

REDUCED!!!

SALE/LEASE

Office/Warehouse

8,000 +/- Total Sq. Ft.



10850 NW 21 STREET, SUITE 110-120, MIAMI, FL

- 8,000 +/- Total Sq. Ft.
- 1,600 +/- Sq. Ft. Office
- 6,400 +/- Sq. Ft. Warehouse/Mezzanine
- 20' Ceiling Height
- 2 Double Wide Dock Height Doors
- 4 Truck Positions
- Lease with Option to Purchase
- Located Close to Florida Turnpike, Palmetto and Dolphin Expressway

Purchase Price: \$1,299,999.00

Lease Rate: \$8,000.00



- Offered Exclusively By -

Sanjeet Parvani

Cell: (305) 772-5721

Office: (305) 477-2084

Fax: (305) 305-477-2016

Email: sparvani@parvanigroup.com

10850 NW 21 St. Suite #110 Miami, FL 33172

www.parvanigroup.com

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

Warehouse



Office Hallways



Reception



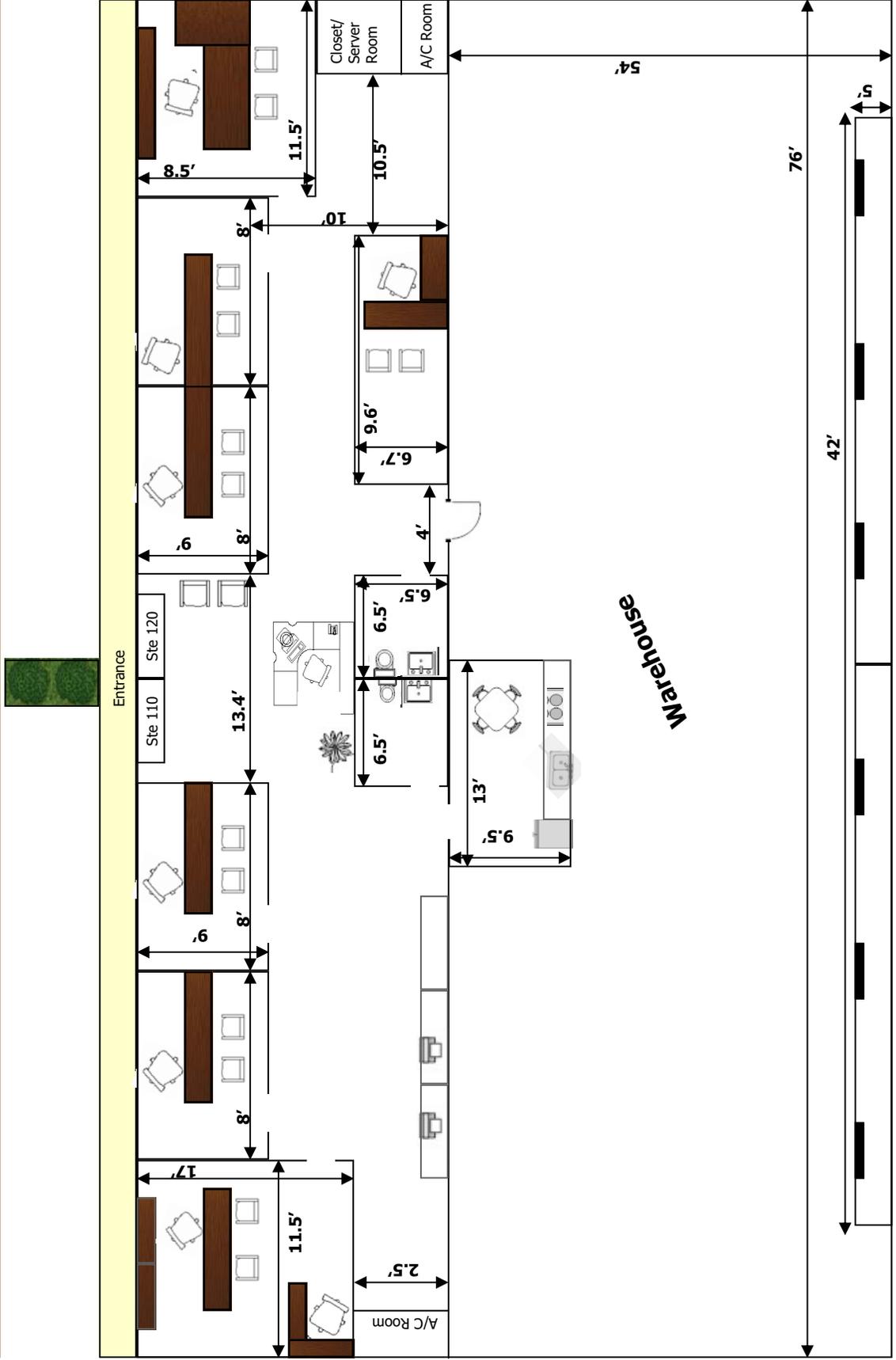
Kitchen Area

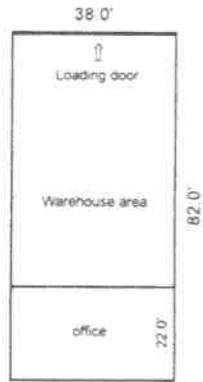


Loading Dock Area



Floor Plan
10850 NW 21st Street, Unit 110 & 120
Miami, FL 33172
Scale: N/A





Open to view N Windows™

Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN	
Code	Description	Size	Totals	Breakdown	Subtotals
GLA1	First Floor	3116.00		First Floor	
	Second Floor	836.00	3952.00	38.0 x 82.0	3116.00
OTE	Office	836.00	836.00	Second Floor	
				22.0 x 38.0	836.00
TOTAL LIVABLE (rounded)			3952	2 Areas Total (rounded) 3952	

Scale: 1 = 20