

GRATIGNY PKWY FREESTANDING INDUSTRIAL WARHOUSE

4600 NW 128TH ST
OPA-LOCKA, FL 33054

FOR SALE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

4600 NW 128th St, Opa-Locka, FL 33054



OFFERING SUMMARY

Sale Price:	\$3,250,000
Price PSF	\$98.79/SF
Lot Size:	1.15 Acres
Building Size:	32,897 SF
Year Built:	1979
Zoning:	IU-2/I-3 Industrial
Power:	Heavy 3-Phase Power, 2000 AMPS
Loading Docks:	6
Drive-Ins:	1
Ceiling Height:	21'

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PROPERTY DESCRIPTION

Excellent opportunity to purchase this fully air conditioned, freestanding Industrial property on 1.15 acres backing the Gratigny Pkwy with direct exposure and visibility to the 56,500 vehicles per day. The property is located less than 1 mile from the Opa-Locka Executive Airport and Amazon's brand new 850,000 SF Mega Warehouse Distribution Center. This 32,897 SF Industrial building is front and rear loaded including 6 dock height doors, 1 drive-in, 21' clear ceiling height, and a truck court. The property is fully sprinklered and features 2 freight elevators to lift cargo to approx 10,000 SF mezzanine warehouse, and the building features a total of 3,462 SF of office build out between the two floors, including 9 private offices, bullpen style office spaces, kitchen break room, and 7 restrooms including one full restroom with a shower.

PROPERTY HIGHLIGHTS

- 32,897 SF Freestanding Warehouse on 1.15 Acres with Truck Court
- 3,462 SF Office on 2 Floors with 9 Private Offices and 2 Bullpen Style Office Spaces
- 145' Direct Exposure and Visibility to the 56,500 Vehicles Per Day on the Gratigny Pkwy
- Fully Air Conditioned, Front and Rear Loaded, and Fully Sprinklered
- 6 Dock Height Doors & 1 Drive In
- 21' Clear Ceiling Height
- 3-Phase Heavy Power with over 2000 Amps
- 2 Freight Elevators to approx. 10,000 SF Mezzanine Warehouse
- Kitchen Break Room, and 6 Restrooms + 1 Full Restroom with Shower

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

ADDITIONAL PHOTOS

4600 NW 128th St, Opa-Locka, FL 33054



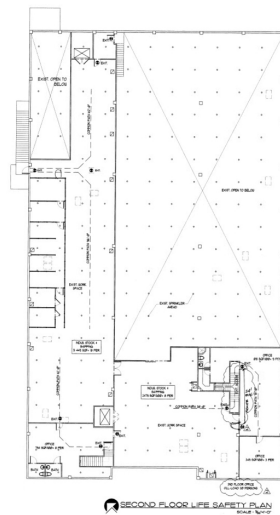
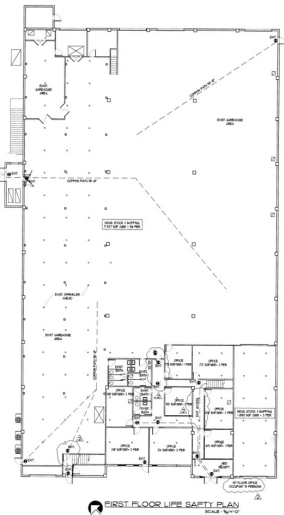
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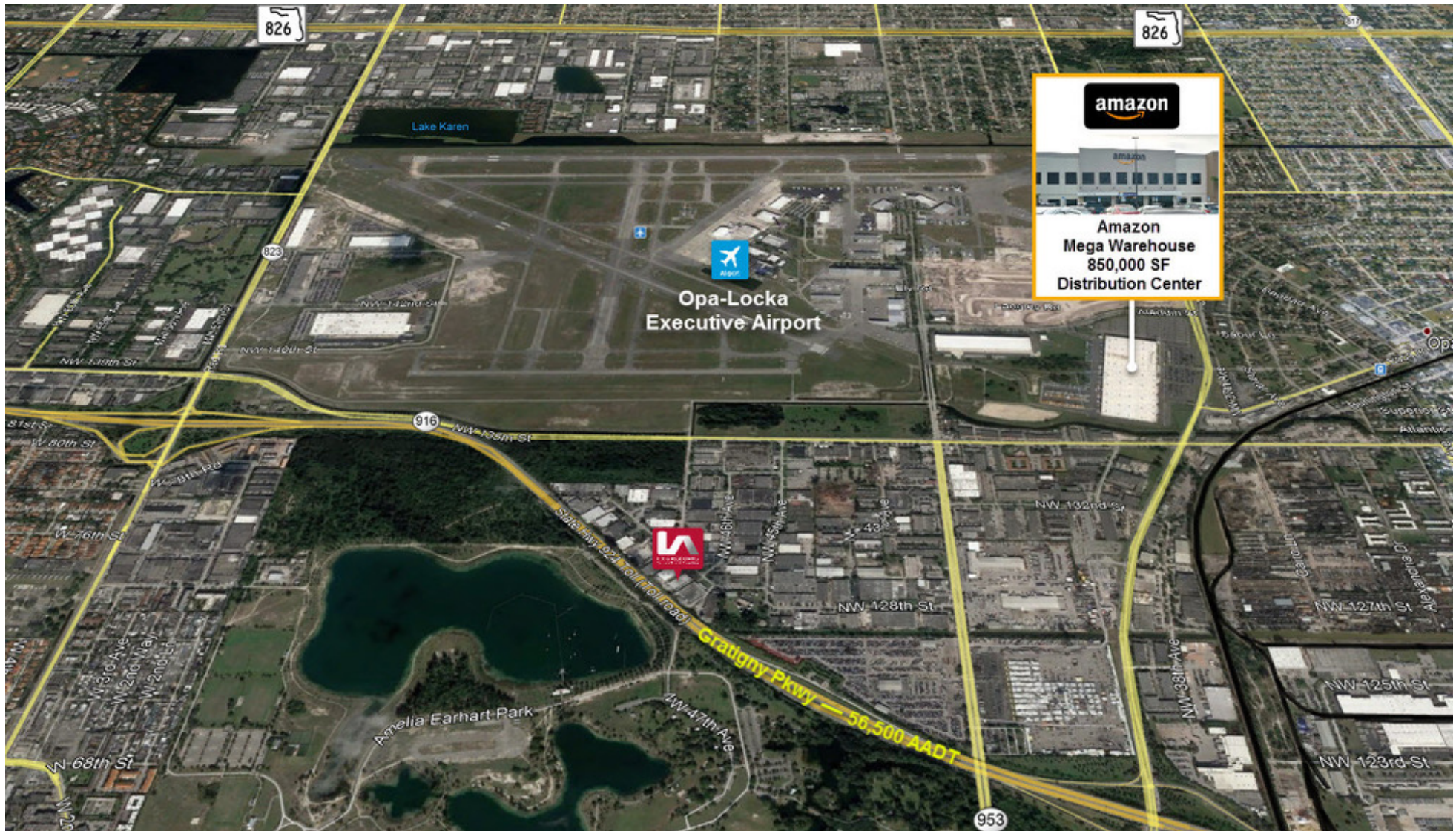


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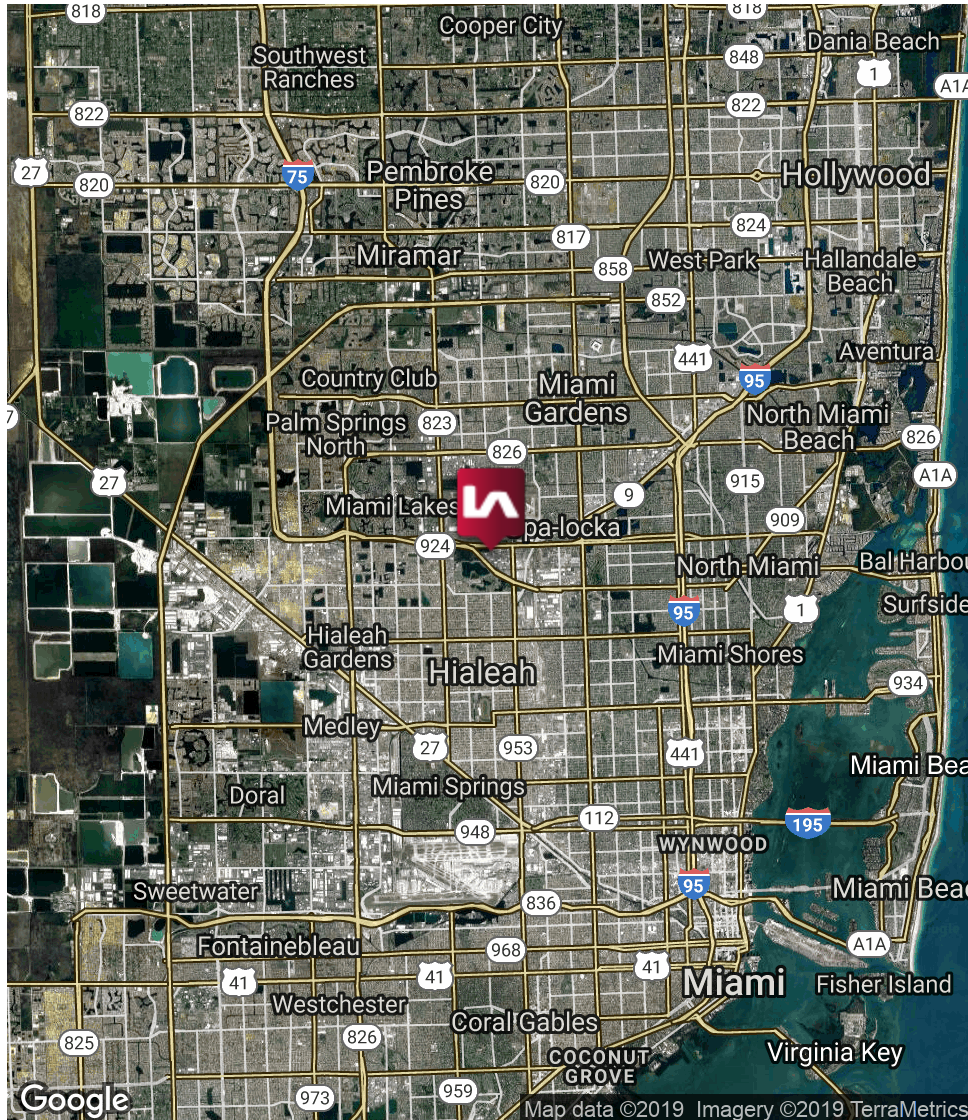


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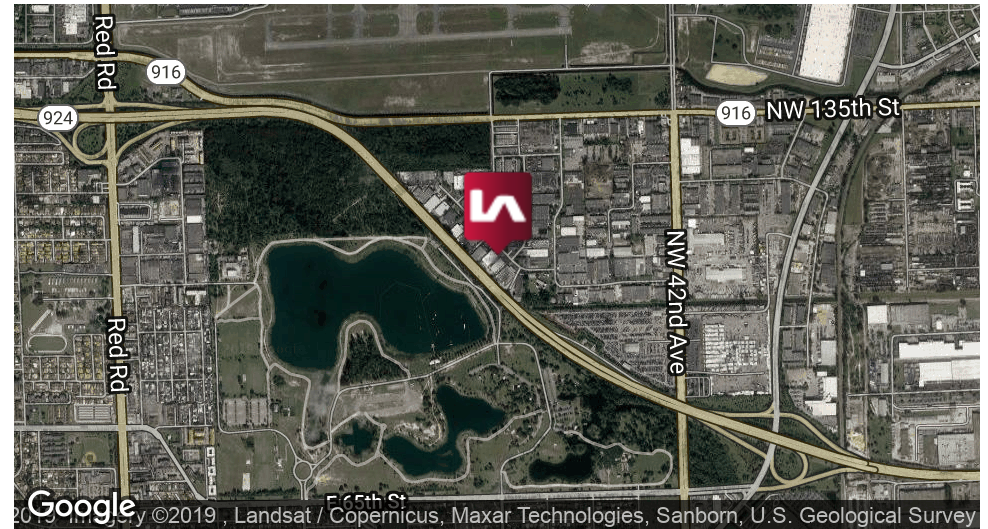
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LOCATION OVERVIEW

The property has direct exposure with excellent visibility adjacent to Gragny Pkwy boasting 56,500 AADT, and is less than 1 mile south of the Opa-Locka Executive Airport and Amazon's brand new 850,000 SF Mega Warehouse Distribution Center. Access to the entrance of Gragny Pkwy is 1.4 miles from the property connecting to I-75 and SR 826 Palmetto Expressway only 4 miles to the West, and I-95 access approximately 5 miles to the East connecting to all of South Florida's major thoroughfares. Miami International Airport is 8.2 Miles Away, PortMiami 14.2 Miles Away, Fort Lauderdale International Airport is 26.1 Miles Away, and Port Everglades is 24.8 Miles Away.

AIRPORTS & PORTS	MILES	MINUTES
Miami International Airport	8.2	23
Port Miami	14.2	25
Fort Lauderdale Int'l Airport	26.1	37
Port Everglades	24.8	35

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