

# +/- 3.3 ACRES VACANT INDUSTRIAL LAND FOR SALE



NW 127<sup>th</sup> Avenue and NW 15<sup>th</sup> Street

## PROPERTY FEATURES

- +/- 3.3 Acres (+/-143,312.4 SF)
- Folio No. 30-3935-002-0425
- Can build up to 80,000 SF of new warehouse space (see attached building site plan)
- Frontage/Exposure on NW 127<sup>th</sup> Avenue
- Water/Sewer delivered to property
- Will deliver zoned, filled, tentative plat and mitigation paid by seller
- Master planned industrial, IU-1, light industrial when zoning approved, permits most industrial uses, ideal for warehouse/distribution
- Asking Price: \$27.00 PSF / \$3,869,424.00

## LOCATION FEATURES

- Located adjacent to Beacon Lakes Business Park offers a class "A" business park environment
- Easily accessible to major roadways:  
836 Expressway Extension via NW 137<sup>th</sup> Avenue  
Florida's Turnpike  
NW 12<sup>th</sup> Street  
NW 25<sup>th</sup> Street
- Easy access to:  
Miami International Airport and Port of Miami
- Other companies in business park include: Amazon, UPS, Goya Foods, Hyundai Mobis and NBC Telemundo

For additional information or to schedule a tour, please contact:

George Pino, SIOR, RPA  
786.402.7387 (c)  
gpino@statestreetre.com

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