

5151 NW 165th Street, Miami, FL 33014

\$5,544,450.00



OFFERING SUMMARY

Building Size:	36,963 SF
Lot Size:	2.76 Acres
Price / SF:	\$150.00
Year Built:	1975
Zoning:	I-2 Industrial
Ceiling Height(s):	12'-19'
Loading Positions:	8
Cooler (35°F):	6,500 SF
Freezer (0°F) (400+ Racked Pallet Spaces)	7,500 SF
Power (3PH):	4,600+ AMPS

PROPERTY OVERVIEW

Opportunity Zone - Miami-Dade county centrally located cooler/freezer building ideal for perishable distributors.

PROPERTY HIGHLIGHTS

- Opportunity zone location
- Fully fenced & secured
- Ingress/Egress from two sides of property
- Ample Parking, yard accommodates trailers up to 53'
- All new Freon condensers and evaporators
- Oversized lot may allow for building expansion
- Roof replacement scheduled - Owner awaiting permits now

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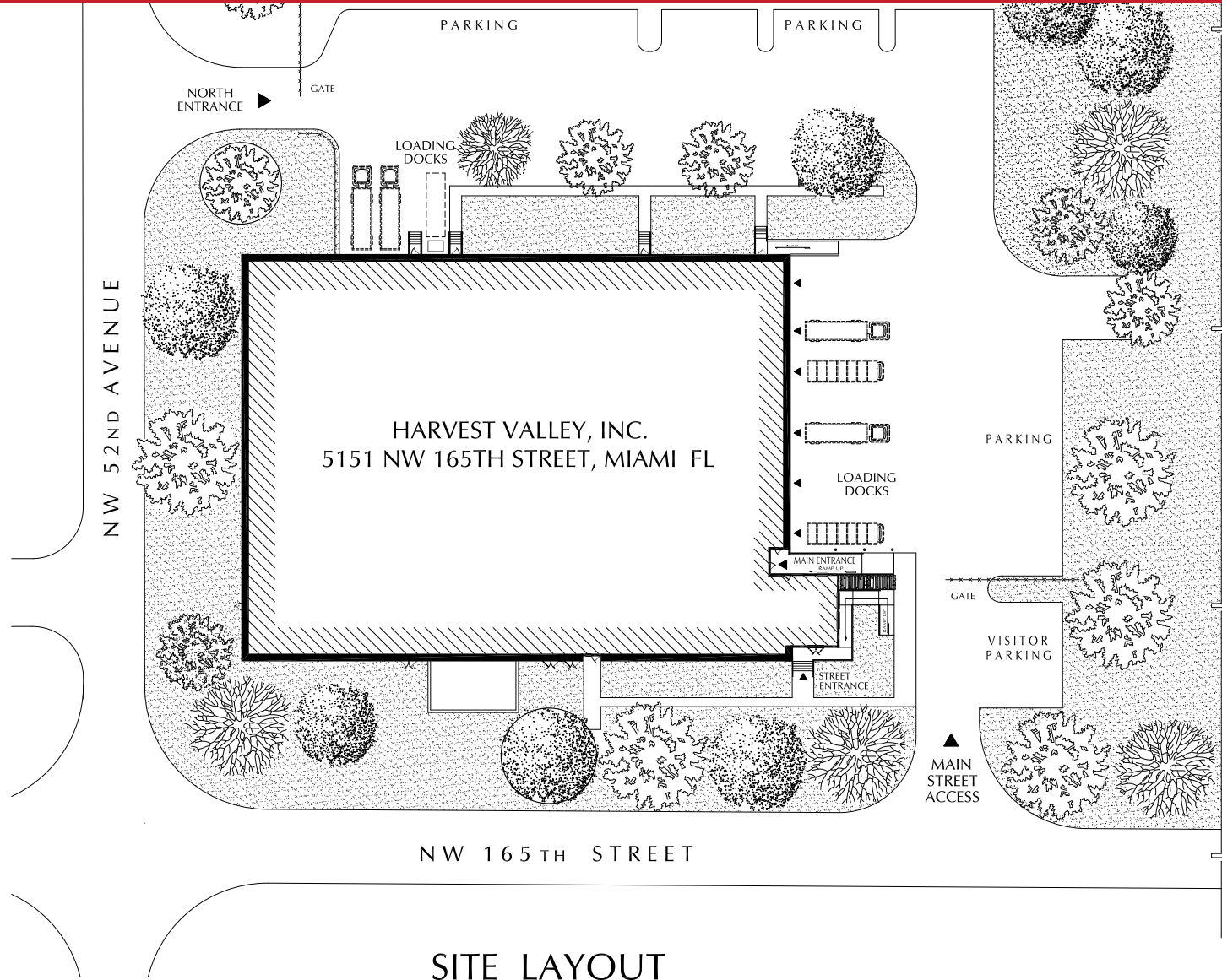
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561.613.0900

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Site Layout



DRAWING NOT INTENDED TO BE SCALED - FOR LAYOUT INFORMATION ONLY - SITE DIMENSIONS TO BE FIELD VERIFIED

SITE LAYOUT

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Current Floorplan



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Property Boundary & Access



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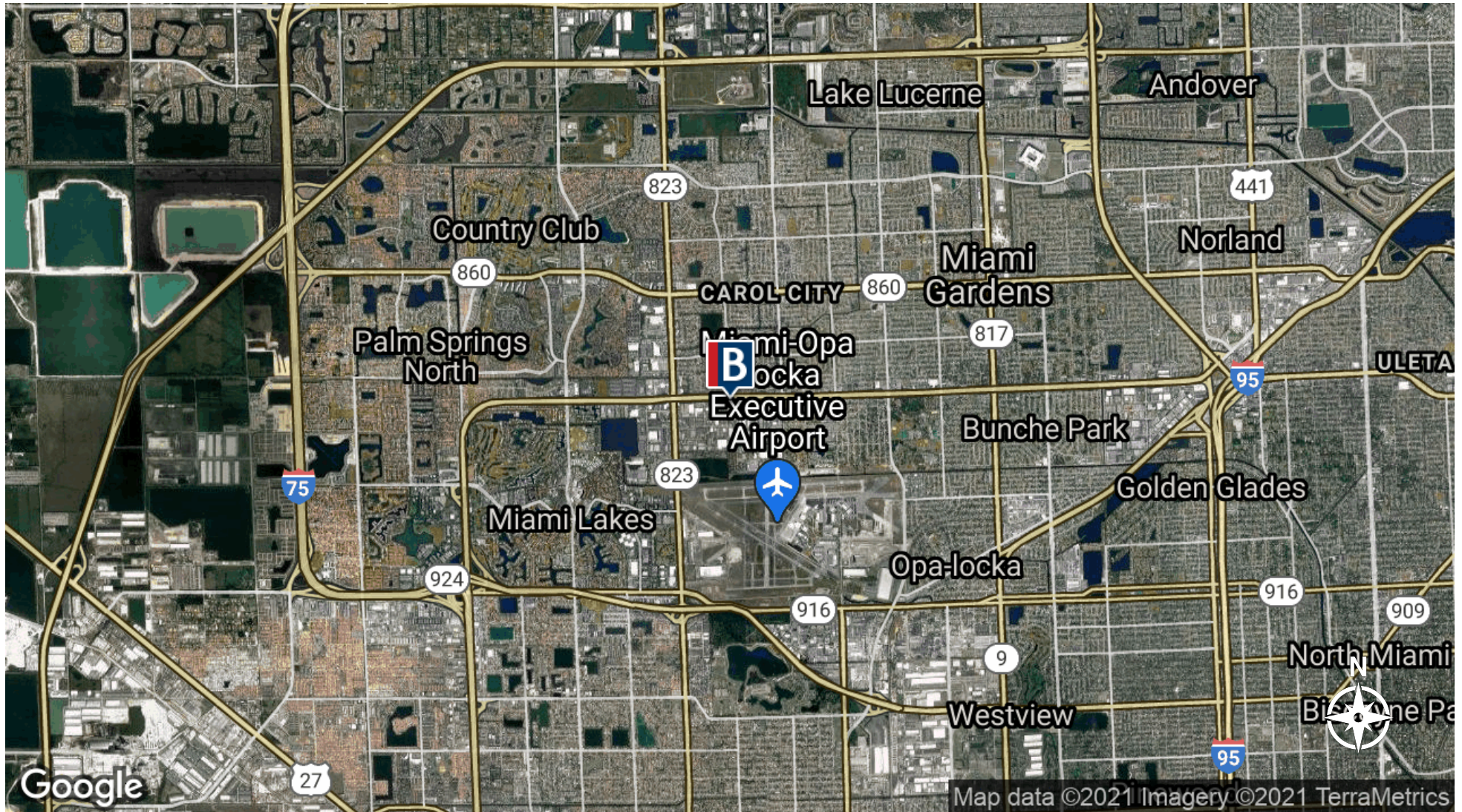
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Regional Map



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Map



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