

MIAMI RIVER STRATEGIC ACQUISITION

±42,000 SF | TWO PROPERTIES | \$15M



3326 NW SOUTH RIVER DR

Permit-Advantaged Industrial | Collision + Spray Booth



3300 NW SOUTH RIVER DR

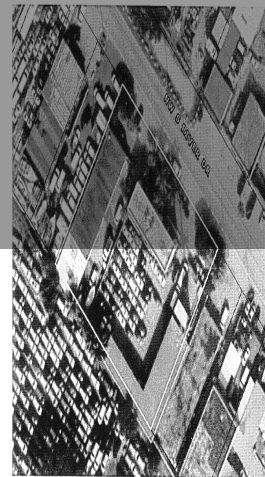
High-Exposure Corner | Income + Upside



APPROVED SITE CONFIGURATION

N.W. 34th AVENUE

County Microfilm Layout



LOCATION MAP
N.T.S.

ZONING LEGEND

ZONING: BU-1A
 FLOOR: 30-31 (28-009-0370)
 ADDRESS: 3326 NW S RIVER DR.
 PRIMARY ZONE: G18 URBAN CENTER-CENTER
 PRIMARY LAND USE: 2718 AUTOMOTIVE OR MARINE
 LOT AREA: 32,000 SQ.FT.

FULL LEGAL DESCRIPTION

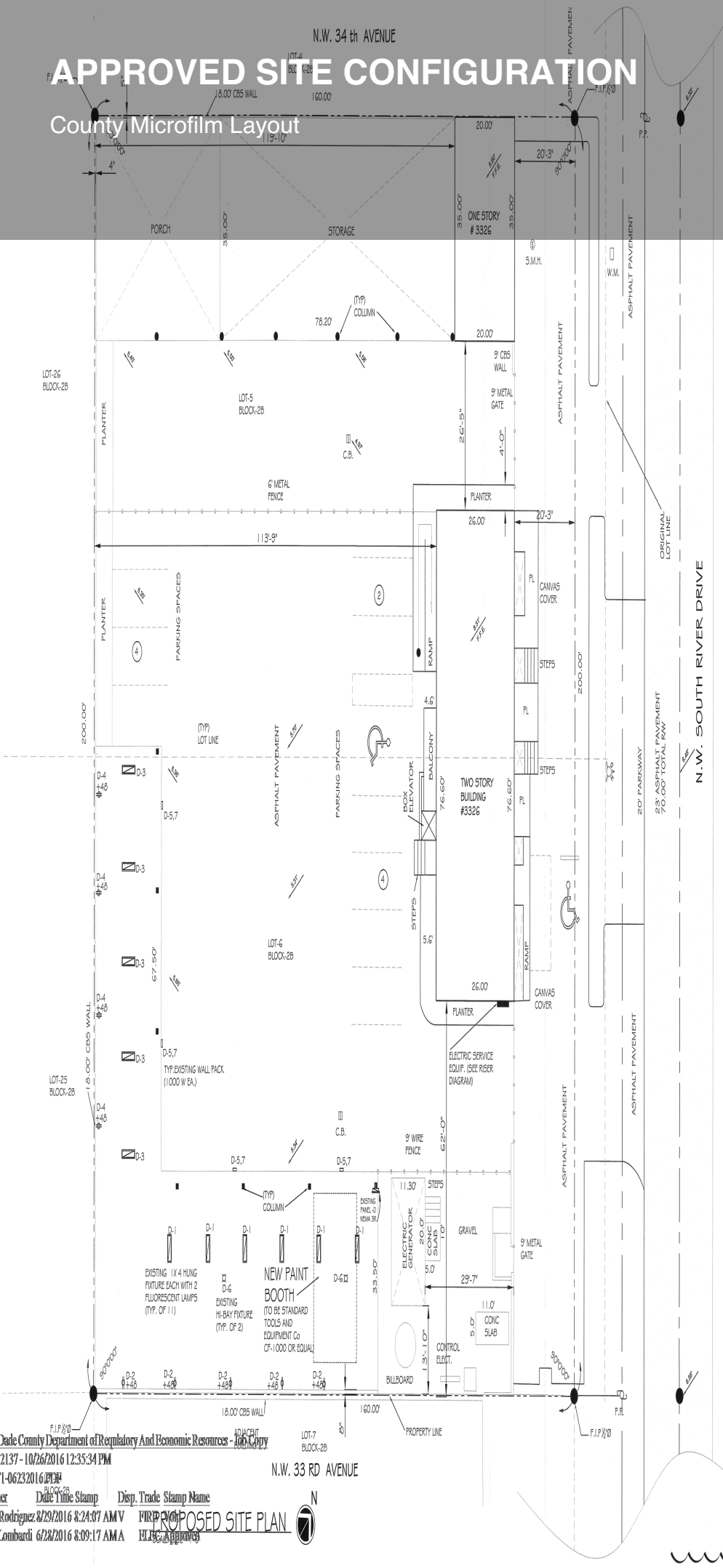
STREAM LAND GARDENS PB 17-27 LOTS 5 & 6 LESS
 NET 110 FT FOR RD BLK 2B
 LOT SIZE 32000 SQUARE FEET OR 20253-15720302

OCCUPANCY: INDUSTRIAL

SCOPE OF WORK:

NEW PAINT BOOTH CF-1000 OR EQUAL

CODE ANALYSIS: APPLICABLE CODE-FLORIDA BUILDING
 CODE 2014 EDITION



Miami Dade County Department of Regulatory And Economic Resources - 406 City
 0001162137 - 10/26/2016 12:35:34 PM
 SHERETI-06/23/2016
 Examiner Date Time Stamp Disp. Trade Stamp Name
 Carlos Rodriguez 8/29/2016 8:24:07 AM V
 Victor Lombardi 6/28/2016 8:09:17 AM A

N.W. 33 RD AVENUE



REVISIONS	DATE
BUILD DEPT	06-10-16

VICTOR G. REEVE P.E.
 15633
 156 S. RIVER STREET
 FLOOR 311
 P.E. # 12324 TEL. 305-378-6925

HGC COLLISION
 3326 NW SOUTH RIVER DR.
 (NEW PAINT BOOTH)

SITE PLAN
 ELECTRIC
 LIGHTING

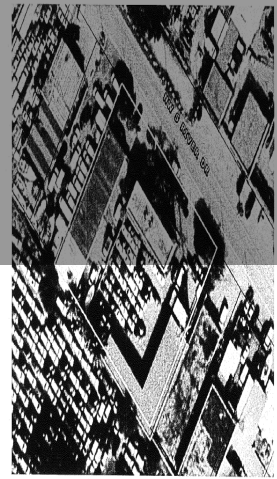
DATE	BY
06-15-2016	

DRAWN: PM2 (JA)
 CHECKED:
 DATE: 06-15-2016
 SCALE: AS INDICATED
 JOB NO.:
 SHEET:
 1/4
 OF SHEETS

FULL SITE PLAN

Operational Layout & Circulation

N.W. 34th AVENUE



LOCATION MAP
N.T.S.

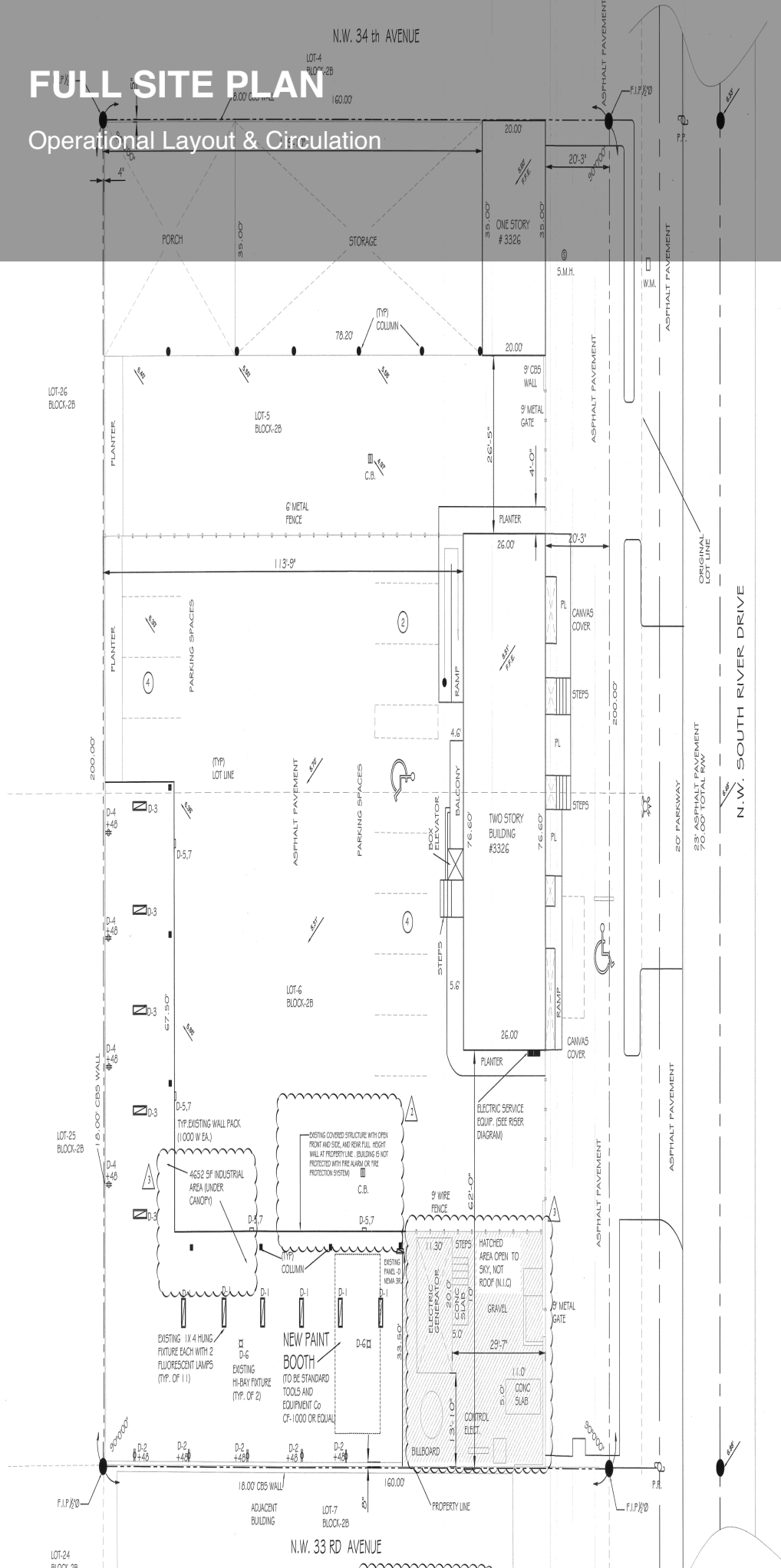
REVISIONS	DATE
1 BUILD DEPT	06-10-16
2 BUILD DEPT	06-16-16
3 BUILD DEPT	09-26-16

VICTOR G. REEVE P.E.
13832 SW 156 STREET
MIAMI, FLORIDA 33186
P.E. # 12324 TEL. 305-378-6925

HGC COLLISION
3326 NW SOUTH RIVER DR.
(NEW PAINT BOOTH)

SITE PLAN
ELECTRIC LIGHTING

DRAWN PMD(LA)
CHECKED
DATE 03-15-2016
SCALE AS INDICATED
JOB NO.
SHEET
1/4
OF SHEETS



ZONING LEGEND
ZONING: BU-1A
FOLD: 30-3128-009-0370
ADDRESS: 3326 NW 5 RIVER DR
PRIMARY ZONE: G1 URBAN CENTER-CENTER
PRIMARY LAND USE: 2719 AUTOMOTIVE OR MARINE
LOT AREA: 32,000 SQ.FT

FULL LEGAL DESCRIPTION
STREAM LAND GARDENS PB 17-27 LOTS 5 4 6 LES5
NET 10 FT FOR RD BLK 2B
LOT SIZE 32,000 SQUARE FEET OR 20253-15720302

OCCUPANCY: INDUSTRIAL-ABUTTING OPEN AIR STORAGE (PARKING)

SCOPE OF WORK:
MODIFICATION BY INSTALLATION OF ADDITIONAL EQUIPMENT, I.E. PAINT BOOTH BY STANDARD TOOL AND EQUIPMENT MODEL CF-1000 OR EQUAL AND CHANGE OF OCCUPANCY AS NOTED.

CODE ANALYSIS: APPLICABLE CODE- FLORIDA BUILDING CODE 2014 EDITION

LIST OF MATERIALS TO BE STORED

- (6) 1 QUART CANS OF PAINT.
- (3) 1 GALLON CANS OF CLEAR.
- (3) 1 GALLON CANS OF REDUCER.
- (6) 1 QUART CANS OF PRIMER.
- (6) 1 QUART CANS OF SEALER.
- (3) 1 GALLON CANS OF THINNER.

NOTE: SEE LOCATION OF THE STORAGE CABINET ON SHEET 2/4

LIST OF WASTE GENERATED

2 GALLONS /WEEK OF WASTE THINNERS 45 ABSORBENT TOWELS/WEEK.

NOTE: SEE SHEET 2/4 FOR LOCATION OF DOUBLE WALL WASTE TANK



NOTE: PROVIDE BOOTH WITH THE ETI LABEL



Monica Hurtado, PA

Commercial Broker Associate

Fortune Christie's International Real Estate

786-380-5318



Michael Ramirez Garcia

Senior Associate

305-542-9470