



14705 NW 25TH CT

OPA-LOCKA, FL

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Investment Overview



INVESTMENT HIGHLIGHTS

Located in the Opa-Locka Industrial Area

Great Owner/User Opportunity

Located nearby major NW 27th Ave Corridor

Strategically near the Opa-Locka Airport and the Golden Glades Interchange

Interstate 95 is easily accessible.

Close to Palmetto Expressway, Florida Turnpike

Marcus & Millichap is pleased to present 14705 NW 25 Ct, consisting of approximately 49,000 rentable square feet, located in Opa-Locka, FL. Construction of this concrete block industrial facility was completed in 1966 on a 2.02 acre site. It is a Class B property in its market. There is approximately 9,000 square feet of office space with central A/C. There is also mezzanine storage space in the building. The warehouse has three dock-level doors and four grade-level doors. The clear height is 22 feet. The property is currently vacant. The building was recently renovated in 2004, renovations included interior office build-out and the roof.

Opa-Locka is a primarily industrial community located in northern Miami-Dade County. The property's neighborhood consists of a harmonious mixture of industrial and commercial development. The neighborhood is well located with respect to transportation arteries and employment centers. It is strategically near the Golden Glades Interchange. The interchange connects the Palmetto Expressway, Interstate 95, and the Florida Turnpike. Downtown Miami and the Port of Miami are easily accessible using I-95. Industrial areas in Hialeah and Doral are accessible using the Palmetto. The Miami International Airport is accessible using both I-95 or the Palmetto. Located nearby the property is the Opa-Locka Airport which supports the business aviation community and light cargo traffic to the Caribbean.

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Property Summary



PROPERTY DESCRIPTION

THE OFFERING

Property Address	14705 NW 25th Ct Opa-Locka, FL 33054
Property Type	Industrial Warehouse
Assessor's Parcel Number	08-2122-025-0480

SITE DESCRIPTION

Parcel Size	2.02 AC
Type of Ownership	Fee Simple
Rentable Square Feet	48,846
Floor Area Ratio (FAR)	0.56 FAR
Zoning	I-2 Industrial - Heavy Manufacturing District
Parking	22 Spaces
Landscaping	Trees and bushes
Street Frontage	NW 147th ST
Cross Street	NW 25th Ct

CONSTRUCTION

Year Built/Renovated	1966 / 2004
Construction Type	Concrete Block
Number of Floors	One
Mezzanine	Yes - Storage
Office Build-Out	18%
Clear Height	22 feet
Exterior Walls	Concrete Block
Roof	Flat Built-Up Composition Roof
Foundation	Reinforced Concrete Slab
Loading	Four Grade Level Doors & Three Dock Level Doors
Warehouse Skylights	Yes
Parking Surface	Asphalt

MECHANICAL

Elevator	One Passenger Elevator
Fire Protection	Sprinklers and Fire Alarm System
HVAC	Central
Utilities	FPL & Miami-Dade Water / Sewer

INTERIOR DETAIL

Walls	Office: Painted Sheetrock
Ceilings	Office: Suspended Acoustical Tile
Floor Coverings	Office: Carpeting and Vinyl Warehouse: Unpainted Smooth Concrete Finish and Textured/Painted Concrete Finish
Rest Rooms	Five Restrooms

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Property Photos



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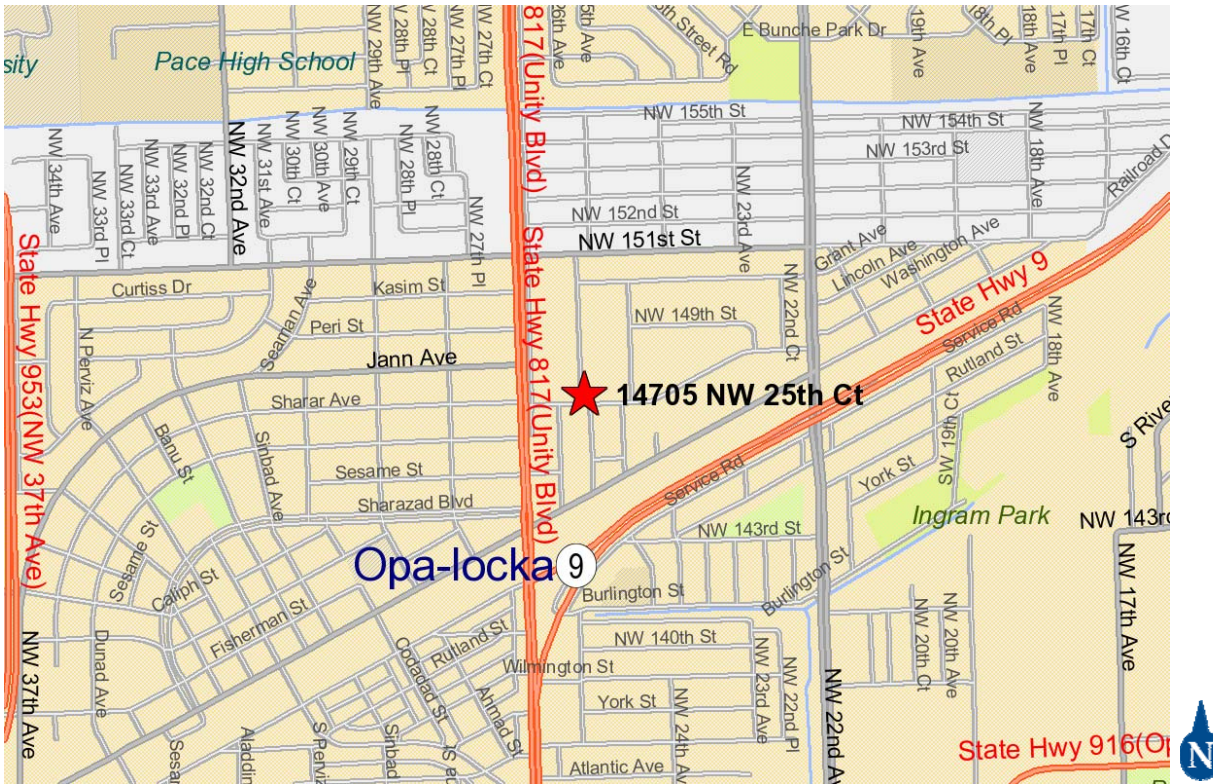
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14705 NW 25TH CT

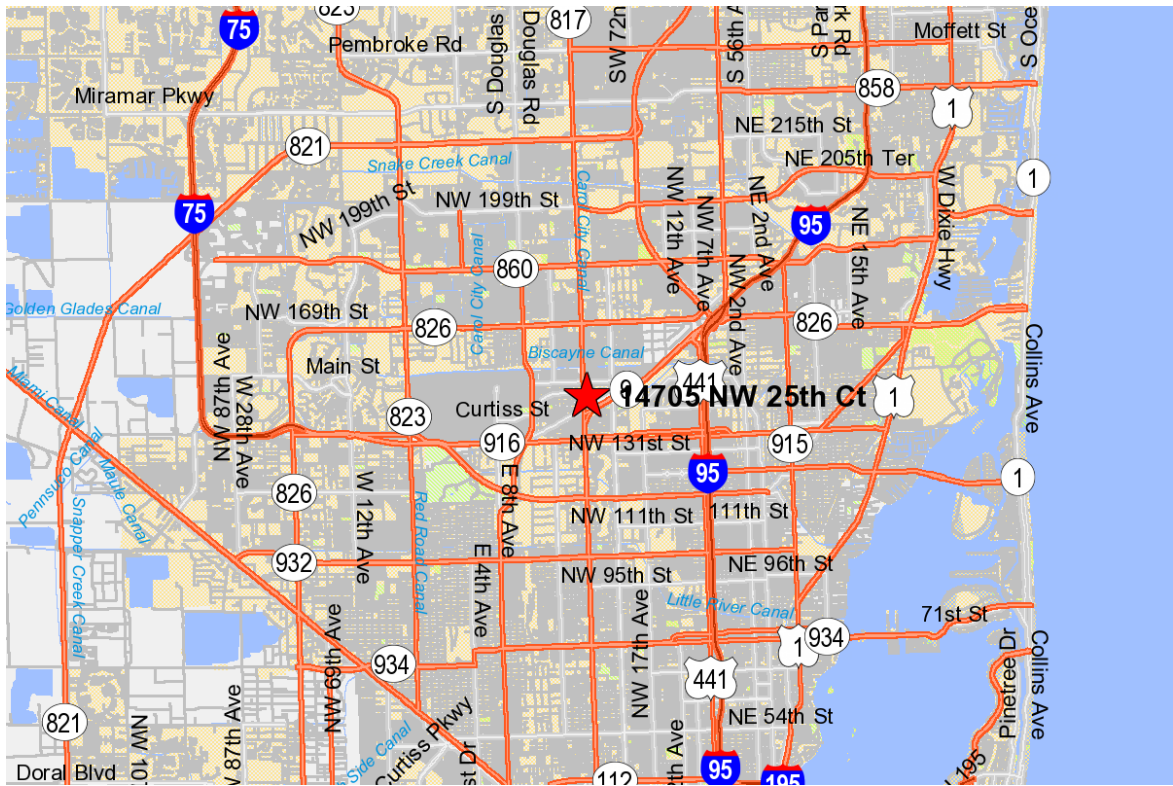
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Area Maps

PROPERTY DESCRIPTION



LOCAL MAP



REGIONAL MAP

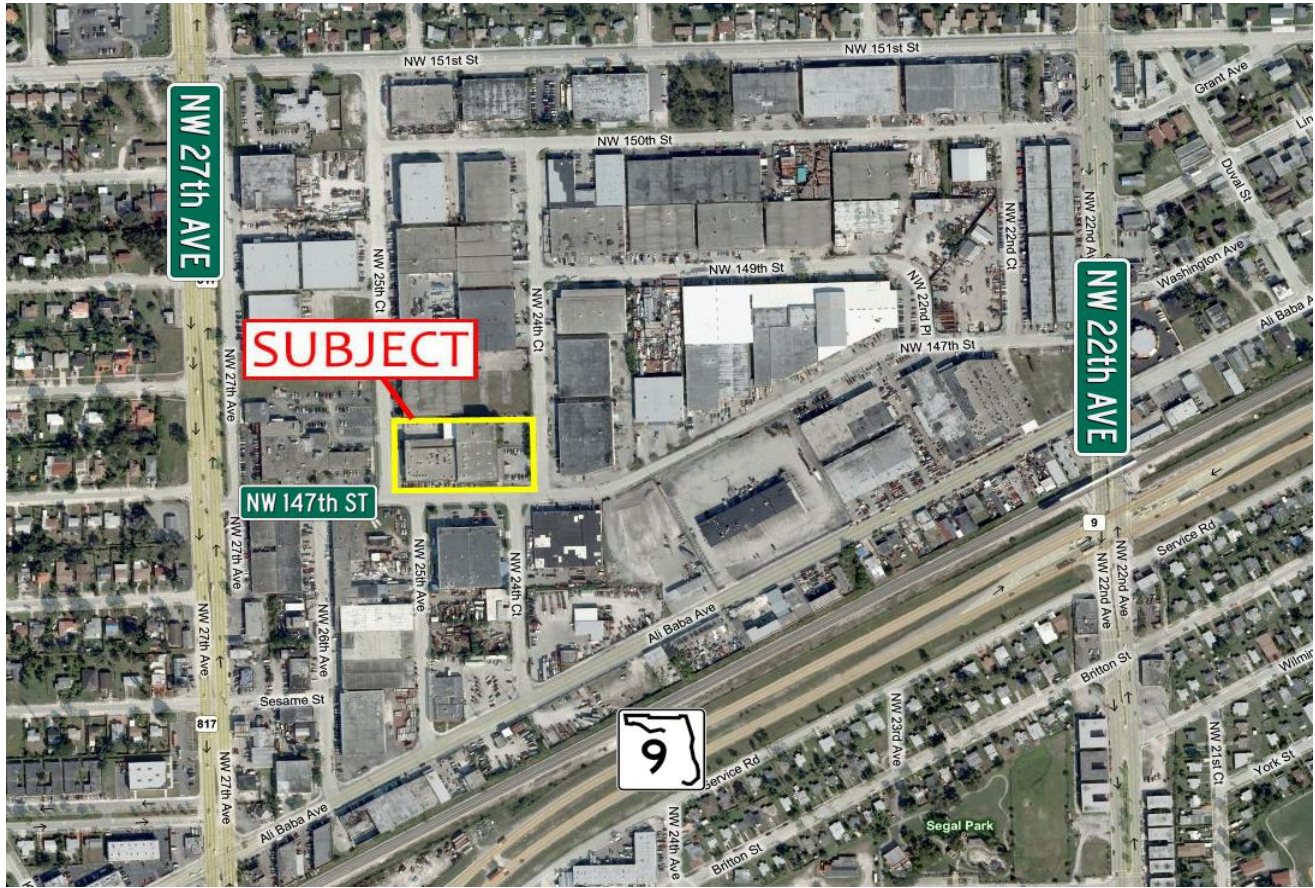
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Aerial Photo



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Financial Overview

LOCATION

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Opa-Locka, FL 33054



Price	\$2,500,000
Down Payment	100% \$2,500,000
Rentable Square Feet	48,846
Price/Rentable SF	\$51.18
Year Built /Renovated	1966/2004
Parcel Size	2.02 AC
Type of Ownership	Fee Simple

ANNUALIZED OPERATING DATA

INCOME

PRO FORMA

Base Rent	
Available Space at Market Rents	244,230
Gross Potential Rent	\$244,230
Gross Potential Income	\$244,230
Vacancy/Collection Allowance	10% 24,423
Effective Gross Income	\$219,807
Total Expenses	125,029
Net Operating Income	\$94,778
Total Return	\$94,778

EXPENSES

Real Estate Taxes	\$63,701
Insurance	36,634
Utilities	6,000
Repairs & Maintenance	7,100
Trash	5,000
Management Fee 3% (% of EGI)	6,594
TOTAL EXPENSES	\$125,029
EXPENSES/SF	\$2.56

Pro Forma rent is \$5/SF Industrial Gross.

The Property is Vacant.

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