

OFFICE / WAREHOUSE FOR SALE							
	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	13349-13497 NW 47 Avenue Opa Locka, FL <b>Airport South Commerce Center</b>	1,350-1,742	Approx 10% Office Build Out	Contact us for Price List	1 Street Level Door	Pre Construction Units!!! Store Front Doors, Rear Exit Doors, Hurricane Shutters, Tile Floors Throughout, Single Restroom, Light Fixtures in Both Office and Warehouse areas. Excellent Location!!! Close Proximity to Opa Locka Airport, Gragny Expressway, and More!	Reshma Parvani
	6334 NW 99 Avenue Miami, FL	2,030	400	\$380,000	1 Street Level Door	2,030 +/- Total Sq Ft, 400 +/- Sq Ft of Office, 18'-20' Ceiling Height, 1 Street Level Door, Excellent Location! Minutes away from Palmetto Expressway & SR 836 and FL Turnpike...	Jose Val
	14339-41 Commerce Way Miami Lakes, FL	2,170	2,170	\$600,000	N/A	2,170 +/- Sq.Ft. of Office, 2 Restrooms, +/- 6 Parking Spaces, Built in 2005, Conference Room, Full Kitchen, Black Granite Flooring, Vaulted/Tray Ceilings, Parabolic Lighting, Glass Doors, Modern Office Build-out, Great for Developers!!!!	Reshma Parvani
	5535 NW 74th Avenue Miami, FL	2,400	1,200	\$216,000	N/A	1,200 +/- Sq.Ft. of Office, 24' Ceiling Height, Built in 1982, Electric Shutters, Plenty of Parking Spaces, Maintenance Fee: \$346.40 Great Location!!!	Reshma Parvani
	8101 NW 33rd Street Miami, FL	3,500	1,400	\$510,000	1 Street Level Door	1,400 +/- Sq.Ft. of Office, Reception Area, Kitchen, Conference Room, +/- 8 Parking Spaces, 1 Street Level Door, Built in 1972, Zoned: Heavy Industrial, 2009 Taxes \$8,431.89 Great Location!!!	Reshma Parvani
	6912 NW 50 Street Miami, FL	3,532	800	\$420,000	1 Dock	3,532 +/- Total Sq Ft, 800 +/- Sq Ft of Office, 20' Ceiling Height, 1 Dock Height Door Excellent Location! Minutes away from Palmetto Expressway & SR 836	Jose Val
	5220 NW 72th Avenue, Unit D16 Miami, FL	4,894	894	\$391,520	Dock Doors	894 +/- Sq.Ft. of Office, 20' Ceiling Height, Built in 1982, Plenty of Parking Spaces Maintenance Fee: \$475.00, Great Location!!!	Reshma Parvani
	2545 NW 74 Avenue Miami, FL 33166	5,000	1,000	\$550,000	1 Street Level Door	5,000 +/- Total Sq. Ft. 1,000 Sq Ft +/- Of Office, 4,000 Sq Ft +/- Of Warehouse, 18' Ceiling Height, 1 Street Level Door, Corner Unit, 2 Restrooms, 7 Assigned Parking Spaces Next to the Palmetto Expressway.	Reshma Parvani
	8421 NW 70th Street Miami, FL 33166	5,389	2,389	\$1,350,000	2 Street Level Doors	5,389 +/- Total Sq. Ft. 2,389 Sq Ft +/- Of Office, 3,000 Sq Ft +/- Of Warehouse, 2 Street Level Doors, 5 Restrooms, 15 Assigned Parking Spaces, Reception Area Owner will consider Leasing, Available Feb 2010, Great Location....	Reshma Parvani
	8450 NW 56th Street Miami, FL	5,544	1,500	\$1,350,000	1 Street Level Door	5,544 +/- Total Sq. Ft. 1,500 Sq Ft +/- Of Office, 3,022 Sq Ft +/- Of Warehouse, 20' Ceiling Height, 1 Street Level Door, Zoned Heavy Industrial, Completely Paved, Next to the Palmetto Expressway.	Reshma Parvani
	7860-62 NW 55th Street Doral, FL	8,000	1,000	\$839,000	2 Street Level Door	Free Standing Building, +/- 8,000 Total Sq.Ft. (2 Bays of 4,000 +/- Sq.Ft.), 7,000 +/- Sq.Ft. of Warehouse, +/- 1,000 Total Sq.Ft. of Office (West Side), +/- 4,000 Total Sq.Ft. of Warehouse (East Side), 2 Restrooms, Heavy Powered, 18' Ceiling Height, 10 Parking Spaces.	Reshma Parvani
	10850 NW 21 Street, Unit 110-1 Doral, FL <b>VP Warehouses</b>	8,000	2,000	\$1,050,000	2 Double Wide Dock	2,000 +/- Sq. Ft. of Office, 2,000 +/- Sq. Ft. of Mezzanine, 4,000 +/- Sq. Ft. of warehouse, 20' ceiling height, 2 double wide dock doors, ample parking from front to back, located close to FL Turnpike, Palmetto, and Dolphin Expressways	Reshma Parvani
	10983-93 NW 122 Street Medley, FL <b>Banyan Corporate Center</b>	12,254	1,600	\$1,445,952	6 Dock Height	12,254 +/- Total Sq Ft, 9,054 +/- Sq Ft of Warehouse, 1,600 +/- Sq Ft of Office, 1,600 +/- Sq Ft of Mezzanine, 24' Ceiling Height, 6 Dock Height Doors, 5 Dock Levelers, Impact Windows	Jose Val

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OFFICE / WAREHOUSE FOR SALE							
	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	10963 NW 122 Street Medley, FL <b>Banyan Corporate Center</b>	12,254	1,600	\$120 PSF	6 Dock Height	12,254 +/- Total Sq Ft, 9,054 +/- Sq Ft of Warehouse, 1,600 +/- Sq Ft of Office, 1,600 +/- Sq Ft of Mezzanine, 24' Ceiling Height, 6 Dock Height Doors, 5 Dock Levelers, Impact Windows	Jose Val
	2255 NW 110 Avenue Miami, FL	18,000	4,000	<b>UNDER CONTRACT</b>	4 Flush Dock + 1 Double Wide Dock	24' Ceiling Height, 4 Separate Coolers with different temperatures, Chair lift, 36 parking spaces Fee simple, Built in 2005.	Reshma Parvani
	8100 NW 29th Street Doral, FL	46,000		\$4,900,000.00	9 Dock	46,000 +/- Total Sq Ft, 61 +/- Parking Spaces, 9 Dock Doors, Kitchen, Reception Area, Breakroom. Located close to FL Turnpike, Palmetto and Dolphin Expressway...	Reshma Parvani
	2250 NW 96 Avenue Doral, FL	54,000	11,000	\$6,250,000	8 Recessed Dock & 2 Ramps	43,000 +/- Sq. Ft. of Warehouse, 11,000 +/- Sq. Ft. of Office, 8 Recessed Dock Height Doors, accommodating up to 45' containers, 2 ramps, 20' clear ceiling height, 100+ parking spaces, built in 1981, Seller relocating to larger facility. <b>DO NOT DISTURB-SHOWING BY APPOINTMENT ONLY</b>	Reshma Parvani

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**OFFICE/WAREHOUSE FOR LEASE or SUBLEASE**

	Property Address	Size +/-	Office Size	Monthly Rent	Rate PSF	Details	Agent
	1365 NW 98th CT Miami, FL <i>ICP</i>	900	100	\$1,000	\$13	900 +/- Total Sq. Ft. 100 Sq Ft +/- Of Office, 800 Sq Ft +/- Of Warehouse, 19.5' Ceiling Height, Built in 2007, 1 Street Level Door...	Jose Val
	13349-13497 NW 47 Avenue Opa Locka, FL <i>Airport South Commerce Center</i>	1,350-1,742	Approx 10% Office Build Out	Contact us for Price List	Contact us for Price List	Pre Construction Units!!! Store Front Doors, Rear Exit Doors, Hurricane Shutters, Tile Floors Throughout, Single Restroom, Light Fixtures in Both Office and Warehouse areas. Excellent Location!!!Close Proximity to Opa Locka Airport, Gratigny Expressway, and More!	Reshma Parvani
	2545 NW 74 Avenue Miami, FL	2,500	500	\$1,800	\$8.64	2,500 +/- Total Sq. Ft. 500Sq Ft +/- Of Office, 2,000 Sq Ft +/- Of Warehouse, 18' Ceiling Height,1 Street Level Door, Corner Unit, 2 Restrooms, 3 Assigned Parking Spaces Next to the Palmetto Expressway.	Reshma Parvani
	12003 SW 114 Place Miami, FL 33176	3,278	100	\$2,048.75	\$7.50	3,278 +/- Total Sq. Ft. 100+/- Sq Ft of Office, 18' Ceiling Height, Twin T Roof, 1 Street Level Door, Available Immediately!!!! Close Proximity to FL Turnpike	Reshma Parvani
	8101 NW 33rd Street Miami, FL	3,500	1,400	\$4,200	\$14.40	1,400 +/- Sq.Ft. of Office,Reception Area, Kitchen, Conference Room, +/- 8 Parking Spaces, 1 Street Level Door, Built in 1972, Zoned: Heavy Industrial, 2009 Taxes \$8,431.89 Great Location!!!	Reshma Parvani
	2545 NW 74 Avenue Miami, FL	5,000	1,000	\$4,500	\$8.64	5,000 +/- Total Sq. Ft. 1000Sq Ft +/- Of Office, 4,000 Sq Ft +/- Of Warehouse, 18' Ceiling Height,1 Street Level Door, Corner Unit, 2 Restrooms, 7 Assigned Parking Spaces Next to the Palmetto Expressway.	Reshma Parvani
	8421 NW 70th Street Miami, FL 33166	5,389	2,389	\$8,500	\$18.92	5,389 +/- Total Sq. Ft. 2,389 Sq Ft +/- Of Office, 3,000 Sq Ft +/- Of Warehouse, 2 Street Level Doors, 5 Restrooms, 15 Assigned Parking Spaces, Reception Area Owner will consider Leasing, Available Feb 2010, Great Location....	Reshma Parvani
	7860-62 NW 55th Street Doral, FL	8,000	1,000	\$2,200 <b>Per Bay</b> (2 Bays of 4,000)	\$6.60	Free Standing Building, +/- 8,000 Total Sq.Ft. (2 Bays of 4,000+/- Sq.Ft.), 7,000 +/- Sq.Ft. of Warehouse, +/- 1,000 Total Sq.Ft. of Office (West Side), +/- 4,000 Total Sq.Ft. of Warehouse (Eastside), 2 Restrooms, Heavy Powered, 18' Ceiling Height, 10 Parking Spaces.	Reshma Parvani
	10850 NW 21 Street, Unit 110-1 Doral, FL <i>VP Warehouses</i>	8,000	2,000	\$8,000	\$12.00	2,000+/- Sq. Ft. of Office, 2,000 +/- Sq. Ft. of Mezzanine, 4,000+/- Sq. Ft. of warehouse, 20' ceiling height, 2 double wide dock doors, ample parking from front to back, located close to FL Turnpike, Palmetto, and Dolphin Expressways	Reshma Parvani
	10815 NW 33rd Street Miami, FL	9,000	280	Contact us for Price List	Contact us for Price List	280+/- Sq. Ft. of Office, Solid Concrete Mezzanine, 3 double wide dock doors, Security Gates Front Loading, Twin Tee Roof, Built in 2000, 10 Parking Spaces.	Reshma Parvani
	595 West 18th Street Hialeah, FL	11,000	2,000	\$11,000	\$12.00	2,000+/- Sq. Ft. of Office, 9,000+/- Sq. Ft. of warehouse, 2 Street Level Doors, Built in 1970 2009 Taxes: \$13,761.63, Plent of Parking Spaces Easy Access to all major highways.	Reshma Parvani
	10923 NW 122 Street Medley, FL <i>Banyan Corporate Center</i>	11,404	850	\$7,603	\$8.00	11,404 +/- Total Sq Ft, 8,854 +/- Sq Ft of Warehouse,850 +/- Sq Ft of Office,1,700 +/- Sq Ft of Mezzanine,24' Ceiling Height,5 Dock Height Doors.	Reshma Parvani
	2255 NW 110 Avenue Miami, FL	18,000	4,000		<b>UNDER CONTRACT</b>	24' Ceiling Height, 4 Separate Coolers with different temperatures, Chair lift, 36 parking spaces Fee simple, Built in 2005	Reshma Parvani
	3600 NW 114 Avenue Doral, FL	30,000	5,000		\$8.25	29,500 +/- Total Sq Ft , 5,000 +/- Sq.Ft. of Office, 24' Ceiling Height, 4 Dock Doors, 4 Restrooms, Elevator, 35+/- Parcking Spaces, Built in 2002 Located close to FL Turnpike, Palmetto and Dolphin Expressway...	Reshma Parvani
	8100 NW 29th Street Doral, FL	46,000	6,000	\$30,666.66	\$8.00	46,000 +/- Total Sq Ft , 61 +/- Parking Spaces, 9 Dock Doors, Kitchen, Reception Area, Breakroom. Located close to FL Turnpike, Palmetto and Dolphin Expressway...	Reshma Parvani

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**OFFICE/RETAIL FOR SALE/LEASE**

	Property Address	Size +/-	PRICE	Monthly Rent	Rate PSF	Details	Agent
	357 North Royal Poinciana Blvd Miami, FL <b>Poinciana Village</b>	652-715	N/A	Contact us for Price List	Contact us for Price List	Total of 2 units available, 652-715 +/- Sq.Ft., Each unit has it own restroom, Private Entry, Built in 2009, Plenty of parking... Great Location!!!!	Reshma Parvani
	2661 NW 79 Avenue Doral, FL <b>Universal Plaza</b>	1,180	N/A	Contact us for Price List	Contact us for Price List	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue Easy Access to SR826 and SR836, Will concider Sub- Dividing, Available Immediately!!!!	Reshma Parvani
	2621 NW 79 Ave Doral, FL <b>Universal Plaza</b>	1,377	N/A	Contact us for Price List	Contact us for Price List	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue Easy Access to SR826 and SR836, Available Immediately	Reshma Parvani
	2769 NW 79 Avenue Doral, FL <b>Universal Plaza</b>	1,659	N/A	Contact us for Price List	Contact us for Price List	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue Easy Access to SR826 and SR836, Will concider Sub- Dividing, Available Immediately!!!!	Reshma Parvani
	2629-37 NW 79 Avenue Doral, FL <b>Universal Plaza</b>	2,360	N/A	Contact us for Price List	Contact us for Price List	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue Easy Access to SR826 and SR836, Will concider Sub- Dividing, Available Immediately!!!!	Reshma Parvani
	2470 NW 102 Place Doral, FL <b>International Trade Center</b>	2,400 to 4,800	N/A	Starting at \$3,500.00		Total of 2 bays, 2,400-4,800 +/- Total Sq. Ft., 6 Office, 1 Restroom, Built in 1999 4 Parking Spaces, Fantastic Location on 25th Street, Close proximity to FI Turnpike and Palmetto Expressway...	Reshma Parvani
	2533 NW 79 Ave Doral, FL <b>Universal Plaza</b>	2,600	N/A	Contact us for Price List	Contact us for Price List	Exposure on NW 79 Avenue, Easy Access to SR826 and SR836, Available Immediately	Reshma Parvani
	2677 NW 79 Avenue Doral, FL <b>Universal Plaza</b>	2,724	N/A	Contact us for Price List	Contact us for Price List	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue Easy Access to SR826 and SR836, Will concider Sub- Dividing, Available Immediately!!!!	Reshma Parvani
	2793 NW 79 Avenue Doral, FL <b>Universal Plaza</b>	2,750	N/A	Contact us for Price List	Contact us for Price List	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue Easy Access to SR826 and SR836, Will concider Sub- Dividing, Available Immediately!!!!	Reshma Parvani
	W Okeechobee RD & NW 138 ST Hialeah Gardens, FL <b>Impact Center</b>	65,500	\$7,000,000.00	N/A	N/A	Brand New Shopping Center!!! 65,500 +/- Sq Ft., 35% Leased, Offices located on Second Floor, Over 245 Unassigned Parking Spaces, 15' Ceiling Height, Twin Tee Roof....	Reshma Parvani

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**LAND FOR SALE**

	Property Address	Area	Price	Price PSF	Size +/- Acres	Details	Agent
	NW 122 ST & NW 115 Ave Lot # Medley, FL <b>Pinehurst Business Park</b>	Medley	\$1,541,202.00	\$26	1.36 Acres	59,277 +/- Sq. Ft. . Builds approx 24,000 +/- SqFt Lots 1 & 2 60,000 +/- Sq Ft Range. Excellent Location!!!	Reshma Parvani
	NW 122 ST & NW 115 Ave Lot # Medley, FL <b>Pinehurst Business Park</b>	Medley	\$1,541,202.00	\$26	1.36 Acres	59,277 +/- Sq. Ft. . Builds approx 27,000 +/- SqFt Combined lots will yield a building in the 60,000 +/- Sq Ft Range. Excellent Location!!!	Reshma Parvani
	NW 4 ST & NW 137 Ave Medley, FL	Miami	\$1,971,360.00	\$18	2.46 Acres	109,000 +/- Total Sq. Ft. . Water and Sewr Approved, Frontage on NW 137th Avenue, Zoned Light Industrial, Excellent Location!!!	Reshma Parvani

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