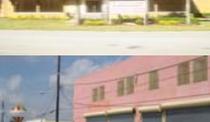


**OFFICE / WAREHOUSE FOR SALE**

	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	13467 NW 47 Avenue Opa Locka, FL <b>Airport South Commerce Center</b>	1,350	Approx 10% Office Build Out	\$160 Per Sq. Ft	1 Street Level Door	Store Front Door, Rear Exit Doors Hurricane Shutters, Tile Floors Throughout, Single Restroom, Light Fixtures in Both Office and Warehouse areas. Excellent Location!!!!Close Proximity to Opal Locka Airport, Gratigny Expressway, and More!	Reshma Parvani
	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. Excellent Location!!!!Close Proximity to Opal Locka Airport, Gratigny Expressway, and More!	Reshma 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	<b>REDUCED!!!</b> \$207,000	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
	6334 NW 99 Avenue Miami, FL	2,030	400	\$380,000	1 Street Level Door	2,030 +/- Total Sq Ft , 400 +/- Sq Ft of Office, 18'-20' Ceiling Height, 1 Street Level Door, Excellent Location! Minutes away from Palmetto Expressway & SR 836 and FL Turnpike...	Jose Val
	14339-41 Commerce Way Miami Lakes, FL	2,170	2,170	\$600,000		2,170 +/- Sq.Ft. of Office, 2 Restrooms, +/- 6Parking Spaces, Built in 2005, Confrence Room, Full Kitchen, Black Granite Flooring, Vaulted/Tray Ceilings, Parabolic Lighting, Glass Doors, Modern Office Build-out, Great for Developers!!!!	Reshma Parvani
	6960 NW 50 Street Miami, FL	3,500	1,000	<b>UNDER CONTRACT</b>	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
	6912 NW 50 Street Miami, FL	3,532	800	\$445,000	1 Dock	3,532 +/- Total Sq Ft , 800 +/- 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, I dock Height Door, Corner Unit	Jose Val
	2545 NW 74 Avenue Miami, FL 33166	5,000	1,000	\$550,000	1 Street	5,000 +/- Total Sq. Ft. 1,000Sq Ft +/- Of Office, 4,000 Sq Ft +/- Of Warehouse, 18' Ceiling Height,1 Street Level Door, Corner Unit, 2 Restrooms, 7 Assigned Parking Spaces Next to the Palmetto Expressway.	Reshma Parvani

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## OFFICE / WAREHOUSE FOR SALE

	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	8450 NW 56th Street Miami, FL	5,544	1,500	\$1,350,000	1 Street	5,544 +/- Total Sq. Ft. 1,500Sq Ft +/- Of Office, 3,022 Sq Ft +/- Of Warehouse, 20' Ceiling Height, 1 Street Level Door, Zoned Heavy Industrial, Completely Paved, Next to the Palmetto Expressway.	Reshma Parvani
	11047 NW 122 Street Medley, FL <b>Banyan Corporate Center</b>	6,127	800	\$899,000	1 Dock 1 Ramp	6,127 +/- Total Sq Ft, 4,527 +/- Sq Ft of Warehouse, 800 +/- Sq Ft of Office, 800 +/- Sq Ft of Mezzanine, 24' Ceiling Height, 2 Dock Height Doors, 1 Ramp, Dock Levelers	Jose Val
	6313 NW 99 Avenue Miami, FL	8,000	2,000	\$1,375,000	2 Dock Height	2,000 +/- Sq. Ft. of Office, 6,000 +/- Sq. Ft. of warehouse, 22' Ceiling Height, Over \$200k in improvements, 2 dock height doors, 20+ Parking Spaces, Furniture included in sale, located close to FL Turnpike, Palmetto, and Dolphin Expressways.	Reshma Parvani
	10850 NW 21 Street, Unit 110-120 Doral, FL <b>VP Warehouses</b>	8,000	2,000	\$1,190,000	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	Reshma Parvani
	10430 NW 29 Terr Doral, FL	11,000	1,470	\$1,650,000	3 Dock Doors 1 Ramp	1,470 +/- Sq. Ft. of Office, 9,530 +/- Sq. Ft. of Warehouse, Fully Air-Conditioned, 20' Ceiling height, 3 dock doors, 1 ramp, 3 restrooms, 8 Offices, Reception area, 14 Parking Spaces, 1 Kitchen, Located near NW 107th Avenue and the Florida Turnpike...	Reshma Parvani
	10963 NW 122 Street Medley, FL <b>Banyan Corporate Center</b>	12,254	1,600	\$1,838,100	6 Dock Height	12,254 +/- Total Sq Ft, 9,054 +/- Sq Ft of Warehouse, 1,600 +/- Sq Ft of Office, 1,600 +/- Sq Ft of Mezzanine, 24' Ceiling Height, 6 Dock Height Doors, 5 Dock Levelers, Impact Windows	Jose Val
	7331 NW 7 Street Miami, FL	15,000	7,000	\$2,247,500.00	1 Double Wide 1 Dock	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
	6890 NW 90 Avenue Miami, FL	16,600	N/A	\$1,700,000	2 Dock Height	16,600 +/- Total Sq Ft office/warehouse, Minimal Office, Impact Resistance Glass Windows, 39,550 +/- Sq Ft Lot, 20,000 +/- Sq. Ft Fenced Yard, 2 Dock Height Doors, Ramp, 18-20' Ceiling Height, Rail Access.	Reshma Parvani
	7815 & 7875 W 20 Avenue Hialeah, FL	21,000-42,000	4,000	\$105 Per Sq. Ft	2 Dock Height 2 Street Level	21,000 to 42,000 +/- Total Sq Ft, 38,000 +/- Sq Ft of Warehouse, 4,000 +/- Sq Ft of Office, 2 Dock Doors, 2 Street Level Doors, 4 Bathrooms, 40 +/- Parking Spaces, 18' Ceiling Height, Built in 1966, New Roof in the Office Section over 7815 unit. Excellent Location!!	Reshma Parvani
	5275 NW 163 Street Miami Lakes, FL	34,000	2,200	\$3,300,000	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	\$7,750,000	8 Recessed Dock & 2 Ramps	43,000 +/- Sq. Ft. of Warehouse, 11,000 +/- Sq. Ft. of Office, 8 Recessed Dock Height Doors, accommodating 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
	2900 NW 77 Court Miami, FL	300		Contact us for Price List	\$12	300 +/- Total Sq. Ft. of Office, 3 Bays of 3,000 +/- Sq.Ft. of Warehouse, 1 Street Level Door 1 Truck Well, 20' Ceiling Height, Fenced, Palmetto Frontage!!!! Excellent Location!!!!Close Proximity to Opa Locka Airport, Gratigny Expressway, and More!	Reshma Parvani
	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
	14055 SW 143 Court Unit #12 Miami, FL <b>Parco Industrial</b>	1,884	200	1,250.00	\$7.96	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
	2545 NW 74 Avenue Miami, FL	2,500	500	\$1,800	\$8.64	2,500 +/- Total Sq. Ft. 500Sq Ft +/- Of Office, 2,000 Sq Ft +/- Of Warehouse, 18' Ceiling Height, 1 Street Level Door, Corner Unit, 2 Restrooms, 3 Assigned Parking Spaces Next to the Palmetto Expressway.	Reshma Parvani
	3071 NW 107th Avenue Miami, FL	3,000	N/A	\$2,125	\$8.50	3,000 +/- Total Sq. Ft., Air- conditioned, 1 Restroom, 1 Ramp, Built in 2000, 20' Ceiling Height, Ample Parking, Sub-Lease rate includes Racks, Sub-Lease expires Dec 2011 Located close to FL Turnpike, Palmetto and Dolphin Expressway...	Reshma Parvani
	2545 NW 74 Avenue Miami, FL	5,000	1,000	\$4,500	\$8.64	5,000 +/- Total Sq. Ft. 1000Sq Ft +/- Of Office, 4,000 Sq Ft +/- Of Warehouse, 18' Ceiling Height, 1 Street Level Door, Corner Unit, 2 Restrooms, 7 Assigned Parking Spaces Next to the Palmetto Expressway.	Reshma Parvani
	2797 NW 105 Avenue Doral, FL	8,000	1,200	\$5,833.33	\$8.75	8,000 +/- Total Sq Ft , 1,200 +/- Sq.Ft. of Office( Located on the 2nd Floor), 22' Ceiling Height, 2 Dock Height Doors, Short Term Lease: One to Two Years. Located close to FL Turnpike, Palmetto and Dolphin Expressway...	Reshma Parvani Jose Val
	6980 NW 43 Street Miami, FL	10,100	1,700	\$8,206	\$9.75	1,700 +/- Sq. Ft. of Office, 850 +/- Sq. Ft. of Mezzanine, 20'ceiling height, 5 Bathroom 3 dock doors, 1 ramp, ample parking from front to back, located close to FL Turnpike, Palmetto, and Dolphin Expressways	Reshma Parvani Jose Val
	10430 NW 29 Terr Doral, FL	11,000	1,470	\$1,650,000	3 Dock Doors 1 Ramp	1,470 +/- Sq. Ft. of Office, 9,530 +/- Sq. Ft. of Warehouse, Fully Air-Conditioned, 20' Ceiling height, 3 dock doors, 1 ramp, 3 restrooms, 8 Offices, Reception area, 14 Parking Spaces, 1 Kitchen, Located near NW 107th Avenue and the Florida Turnpike...	Reshma Parvani
	4620 NW 135 Street Opa-Locka, FL	24,000	N/A	\$11,000.00	\$5.50	24,000 +/- Total Sq Ft , 24' Ceiling Height, 2 Plat Form Dock Doors, 15 Parking Spaces, Ideal for Storage, Available Immediately!!!! Would consider Short Term Lease	Reshma Parvani
	2797 NW 105 Avenue Doral, FL	28,000	3,500	\$20,416.66	\$8.75	28,000 +/- Total Sq Ft , 3,500 +/- Sq.Ft. of Office, 22' Ceiling Height, 4 Flush Dock Doors, 2 Recessed Dock Height Doors, 1 Ramp. Located close to FL Turnpike, Palmetto and Dolphin Expressway...	Reshma Parvani Jose Val
	5275 NW 163 Street Miami Lakes, FL	34,000	2,200	\$17,000	\$6.00	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
	1530 NW 98th Avenue Doral, FL	42,000	4,000	\$24,045.00	\$6.87 NNN	42,000 +/- Total Sq Ft , 38,000 +/- Sq.Ft. of Warehouse, 13 Dock Height Doors, 1 Doublewide dock door, 2 Private Offices, 1 Kitchen, Sub-Lease expires June 2014, Ample Parking...	Reshma Parvani

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**OFFICE/RETAIL FOR SALE/LEASE**

	Property Address	Size +/-	PRICE	Monthly Rent	Rate PSF	Details	Agent
	835 SE 8 Avenue Deerfield Beach, FL	550-1500	N/A	Contact us for Price List	Contact us for Price List	Total of 3 units available, 550-1,500 +/- Sq.Ft., Each unit has it own restroom, Rivate Entry, Built in 1991, Plenty of parking... Great Location!!! Located minutes from South Federal Highway easy accessible to Broward County residence.	Reshma Parvani
	SW 112 Avenue & SW 248 Street Miami, FL <b>Del Campo Shops</b>	1,090-1,257	N/A	Contact us for Price List	Contact us for Price List	Brand New!!!! Located on SW 112 Avenue and SW 248 Street.	Reshma Parvani
	2645 NW 79 Avenue Doral, FL <b>Universal Plaza</b>	1,180	N/A	Contact us for Price List	\$25.00+CAM	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue Easy Access to SR826 and SR836, Will concider Sub- Dividing, Available Immediately!!!!	Reshma Parvani
	W Okeechobee RD & NW 138 ST Hialeah Gardens, FL <b>Impact Center</b>	1,192-3,208	N/A	Contact us for Price List	Contact us for Price List	Brand New Shopping Center!!! 1,192-3,208 +/- Sq.Ft., 4 Unique Layouts, Tiled Bathrooms, Over 245 Unassigned Parking Spaces, 15' Ceiling Height, Twin Tee Roof....	Reshma Parvani
	2737 NW 79 Ave Doral, FL <b>Universal Plaza</b>	1,344	N/A	Contact us for Price List	\$25.00+CAM	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue Easy Access to SR826 and SR836, Available Immediately	Reshma Parvani
	2621 NW 79 Ave Doral, FL <b>Universal Plaza</b>	1,377	N/A	Contact us for Price List	\$25.00+CAM	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue Easy Access to SR826 and SR836, Available Immediately	Reshma Parvani
	14395 SW 139 Court Miami, FL <b>Universal Plaza</b>	1,384	N/A	\$1,400.00	\$12.13	1,384 +/- Total Sq. Ft., 1 Open Bull Pen, Reception Area, 3 Private Offices, Full Kitchen Private Storage Area, Ample Parking, Build in 2003, Located next to Tamiami Airport...	Sanjeet Parvani
	1985 NW 88 Court Miami, FL	2,018	N/A	Contact us for Price List	\$20.00	2,018 +/- Tootal Sq.Ft., 4 Offices, 1 Confrence room, 1 Restroom, Foyer and Lobby, Built 1989 3 Parking Spaces, Lush Landscaping... Perfect location for Professional Practice!!!!	Jose Val
	2677 NW 79 Avenue Doral, FL <b>Universal Plaza</b>	2,724	N/A	Contact us for Price List	\$23.00+CAM	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue Easy Access to SR826 and SR836, Will concider Sub- Dividing, Available Immediately!!!!	Reshma Parvani
	2761 NW 79 Avenue Miami, FL	2,799	N/A	Contact us for Price List	\$22.00 + CAM	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue Easy Access to SR826 and SR836, Available Immediately	Reshma Parvani
	2533 NW 79 Ave Doral, FL <b>Universal Plaza</b>	2,600	N/A	Contact us for Price List	\$32.00+CAM	Exposure on NW 79 Avenue, Easy Access to SR826 and SR836, Available Immediately	Reshma Parvani
	W Okeechobee RD & NW 138 ST Hialeah Gardens, FL <b>Impact Center</b>	65,500	\$12,000,000.00	N/A	N/A	Brand New Shopping Center!!! 65,500 +/- Sq.Ft., 35% Leased, Offices located on Second Floor, Over 245 Unassigned Parking Spaces, 15' Ceiling Height, Twin Tee Roof....	Reshma Parvani

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## LAND FOR SALE

	Property Address	Area	Price	Price PSF	Size +/- Acres	Details	Agent
	NW 107 Avenue & NW 146 St Hialeah Gardens, FL	Hialeah 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	Hialeah 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	Hialeah	\$1,978,340.00	\$28.00	1.62	BU-1 Zoning will allow: Bank, Restaurant, Self-storage, etc.	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 Lots 1 & 2 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 Combined lots will yield a building in the 60,000+/- Sq Ft Range. Excellent Location!!!	Reshma Parvani

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