

# INDUSTRIAL FOR SALE



11381 NW 122 St, Medley, FL 33178



<b>SALE PRICE:</b>	\$699,000
<b>PRICE PER UNIT:</b>	\$699,000
<b>BUILDING SIZE:</b>	5,400 SF
<b>GRADE LEVEL DOORS</b>	2
<b>DOCK HIGH DOORS:</b>	
<b>CEILING HEIGHT:</b>	20.0 FT
<b>YEAR BUILT:</b>	2007
<b>ZONING:</b>	7100 INDUSTRIAL - LIGHT MFG

## PROPERTY OVERVIEW

+/-5,400 SF Industrial flex warehouse located in the hottest industrial sub-market in South Florida. The Property features 20' ceiling height, 60' feet truck courts (depth) and 1,500 SF of office and mezzanine space with private kitchen, restroom and shower.

## PROPERTY FEATURES

- The unit features two street-level rear loading doors with 10 assigned parking spaces located adjacent and in front of the building.
- Call today to tour property, Owner is motivated.
- The Property is located in the Lakeview Business Centre, an exclusive Corporate Business Park within the Medley Industrial submarket. The property offers excellent connectivity to major interstate thoroughfares and demand drivers such as Miami International Airport, the Port of Miami and major highways including the Florida Turnpike, Dolphin Expressway (SR 836), Palmetto Expressway (SR 826) and Okeechobee Road (Rt. 27).

**KW COMMERCIAL**  
11420 N. Kendall Dr.,  
Ste. 207  
Miami, FL 33176

**CARLOS ROS**  
Commercial Broker  
0: 305.215.5116  
cros@kw.com  
FL #3246887

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## LOCATION OVERVIEW

Property is Located In Medley, Florida

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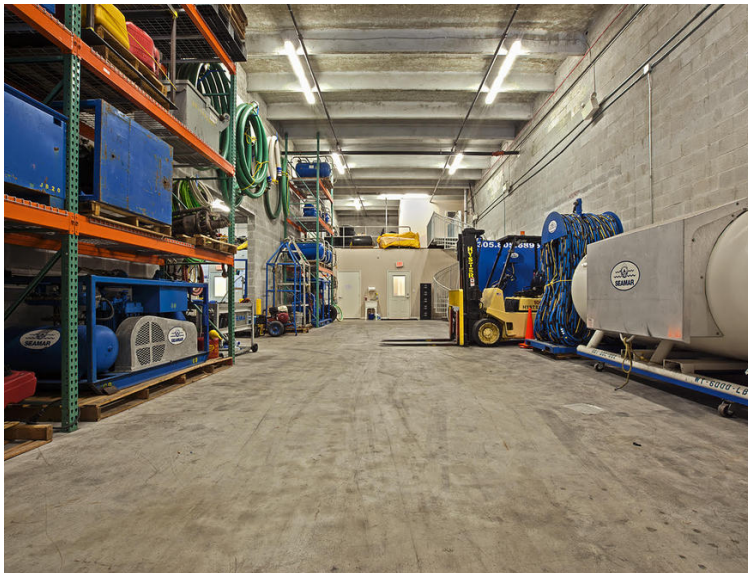
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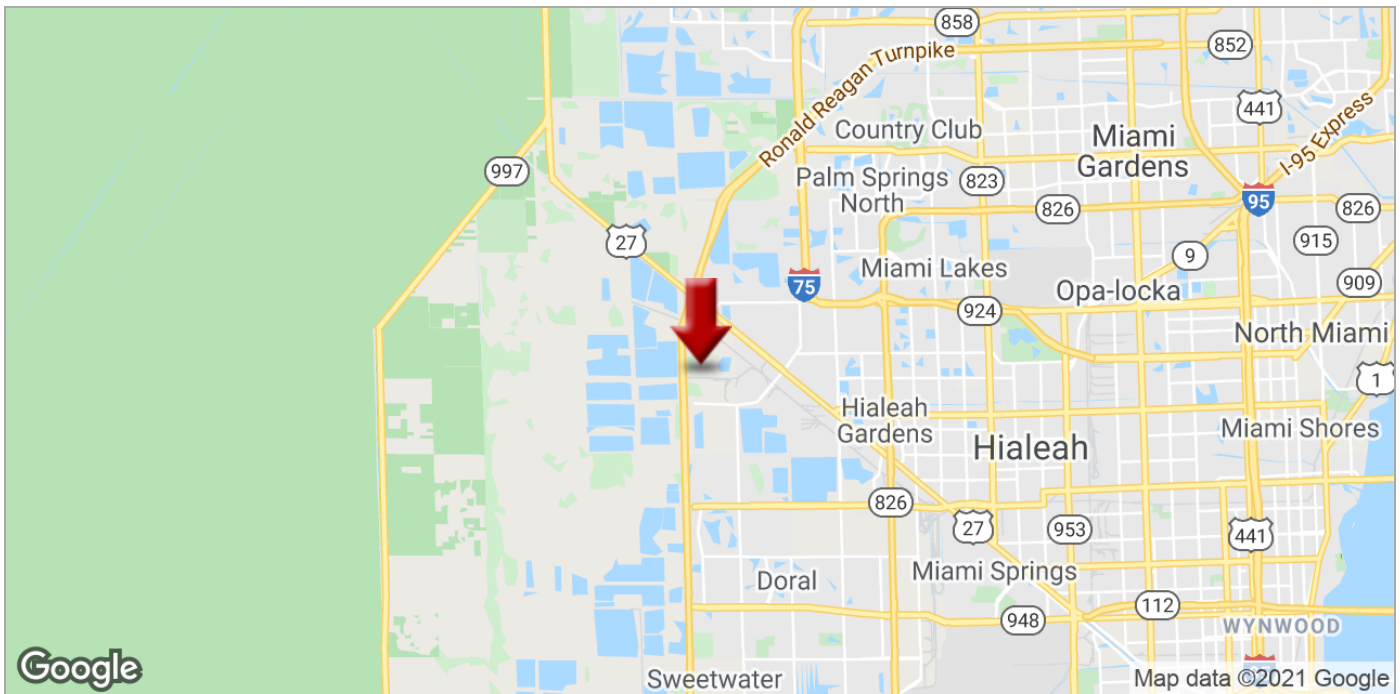
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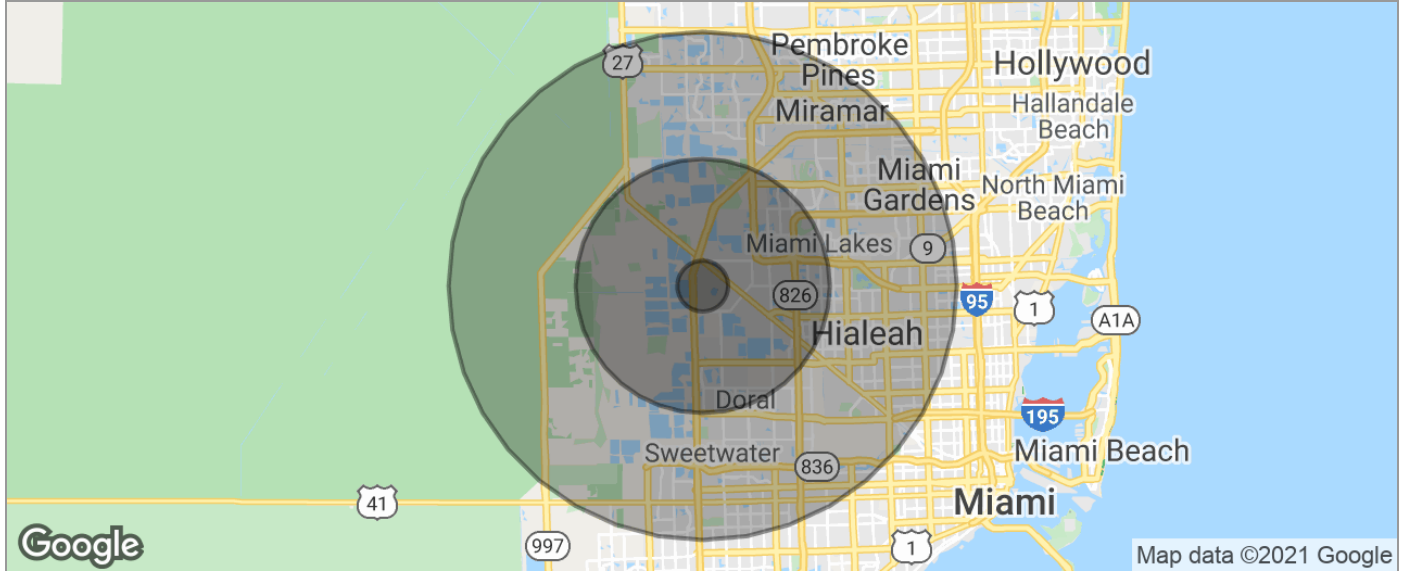
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	510	178,828	901,134
MEDIAN AGE	37.2	37.7	39.0
MEDIAN AGE (MALE)	36.7	36.0	37.5
MEDIAN AGE (FEMALE)	24.1	39.0	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	70	56,011	290,404
# OF PERSONS PER HH	7.3	3.2	3.1
AVERAGE HH INCOME	\$58,486	\$63,568	\$59,685
AVERAGE HOUSE VALUE		\$276,707	\$277,440
RACE	1 MILE	5 MILES	10 MILES
% WHITE	70.2%	90.0%	79.6%
% BLACK	23.9%	3.2%	12.0%
% ASIAN	0.2%	1.9%	2.2%
% HAWAIIAN	0.2%	0.0%	0.0%
% INDIAN	2.2%	0.3%	0.1%
% OTHER	1.4%	3.3%	4.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	70.4%	89.2%	77.7%

\* Demographic data derived from 2010 US Census

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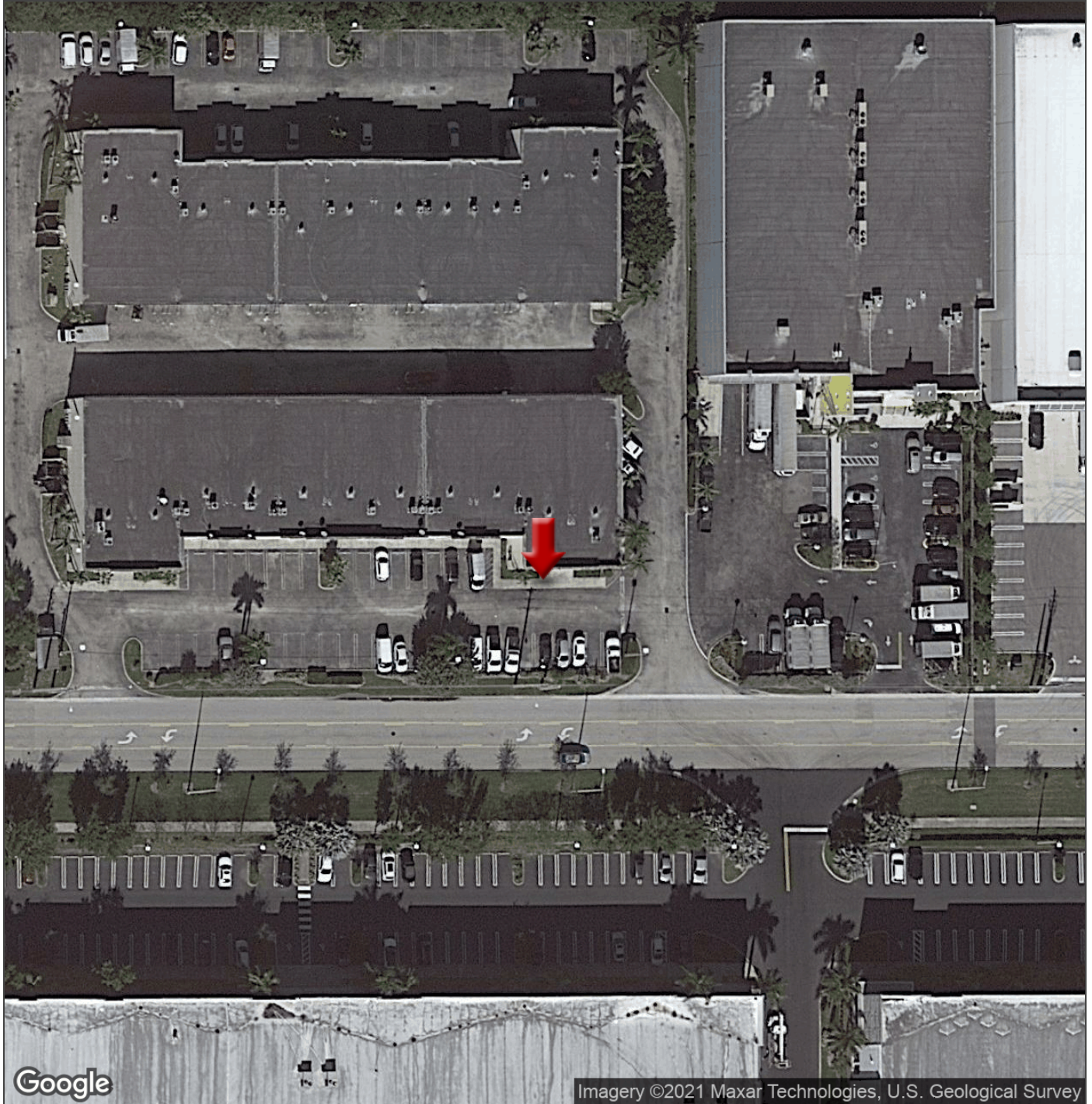
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