

**OFFICE / WAREHOUSE FOR SALE**

	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	2030 NW 95 Avenue Doral, FL	21,000	4,400	\$3,087,000	6 Dock Position & 1 Overhead	21,000+/- Total Sq Ft , 15,525 +/- Sq Ft of Warehouse,4,400+/- SQ FT of Office, 1 Showroom, 2 Bathrooms, Open Bull Pen, Confrence Room, +/- 26' Ceiling, 2 Dock Levers, 1 Ramp, Twin T Roof, Ample Parking, Built in 1990. Excellent Location!!!	Reshma Parvani
<b>Property of the Month!!!</b>							
	13349-13497 NW 47 Avenue Opa Locka, FL <b>Airport South Commerce Center</b>	1,350-1,742	Approx 10% Office Build Out	Contact us for Price List	1 Street Level Door	Pre Construction Units!!! Store Front Doors, Rear Exit Doors, Hurricane Shutters, Tile Floors Throughout,Single Restroom, Light Fixtures in Both Office and Warehouse areas. Ecellent Location!!!!Close Proximity to Opa Locka Airport, Gragny Expressway, and More!	Reshma Parvani Sanjeet Parvani
	7957 NW 64 Street Miami, FL <b>Crown Park Condos</b>	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 <b>Parco Industrial</b>	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
	7901 NW 66 Street	2,844	1,668	\$369,000	2 Street Level	2,844 +/- Total Sq Ft , 1,176 +/- Sq Ft of Warehouse, 2 Dock Loading Doors, 2 Street Level Doors 2 Restrooms, No Association Fee, Brand New Roof!!!!	Reshma Parvani Jose Val
<b>New To The Market!!!!</b>							
	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 <b>Banyan Corporate Center</b>	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
	10800 NW 21 Street, Unit 200-210 Hialeah, FL <b>VP Warehouses</b>	8,000	2,000	U/C	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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	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	302 NW 1 St + Lot Dania Beach, FL	8,966	N/A	\$1,150,000	2 Street Level 2 Dock Height	8,966 +/- Sq Ft of Total Sq Ft Under Roof, Rail Served Property, 15' Clear height, CBS, Twin "T" New Roof, 2 Dock Doors, 2 Grade Doors, 0.46 Acre Lot 2,466 +/- Sq Ft of Expansion area.	Reshma Parvani
	<b>Back On The Market!!!!</b>						
	1900 NW 95 Avenue Miami, FL	9,100	950	\$1,950,000	6 Street Level	9,100 +/- Total Sq Ft on 42,503 +/- Sq Ft Lot , 950 +/- Sq Ft of Office, 950 +/- Sq. Ft. of Mezzanine, 7,200 +/- Sq. Ft. of warehouse, 6 Street Level Doors, Twin T Roof, Grease Trap, Built in 1999, 2007 Taxes \$23,150.12, Building can be expanded to 18,000 +/- Sq Ft.	Reshma Parvani Sanjeet Parvani
	<b>New To The Market!!!!</b>						
	10200 NW 25 Street, #113 Miami, FL <b>Harbie Center</b>	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	<b>INVESTMENT PROPERTY!</b> 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
	5275 NW 163 Street Miami Lakes, FL	34,000	2,200	\$3,550,000	5 Loading	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
	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
	13349-13497 NW 47 Avenue Opa Locka, FL <b>Airport South Commerce Center</b>	1,350-1,742	Approx 10% Office Build Out	Contact us for Price List	Contact us for Price List	Pre Construction Units!!! Store Front Doors, Rear Exit Doors, Hurricane Shutters, Tile Floors Throughout, Single Restroom, Light Fixtures in Both Office and Warehouse areas. Excellent Location!!!! Close Proximity to Opa Locka Airport, Gratigny Expressway, and More!	Reshma Parvani Sanjeet Parvani
	3314 NW 79 Avenue Doral, FL <b>MICC</b>	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
	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
	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

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**OFFICE/RETAIL FOR SALE/LEASE**

	Property Address	Size +/-	PRICE	Monthly Rent	Rate PSF	Details	Agent
 <b>Picture Coming Soon!!!</b>	SW 112 Avenue & SW 248 Street Miami, FL <b>Del Campo Shops</b>	1,090-1,257	Contact us for Price List	Contact us for Price List	Contact us for Price List	Brand New!!!! Located on SW 112 Avenue and SW 248 Street.	Reshma Parvani
	2533 NW 79 Ave Doral, FL <b>Universal Plaza</b>	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
	2661 NW 79 Avenue Doral, FL <b>Universal Plaza</b>	1,180	N/A	\$2,262.00	\$23.00+ CAM	Located in the Universal Plaza Shopping Center, 4 Offices, 1 Supply Room, Reception Area 1 Bath, 1 Storage Room, Glass French Doors, Wood Floors Throughout, Sub-Lease until April 2009, Great Exposure on 79th Avenue.	Reshma Parvani
	2765 NW 79 Avenue Doral, FL <b>Universal Plaza</b>	1,192	N/A	\$2,980.00	\$30.00 + CAM	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue, Easy Access to SR826 and SR836, Available Immediately!!	Reshma Parvani
	W. Okeechobee Rd. and NW 138 St <b>Impact Commerce Center</b>	1,391	\$420,000.00	\$3,246.00	\$28.00	Brand New Construction!!!! 1,391 +/- Total Sq Ft, Security System, 1 Tiled Bathroom, Plenty of Parking within shopping center, Twin T Concrete Roof, Zoned BU1A, CBS Construction, Great Location!!! Close Proximity to new Home Depot, FL Turnpike, Okeechobee Rd, and More!	Reshma Parvani
	2769 NW 79 Avenue Doral, FL <b>Universal Plaza</b>	1,659	N/A	\$3,871.00	\$28.00 + CAM	1,659 +/- Total Sq. FT, Located in the Universal Plaza Shopping Center Available August 2008, Great Exposure on 79th Avenue, Close proximity to SR826, SR836, FL Turnpike, Miami International Airport, And more!!!!	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 <b>Universal Plaza</b>	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

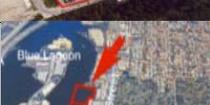
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**LAND**

	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 <b>Pan American Business Park</b>	Medley	Under Contract	N/A	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 <b>Pinehurst Business Park</b>	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 60,000 +/- Sq Ft Range. Excellent Location!!!	Reshma Parvani
	NW 122 ST & NW 115 Ave Lot #2 Medley, FL <b>Pinehurst Business Park</b>	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 60,000 +/- 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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