

OFFICE / WAREHOUSE FOR SALE

	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	5275 NW 163 Street Miami Lakes, FL	34,000	2,200	\$3,550,000	5 Loading Doors	34,000 +/- Total Sq Ft , 2,200 +/- Sq Ft of Office, 4 Offices, 1 Showroom, 2 Bathrooms, 5 Loading Doors, Heavy Power, New Roof, New Offices, New Landscaping, Freestanding Building Located within Palmetto Lakes Industrial Park with close Proximity to Palmetto Expressway	Reshma Parvani
<i>Property of the Month</i>							
	7957 NW 64 Street Miami, FL <i>Crown Park Condos</i>	1,820	300	\$295,000	1 Dock	IU-3 Zoning, 1 Dock Door, 17' clear ceiling height, 3 offices available, 2 assigned parking spaces, access to SR 826, I-75 & Miami International Airport	Reshma Parvani
	14055 SW 143 Court Unit #12 Miami, FL <i>Parco Industrial</i>	1,884	200	\$254,340	1 Street Level Door	1,884 +/- Total Sq Ft , 200 +/- Sq Ft of Office, 1 Street Level Door, Twin T Roof, Built in 2004 Located next to Tamiami Airport	Jose Val
<i>Reduced!!!</i>							
	6960 NW 50 Street Miami, FL	3,500	1,000	\$441,500	1 Dock	3,500 +/- Total Sq Ft , 1,000 +/- Sq Ft of Office, 20' Ceiling Height, 1 Dock Height Door Excellent Location! Minutes away from Palmeto Expressway & SR 836	Jose Val
	6974 NW 50 Street Miami, FL	5,000	600	\$720,000	1 Dock	5,000 +/- Total Sq. Ft. 600 Sq Ft +/- Of Office, 600 Sq Ft +/- Of Mezzanine, 1,000 Sq Ft +/- Of Show Room, 2,800 +/- Sq. Ft of Warehouse, 20' Ceiling Height, 1 dock Height Door, Corner Unit Next to the Palmetto Expressway.	Jose Val
	6801 NW 73 Ct. Miami, FL	5,000	1,000	\$1,100,000	2 Street	Property has 2,500 +/- Sq.Ft. of Mezzanine that is not included in Total Sq.Ft. Property has an 18,480 +/-Sq.Ft. Lot, 16'-20' Ceiling Height	Sanjeet Parvani
	11007 NW 122 Street Medley, FL <i>Banyan Corporate Center</i>	6,127	800	\$961,939	2 Docks 1 Ramp	6,127 +/- Total Sq Ft, 4,427 +/- Sq Ft of Warehouse, 800 +/- Sq Ft of Office, 4,427 +/- Sq Ft of Mezzanine, 24' Ceiling Height, 2 Dock Height Doors, 1 Ramp.	Jose Val
	9625 NW 33 Street Miami, FL <i>Costa Corporate Park</i>	6,863	1,980	\$1,235,340 REDUCED!! \$1,075,000	1 Dock & 1 Ramp	Property has 1,980 +/- Sq. Ft. of Office on two floors, 4,903 +/- Sq. Ft. of Warehouse, 2 bathrooms located on the first floor, 1 Dock Height Door + 1 Ramp, 24' Ceiling Height, Built in 1999, Association fee is approx. \$2,200 (paid quarterly). Located within Costa Corp. Park.	Reshma Parvani
	10800 NW 21 Street, Unit 200-210 Hialeah, FL <i>VP Warehouses</i>	8,000	2,000	\$1,270,000	2 Double Wide Dock	2,000 +/- Sq. Ft. of Office, 2,000 +/- Sq. Ft. of Mezzanine, 4,000 +/- Sq. Ft. of warehouse, 20' ceiling height, 2 double wide dock doors, ample parking from front to back, located close to FL Turnpike, Palmetto, and Dolphin Expressways	Jose Val

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OFFICE / WAREHOUSE FOR SALE

	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	10200 NW 25 Street, #113 Miami, FL Harbie Center	12,000	800	\$2,040,000	One Double Wide Dock Height	8,000 +/- Sq. Ft. of Warehouse, 4,000 +/- Sq. Ft. of Mezzanine, 24' Ceiling Height, 8 Parking Spaces, Built 1997, Sprinklered, 2006 Taxes: \$26,981.63, Great Location! Located within Harbie Center on NW 25th Street. Close proximity to the Miami Intl Airport.	Reshma Parvani
	2255 NW 110 Avenue Miami, FL	18,000	4,000	\$2,900,000	4 Flush Dock + 1 Double Wide Dock	24' Ceiling Height, 4 Separate Coolers with different temperatures, Chair lift, 36 parking spaces Fee simple, Built in 2005, 2006 Taxes: \$27,375.61.	Reshma Parvani
	6900 NW 35 Avenue Miami, FL	22,541	1,000	\$1,800,000	2 Dock	18,661 +/- Sq. Ft. Warehouse , 2,880 +/- Sq. Ft. Mezzanine, 22,541 +/- Sq. Ft. Fenced Yard, 24' Ceiling Height, Active Rail Spur, Zoned Heavy Industrial, Three Phased Power, On Septic	Sanjeet Parvani
	3188-3190-3192 NW 77 Ct. Miami, FL	26,600	N/A	\$8,800,000	4 Dock 1 Ramp	INVESTMENT PROPERTY! Three Bays Total, Two Bays of 10,000 +/- Sq. Ft., One of 6,600 +/- Sq. Ft., Fully Leased, NOI: \$420,000, Palmetto Frontage	Reshma Parvani
	537-555 NW 24 St Miami, FL	37,700	N/A	\$4,200,000	8 Dock Combined	Two Building Complex: Building A: 8,165 +/- Sq. Ft., 2 Dock Doors, Ceiling 12'-18', Building B: 29,538 +/- Total Sq. Ft. on two floors, 6 Dock Doors	Reshma Parvani
	2250 NW 96 Avenue Doral, FL	54,000	11,000	\$7,830,000	8 Recessed Dock & 2 Ramps	43,000 +/- Sq. Ft. of Warehouse, 11,000 +/- Sq. Ft. of Office, 8 Recessed Dock Height Doors, accomodating up to 45' containers, 2 ramps, 20' clear ceiling height, 100+ parking spaces, built in 1981, Seller relocating to larger facility, DO NOT DISTURB-SHOWING BY APPOINTMENT ONLY	Reshma Parvani

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OFFICE/WAREHOUSE FOR LEASE or SUBLEASE

	Property Address	Size +/-	Office Size	Monthly Rent	Rate PSF	Details	Agent
	3314 NW 79 Avenue Doral, FL	3,500	250	\$4,083.33	\$14.00	3,500 +/- Total Sq. Ft. Includes 3,250 +/- Sq.Ft. of Showroom, 250 +/- Sq Ft of Office 2 Offices, 1 Ramp, 5 Parking Spaces, Sublease expires May 2010, Available Immediately Located within the Doral Tile District.	Sanjeet Parvani
	10435 NW 29 Terrace Doral, FL	5,490	1,000	\$5,460.00	\$12.00	5,490 +/- Sq. Ft. Total, 1,000 +/- Sq. Ft. of Office, 2 Dock Height Doors, 6 Offices, 2 Bathrooms, 1 Chair Lift, Available Immediately Great Location!!!!	Reshma Parvani
	3188 NW 77 Court Doral, FL	6,700	936	\$8,500.00	\$15.22	8,000 +/- Sq. Ft. Total, 900 +/- Sq. Ft. of Freezer, 3 Dock Height Doors, 1 Ramp, Available Immediately, Sub Lease expires August 2008.	Reshma Parvani Sanjeet Parvani
	7331 NW 7 Street Miami, FL	15,000	7,000	\$15,500.00	\$12.00 NNN	15,500 +/- Total Sq Ft , Upgraded Office with high Ceilings, Fully Air conditioned, 1 Double wide dock door + 1 Dock Door, 1 Ramp, 24 Parking spaces, Fenced property, Built in 2001, Great Location!!!	Reshma Parvani Sanjeet Parvani
	1766-1778 NW 82 Avenue Doral, FL MICC	17,600	1,600	\$13,200.00	\$9.00	17,600 +/- Total Sq Ft , 16,000 +/- Sq Ft of Warehouse, 1,600 +/- Sq Ft of Office, 5 Parking Spaces, 20' Ceiling Height, 4 Double wide dock doors. Sublease Expires April 2009 Close to Miami International Airport and both International & Dolphin Malls	Sanjeet Parvani
	5275 NW 163 Street Miami Lakes, FL	34,000	2,200	\$25,500	\$9.00	34,000 +/- Total Sq Ft , 2,200 +/- Sq Ft of Office, 4 Offices, 1 Showroom, 2 Bathrooms, 5 Loading Doors, Heavy Power, New Roof, New Offices, New Landscaping, Freestanding Building Located within Palmetto Lakes Industrial Park with close Proximity to Palmetto Expressway	Reshma Parvani

NW 248th Street and NW 112 Ave- BRAND NEW SHOPPING CENTER COMING SOON!!! SPACES AVAILABLE FOR LEASE... Details coming shortly.....

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OFFICE/RETAIL FOR SALE/LEASE

	Property Address	Size +/-	PRICE	Monthly Rent	Rate PSF	Details	Agent
	2533 NW 79 Ave Doral, FL Universal Plaza	1,100-1,433	N/A	Contact us for Price List	\$40.00+CAM	Exposure on NW 79 Avenue, Easy Access to SR826 and SR836, Available Immediately	Reshma Parvani
	2765 NW 79 Avenue Doral, FL Universal Plaza	1,192	N/A	\$2,980.00	\$30.00 Plus CAM	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue, Easy Access to SR826 and SR836, Available Immediately!!	Reshma Parvani
	2761 NW 79 Avenue Miami, FL Universal Plaza	2,799	N/A	\$5,131.50	\$22.00 Plus CAM	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue Easy Access to SR826 and SR836, Available Immediately	Reshma Parvani
	7510 & 7524 NW 72 Avenue Miami, FL	2,800-3,100	N/A	Contact us for Price List	\$10.00	Unit 7510 is 3,100 +/- Total Sq Ft , 500 +/- Sq Ft of Office, 800 +/- Sq Ft of Mezzanine, 1,800 +/- Sq Ft of Warehouse, Unit 7524 has 2,800 +/- Total Sq Ft, 500 +/- Sq Ft of Office 500 +/- Sq FT of Mezzanine, 1,800 +/- Sq Ft of Warehouse, Frontage on 72nd Avenue	Sanjeet Parvani
	1691 NW 107 Ave Doral, FL	2,000-5,000	N/A	Contact us for Price List	\$17.50 NNN	Prime Location! Close Proximity to International and Dolphin Malls, 836 Exwy, and the Florida Turnpike, 6 Offices, 1 Lunchroom, Utilities to be Prorated, Lease Rate includes Janitorial Services, Available Immediately	Reshma Parvani
	2533 NW 79 Ave Doral, FL Universal Plaza	2,600	N/A	N/A	\$32.00+CAM	Exposure on NW 79 Avenue, Easy Access to SR826 and SR836, Available Immediately	Reshma Parvani
	1691 NW 107 Ave Doral, FL	17,000	\$4,250,000.00	N/A	\$250.00	45,000 +/- Sq. Ft. Lot, 55 Parking Spaces, Built in 1986, Great for Title Company, Real Estate Office, Corporate Headquarters or Insurance Office, 2006 Taxes: \$28,105.43 Sold with a brand new roof	Reshma Parvani

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LAND

	Property Address	Area	Price	Price PSF	Size +/- Acres	Details	Agent
	NW 107 Avenue & NW 146 St Hiialeah Gardens, FL	Hiialeah Gardens	N/A	Contact us for Price List	0.60-30	Sizes of Lot range from 0.60 Acres to 30 Acres, Site to be delivered in approximately 2 years, Reservation of site with 5% down, Individual sites to be delivered with water and sewer,	Reshma Parvani
	Intersect. W. Okeechobee Rd. and NW 138 St., Lot #3	Hiialeah Gardens	\$885,480.00	\$30.00	0.68	BU-1 Zoning will allow: Bank, Restaurant, Self-storage, etc.	Reshma Parvani
	Intersect. W. Okeechobee Rd. and NW 138 St, Lot #2	Hiialeah Gardens	\$1,978,340.00	\$28.00	1.62	BU-1 Zoning will allow: Bank, Restaurant, Self-storage, etc. Subject to BU-1A limited business district zoning	Reshma Parvani
	Between NW 109-112 Ave & NW 122 Street, Lot #5 Pan American Business Park	Medley	\$1,169,872.00	\$22.00	1.22	Ready for New Construction! Pan American Business Park, Water and Sewer to Lot, N.W. 138th Access, City of Medley Permits Most Industrial Uses, M-1 Zoning	Reshma Parvani
	NW 122 ST & NW 115 Ave Lot #1 Medley, FL Pinehurst Business Park	Medley	\$1,541,202.00	\$26	1.36	59,277 +/- Sq. Ft. , Builds approx 24,000 +/- SqFt Comined lots will yeild a building in the 50,000 +/- Sq Ft Range. Excellent Location!!!	Reshma Parvani
	NW 122 ST & NW 115 Ave Lot #2 Medley, FL Pinehurst Business Park	Medley	\$1,541,202.00	\$26	1.36	59,277 +/- Sq. Ft. , Builds approx 27,000 +/- SqFt Comined lots will yeild a building in the 50,000 +/- Sq Ft Range. Excellent Location!!!	Reshma Parvani
	5495/5627 NW 7 Street Miami, FL	Blue Lagoon	\$32,500,000.00	\$83	\$9.00	R-4 High Density, Zoning permits Residential, Hotel, Motel, Adjacent to Blue Lagoon SR836, Nw 57Ave, Miami International Airport, can build 650 Units	Reshma Parvani

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