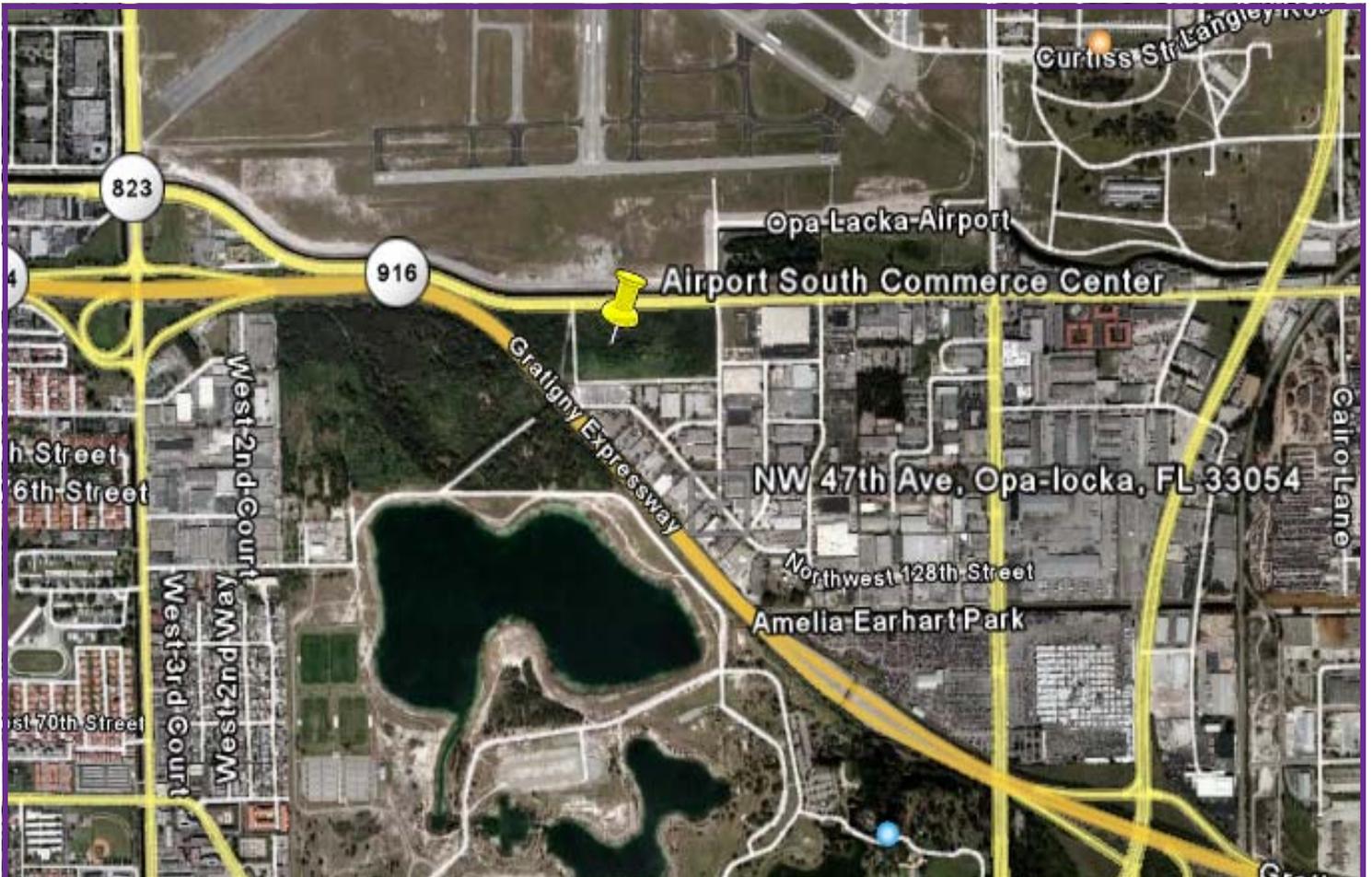
PROPERTY LINE 455.01'



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	Available	1,350	\$265,691.50	\$196.81	\$1,400/Month	Available
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	Under Contract	1,350	\$265,691.50	\$196.81	\$1,400/Month	Available
Unit 7	13461 NW 47th Avenue	Sold					
Unit 8	13455 NW 47th Avenue	Sold					
Unit 9	13449 NW 47th Avenue	Available	1,350	\$251,329.78	\$186.17	\$1,400/Month	Available
Unit 10	13443 NW 47th Avenue	Available	1,350	\$251,329.78	\$186.17	\$1,400/Month	Available
Unit 11	13437 NW 47th Avenue	Sold					

Building B							
Unit 1	13401 NW 47th Avenue	Sold					
Unit 2	13407 NW 47th Avenue	Sold					
Unit 3	13413 NW 47th Avenue	Available	1,742	\$268,712.80	\$154.26	\$1,200/Month	Available
Unit 4	13419 NW 47th Avenue	Available	1,742	\$268,712.80	\$154.26	\$1,200/Month	Available
Unit 5	13425 NW 47th Avenue	Available	1,742	\$268,712.80	\$154.26	\$1,200/Month	Available
Unit 6	13431 NW 47th Avenue	Available	1,742	\$289,097.00	\$165.96	\$1,200/Month	Available

Building C							
Unit 1	13385 NW 47th Avenue	Sold					
Unit 2	13379 NW 47th Avenue	Available	1,742	\$263,153.20	\$151.06	\$1,200/Month	Available
Unit 3	13373 NW 47th Avenue	Available	1,742	\$263,153.20	\$151.06	\$1,200/Month	Available
Unit 4	13367 NW 47th Avenue	Available	1,742	\$263,153.20	\$151.06	\$1,200/Month	Available
Unit 5	13361 NW 47th Avenue	Sold					
Unit 6	13355 NW 47th Avenue	Sold					

Building D							
Unit 1	13301 NW 47th Avenue	Available	1,668	\$269,719.00	\$161.70	\$1,200/Month	Available
Unit 2	13307 NW 47th Avenue	Available	1,668	\$253,749.00	\$152.13	\$1,200/Month	Available
Unit 3	13313 NW 47th Avenue	Available	1,668	\$239,553.00	\$143.62	\$1,200/Month	Available
Unit 4	13319 NW 47th Avenue	Available	1,668	\$239,553.00	\$143.62	\$1,200/Month	Available
Unit 5	13325 NW 47th Avenue	Available	1,668	\$239,553.00	\$143.62	\$1,200/Month	Available
Unit 6	13331 NW 47th Avenue	Available	1,668	\$239,553.00	\$143.62	\$1,200/Month	Available
Unit 7	13337 NW 47th Avenue	Available	1,668	\$253,750.00	\$152.13	\$1,200/Month	Available
Unit 8	13343 NW 47th Avenue	Available	1,668	\$257,298.00	\$154.26	\$1,200/Month	Available
Unit 9	13349 NW 47th Avenue	Sold	1,668				

TOTAL: 30,938 \$4,911,465.56