

100% AIR CONDITIONED!

FICC FIRST INDUSTRIAL COMMERCE CENTER

FOR LEASE
OFFICE/SHOWROOM/WAREHOUSE CONDO
3,500 +/- Sq. Ft. Bay



12601 NW 115TH AVENUE, UNIT A-103, MEDLEY, FLORIDA

- 3,500 Total SF (2,400 SF Warehouse Area / 400 SF Open Office / 700 SF Mezzanine)
- 100% Air Conditioned
- One (3' X 7') Double Street Level Door
- 20' clear height in warehouse
- Five (5) Allocated Parking Spaces
- Fully Secured, Gated Truck Court
- Common Area Scissor-Lift for Dock High Shipments
- Hurricane impact-resistant glass
- Type-IV sprinkler protection



Lease Rate: \$7,200.00 P/Month Ind.



THE KATSIKOS
GROUP, INC.
LICENSED REAL ESTATE BROKER

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Technical Sheet

- **ACOUSTICAL CEILING:**
Drop-ceiling with acoustical tiles in office and bathroom
- **AIR CONDITIONING:**
2.5- to 4-ton Trane air conditioning units to service office and bathroom
- **BATHROOM:**
Two handicap-accessible bathrooms with one toilet & sink
- **DEMISING PARTITIONS:**
CBS block with concrete tie-beams and columns
- **ELECTRICAL SERVICE:**
One 225-AMP 120/208 3-phase 4-wire electrical service
- **FIRE PROTECTION:**
Type-IV fire sprinkler protection system
- **LOADING DOOR:**
One 3'X7' double-door
- **OFFICE WALLS:**
5/8" drywall both sides over 24-gauge metal studs at 16" on center
- **PARKING:**
Additional parking spaces available
- **PERIMETER WALLS:**
Concrete tilt-up
- **ROOF:**
Light-weight R-10 insulation concrete atop metal roof deck
- **WAREHOUSE CEILING HEIGHT:**
20' clear ceiling height in warehouse
- **WATER SERVICE & PIPING:**
1" domestic supply service & 4" sanitary piping
- **WINDOWS:**
Hurricane impact-resistant glass



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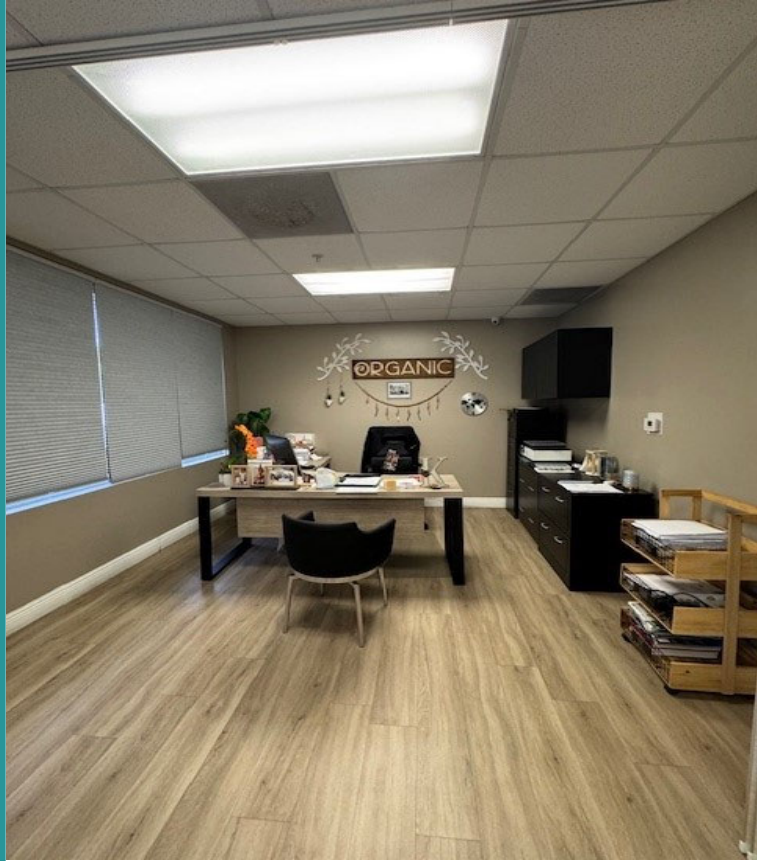
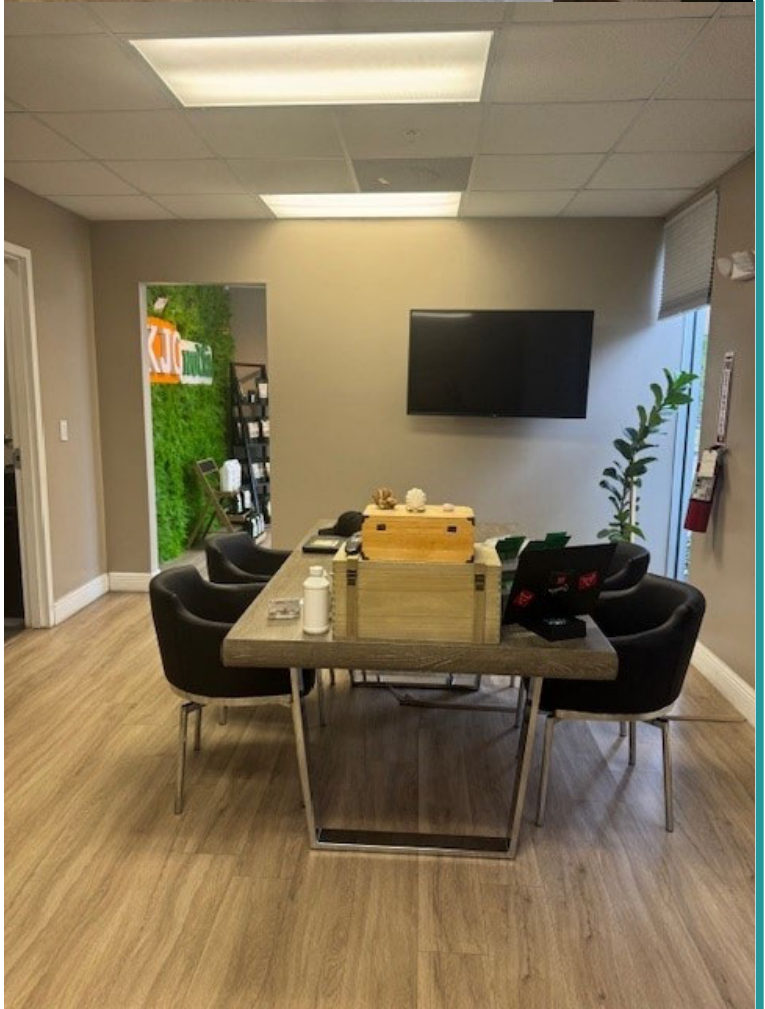
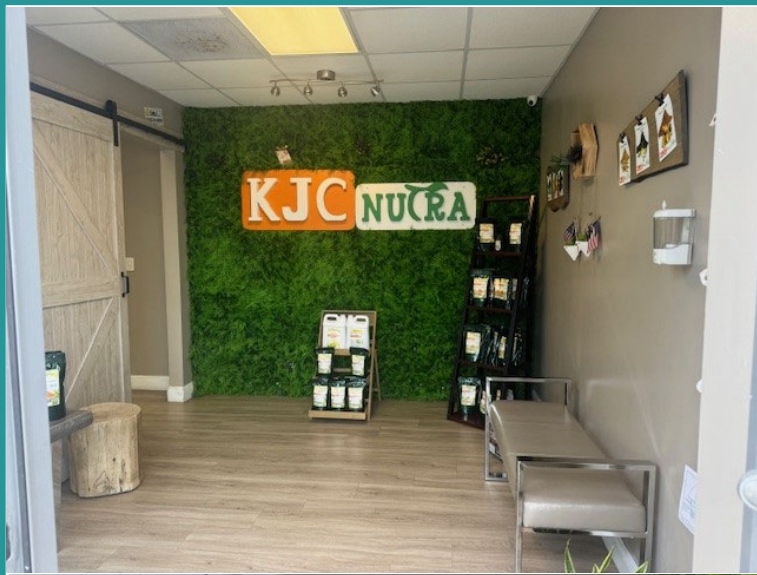
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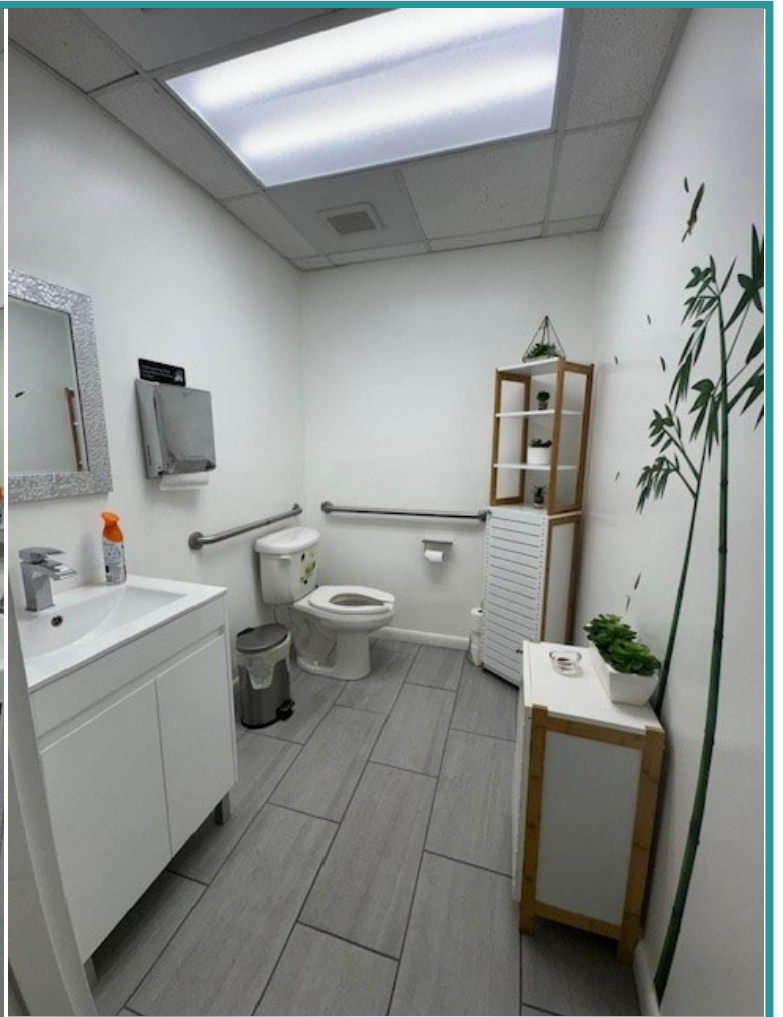
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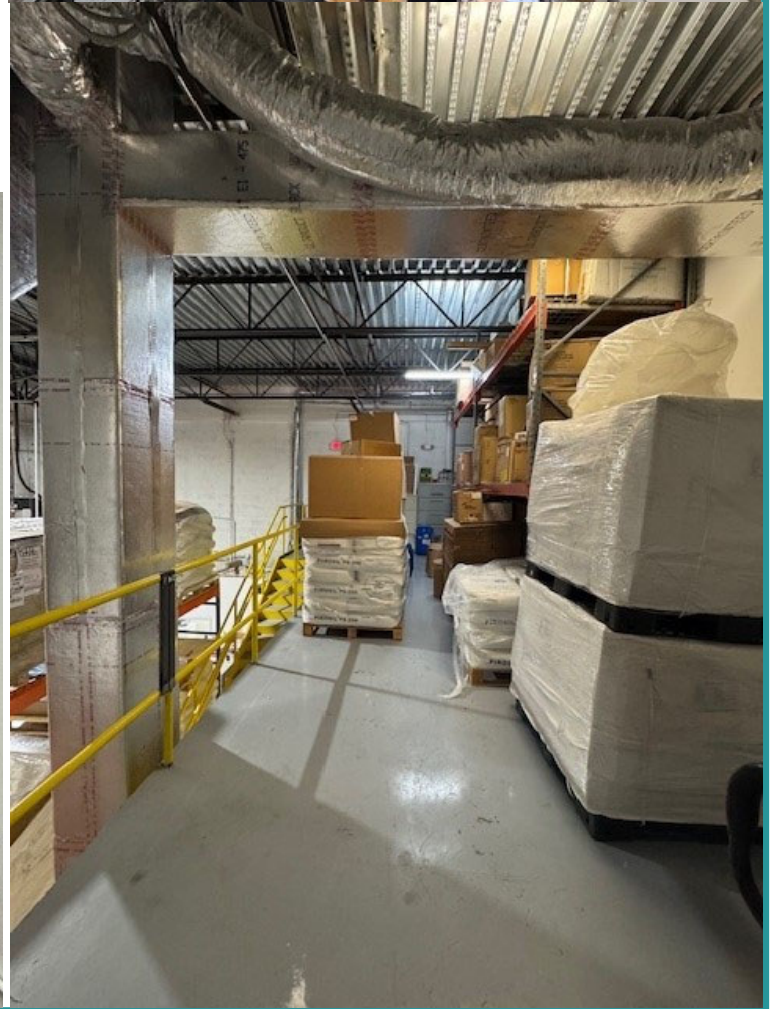
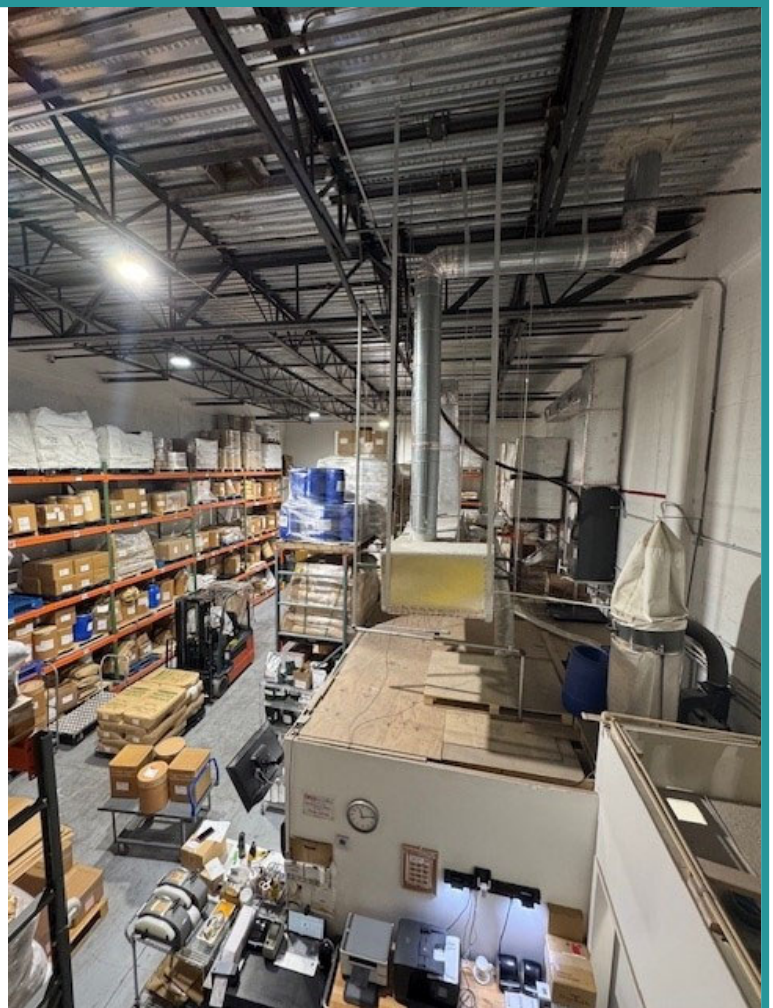
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SECURITY GATE: FULLY SECURED TRUCK COURT



COMMON AREA SCISSOR LIFT



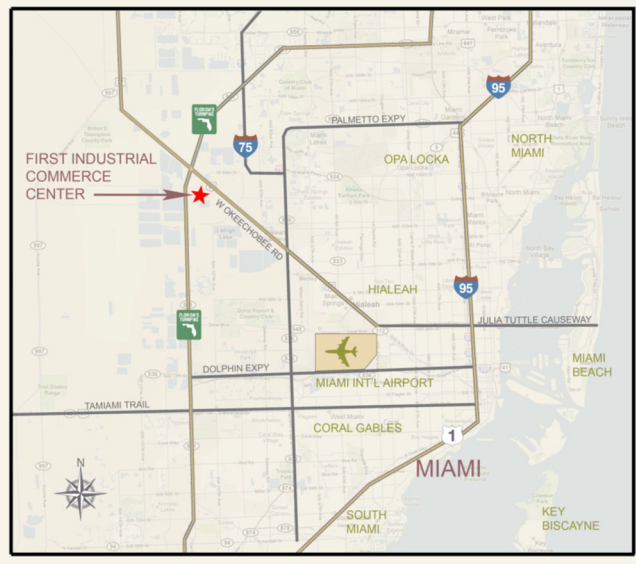
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Aerial View & Location Map



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