

**OFFICE / WAREHOUSE FOR SALE**

	Property Address	Size +/-	Office Size	Price	Loading Doors	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	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	\$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	N/A	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
	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
	2545 NW 74 Avenue Miami, FL 33166	5,000	1,000	\$550,000	1 Street Level Door	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
	1345 NW 98 Court, Unit 4 Blg A Miami, FL International Corporate Park	5,200	600	\$910,000	3 Dock Height Doors	5,200 +/- Total Sq Ft , 600 +/- Sq Ft of Office, 22' Ceiling Height, 3 Dock Height Doors, Excellent Location! Minutes away from Palmetto Expressway & SR 836 and FL Turnpike...	Jose Val
	8421 NW 70th Street Miami, FL 33166	5,389	2,389	\$1,500,000	2 Street Level Doors	5,389 +/- Total Sq. Ft. 2,389 Sq Ft +/- Of Office, 3,000 Sq Ft +/- Of Warehouse, 2 Street Level Doors, 5 Restrooms, 15 Assigned Parking Spaces, Reception Area Owner will conider Leasing, Available Feb 2010, Great Location...	Reshma Parvani
	8450 NW 56th Street Miami, FL	5,544	1,500	\$1,350,000	1 Street Level Door	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	\$790,383	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

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## OFFICE / WAREHOUSE FOR SALE

	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	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
	10983-93 NW 122 Street Medley, FL <b>Banyan Corporate Center</b>	12,254	1,600	\$1,531,750	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
	1850 NW 94th Avenue Miami, FL	15,619	2,886	\$2,190,000	1 Double Wide Dock	2,886 +/- Sq. Ft. of Office, 12,733,000 +/- Sq. Ft. of warehouse, 4 Restrooms, 1 Kitchen, Built in 1992, 40 +/- Total Parking Spaces Located in Finger Lakes!	Reshma Parvani
	2255 NW 110 Avenue Miami, FL	18,000	4,000	\$2,200,000	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: \$29,802.75	Reshma Parvani
	2797 NW 105 Avenue Doral, FL	28,000	3,500	\$3,780,000.00	2 Recessed 1 Ramp	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	\$3,300,000	5 Loading Dock	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
	10540 NW 29 Street Miami, FL	2,500	700	\$2,750	\$13.20	2,500 +/- Total Sq. Ft. 700 Sq Ft +/- Of Office, 3 Offices, 2 Dock Height Doors 20' Ceiling Height, 2 Restrooms, Fully Alarmed, 6 Parking Spaces, Lease Includes Electricity Available Immediately!!!!	Reshma Parvani
	12003 SW 114 Place Miami, FL 33176	3,278	100	\$2,048.75	\$7.50	3,278 +/- Total Sq. Ft. 100 +/- Sq Ft of Office, 18' Ceiling Height, Twin T Roof, 1 Street Level Door, Available Immediately!!!! Close Proximity to FL Turnpike	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
	2806 NW 112 Avenue Miami, FL <b>Tradezone</b>	5,213	1,000	\$3,900.00	\$8.97	4,113 +/- Sq. Ft. of Warehouse, Conviniently located by the FL Turnpike, Palmetto, and Dolphin Expressway	Reshma Parvani
	10850 NW 21 Street, Unit 110-120 Doral, FL <b>VP Warehouses</b>	8,000	2,000	\$8,000	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
	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 concider Short Term Lease	Reshma Parvani
	5340 NW 163 Street Hialeah, FL 33014	24,515	3,200	\$13,000.00	\$5.90	24,515 +/- Total Sq Ft , 3 Dock Height Doors, 2 Restrooms in the warehouse, 2 Restrooms in the Office, 1 Conference Room, 1 Ramp, Heavy power, Roof was replaced in 2006 Owner will concider selling....	Reshma Parvani
	2797 NW 105 Avenue Doral, FL	28,000	3,500	Contact us for Price list	\$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

**OFFICE/WAREHOUSE FOR LEASE or SUBLEASE**

	Property Address	Size +/-	Office Size	Monthly Rent	Rate PSF	Details	Agent
	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
	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	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
	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
	NW 107 Avenue & Okeechobee Rd Hialeah Gardens, FL	Hialeah	N/A	Contact us for Price List	1.5 to 6 Acres	Up to 6 Acres, Zoned Liberal Commercial, Located within Shoma Commercial Park Located in the city of Hialeah Gardens	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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