

5530 NW 32ND Court, Miami, FL 33142

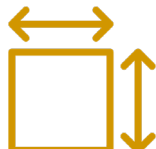
±52,943 SF INDUSTRIAL/IOS FACILITY

**AVAILABLE
IMMEDIATELY**



±52,943 RSF

TOTAL AVAILABLE
RENTABLE SQUARE
FEET



±2.4 AC

LAND SIZE
IN ACRES



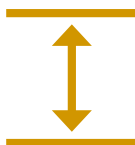
IU-1 ZONING

INDUSTRIAL, LIGHT
MANUFACTURING
DISTRICT



212'

BUILDING
DEPTHS



20'

CLEAR
HEIGHT



NEW ROOF

NEWLY COMPLETED
ROOF WITH 20-YEAR
WARRANTY



**13 LOADING
POSITIONS**

6 DOUBLE-WIDE
DOORS (2 POSITIONS
EACH), 1 DOUBLE-WIDE
CONCRETE RAMP,
PLUS 1 SINGLE DOOR



195'

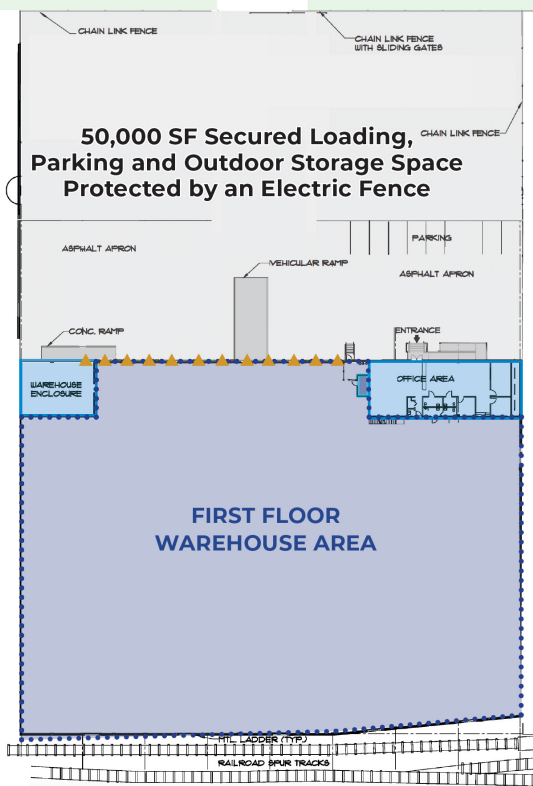
TRUCK COURT
DEPTH



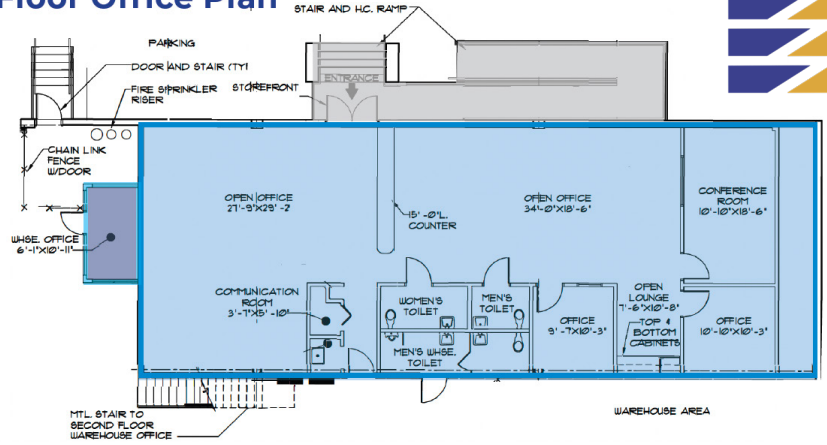
**RECENT CAPITAL
IMPROVEMENTS**

RECENTLY COMPLETED
AN EXTENSIVE CAPITAL
IMPROVEMENT PROGRAM

BUILDING LAYOUT

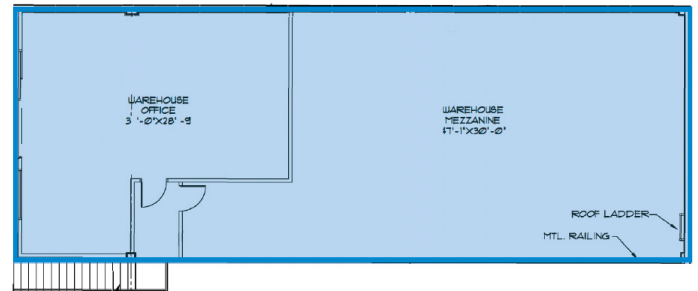


1st Floor Office Plan



2nd Floor Office/Mezzanine

Not included in RSF



AVAILABLE

±52,943 SF

TOTAL RENTABLE SQUARE FEET

±2,283 SF (FLOOR OFFICE)

±897 SF OF TOTAL WAREHOUSE OFFICE + 2ND FLOOR OFFICE NOT INCLUDED IN RSF

±2,415 SF

TOTAL SECOND FLOOR OFFICE/ MEZZANINE AREA NOT INCLUDED IN RSF

±50k SF (±1.14 AC)

FULLY SECURED IOS PROTECTED BY AN ELECTRIC FENCE

AREA CALCULATIONS

FIRST FLOOR OFFICE	±2,283 SF
WAREHOUSE OFFICE	±76 SF
WAREHOUSE	±50,584 SF
FIRST FLOOR TOTAL	±52,943 SF
2ND FLOOR WAREHOUSE OFFICE	±821 SF
WAREHOUSE MEZZANINE	±1,594 SF
2ND FLOOR OFFICE/MEZZANINE TOTAL*	±2,415
FIRST FLOOR RENTABLE SF TOTAL	±52,943 SF
WAREHOUSE MEZZANINE*	±2,415
COMBINED TOTAL	±55,358 SF

*Not included in RSF

Fairchild Partners®
Licensed Real Estate Brokers

SEBASTIAN JUNCADILLA, SIOR
CEO
C: 786.223.3689
sebjuncadella@fairchildpartners.com

JOSE JUNCADILLA, SIOR
Founder | Principal
C: 786.229.8358
jjuncadella@fairchildpartners.com

PATRICK J. WILLIS
Senior Advisor
C: 214.263.2948
pwillis@fairchildpartners.com

Disclaimer: 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. The images and floorplans are for illustrative purposes only and may be out-of-date and not current.