

PRICE REDUCTION

~~\$18.95~~ **\$15.99 PSF**

Freestanding Showroom /
Warehouse



7860 NW 58TH ST

Doral, FL 33166

Property Features

- Freestanding Showroom / Warehouse
- Frontage/Signage to NW 58th Street
- +/- 10,580 SF total
 - +/- 2,380 SF Office (2 floors)
 - +/- 1,800 SF Showroom
 - +/- 1,200 SF Storage Mezzanine
 - +/- 5,200 SF Warehouse
- Twin-T Roof. +/- 20' Clear. Sprinklered.
- CBS construction. No columns in the warehouse area.
- 3 Dock High doors with bumpers.
- Rare basement storage area
- Kitchenette with running water.
- Ample offices and showroom featuring highend finishes.
- Built in 1979. All permits in place.

LEASING RATE	\$15.99 PSF IG
AVAILABLE SPACE	+/- 10,580 SF
PARKING	16 SPACES

Demographics

1 Mile	7,190	\$54,780	
3 Mile	120,891	\$67,414	
5 Mile	480,290	\$60,475	

Traffic Count	Traffic Count
58,190	260,000
CARS PER DAY	CARS PER DAY
NW 58th Street	Palmetto Expy

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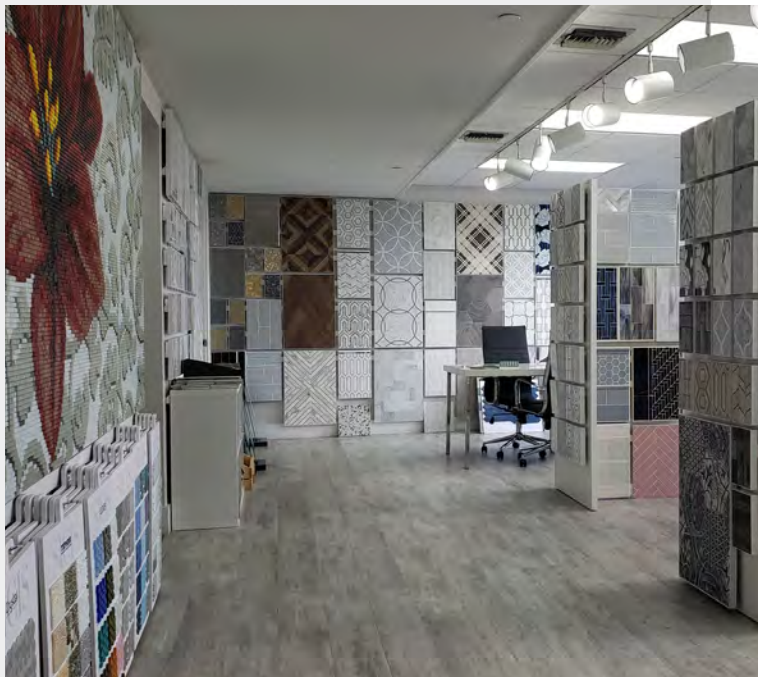
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PHOTOS

Freestanding Showroom / Warehouse



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NEIGHBORHOOD MAP

Freestanding Showroom /
Warehouse



Location Advantages

- At the entrance of Palmetto Expressway (NW 58th Street)
- Less than 2.9 miles to Miami International Airport
- 2.5 Miles from Jackson West Hospital (under construction)
- Less than 1 mile to Downtown Doral
- Less than 2 miles to CityPlace
- Close to industrial, restaurants, banks, retail, residential, etc.

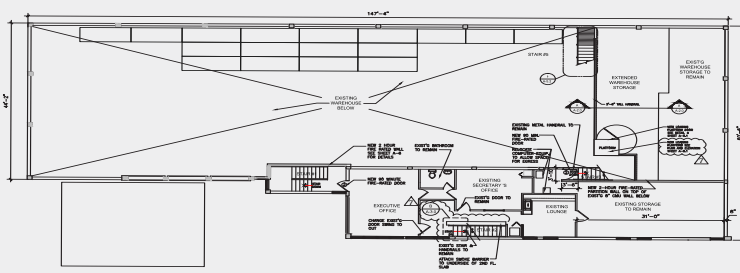
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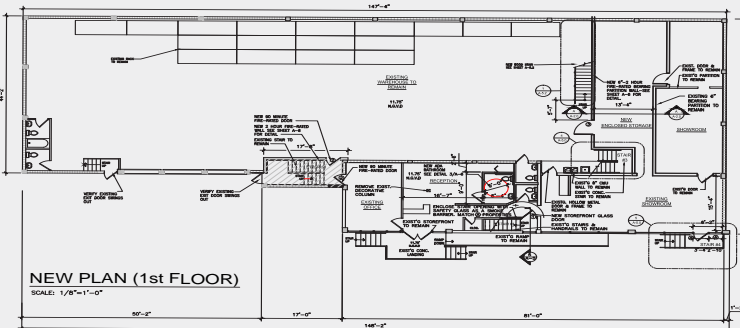
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LOCATION MAP SITE PLAN

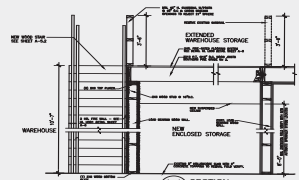
Freestanding Showroom /
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NEW PLAN (2nd FLOOR)
SCALE: 1/8"=1'-0"

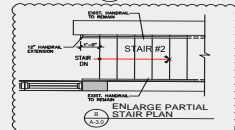


NEW PLAN (1st FLOOR)
SCALE: 1/8"=1'-0"



EXISTING	
WAREHOUSE	5900 SF
STORAGE	600 SF
SHOW ROOM	1200 SF
OFFICE	2300 SF
TOTAL	9800 SF

REVISED	
WAREHOUSE	6200 SF
STORAGE	1200 SF
SHOW ROOM	1800 SF
OFFICE	2300 SF
TOTAL	10500 SF



GENERAL NOTES

- ALL WORK TO BE DONE.
- ALL WORK TO BE FINISHED AND COLOR TO MATCH EXISTING.
- SEE GENERAL CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS OF SITE PRIOR TO COMMENCEMENT.
- ALL EXISTING MATERIALS, STRUCTURES, UTILITIES, AND SERVICES TO REMAIN UNLESS OTHERWISE NOTED.
- PROVIDE AND FINISH ALL SURFACES TO MATCH EXISTING.
- VERIFY ALL CONDITIONS, UTILITIES, AND SERVICES PRIOR TO COMMENCEMENT.
- COORDINATE ALL WORK WITH REQUIREMENTS OF MECHANICAL/ELECTRICAL CONTRACTOR.

OCCUPANCY AND BUILDING TYPE:
AS PER IBC 103.4.1.10.1, THE FIRST FLOOR IS CLASSIFIED AS BUSINESS FOR OFFICE AND SALES OF FUR FURNITURE AND SHOWROOM AND THE SECOND FLOOR IS AS BUSINESS.

AS PER IBC 103.4.1.1.4.1.2, HEIGHT SEPARATION OF OCCUPANCY BETWEEN STORIES IS REQUIRED.

TYPE OF CONSTRUCTION:
AS PER TABLE 601.1, FIRE RESISTANCE RATING REQ. FOR BUILDING ELEMENTS, THE BUILDING IS CONSIDERED AS BEARING WALLS EXTERIOR INTERIOR TYPE II A.



WATER FOUNTAIN DETAIL
SCALE: 1/2"=1'-0"

HAJJAR
SOCIAL
ENGINEERS
ARCHITECTS

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Phone: 305-486-2219
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SEAL

Professional Engineer
State of Florida
No. 12000

AJAMI STORE
7800 NW 58th Street
Miami FL 33148-3504

NO.	DATE	DESCRIPTION
1	12-05-12	PROJECT
2	12-05-12	DATE
3	12-05-12	DRAWING
4	12-05-12	SCALE
5	12-05-12	AS SHOWN
6	12-05-12	OWNER
7	12-05-12	DESIGNED
8	12-05-12	PROJECT NO.
9	12-05-12	SHEET NO.

A-3.0

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