

OFFERING MEMORANDUM

3326 NW South River Dr, Miami, FL

Permit-backed adaptive reuse industrial opportunity with full-site county layout plans and documented municipal operational precedent.

Documented Uses, Permits & Property Privileges

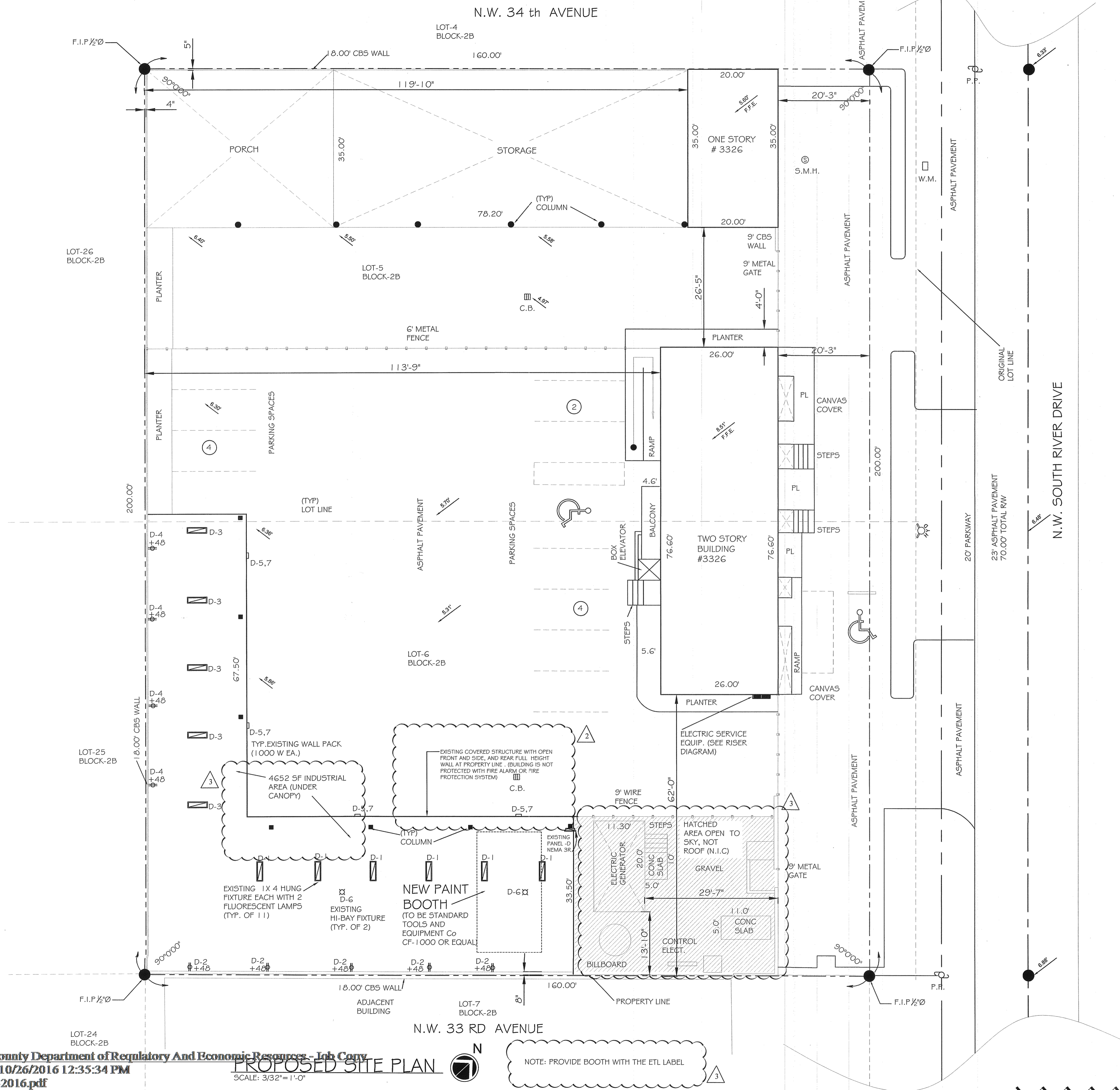
- Prior approved auto collision and body shop use
- County-approved indoor automotive paint spray booth
- Historical body shop with painting entitlement
- Sanitary sewer allocation certification
- Electrical floor/site plan documentation
- Fire, mechanical, environmental, zoning, and WASA approvals
- Hazardous material containment workflow precedent
- Adaptive reuse pathway for collision, marine, luxury auto, fabrication, and logistics

Buyer Positioning

Ideal for owner-users, automotive groups, industrial flex buyers, marine refinishing operators, logistics users, and value-add investors seeking faster speed-to-operation through prior municipal precedent.

Included Layout Plans

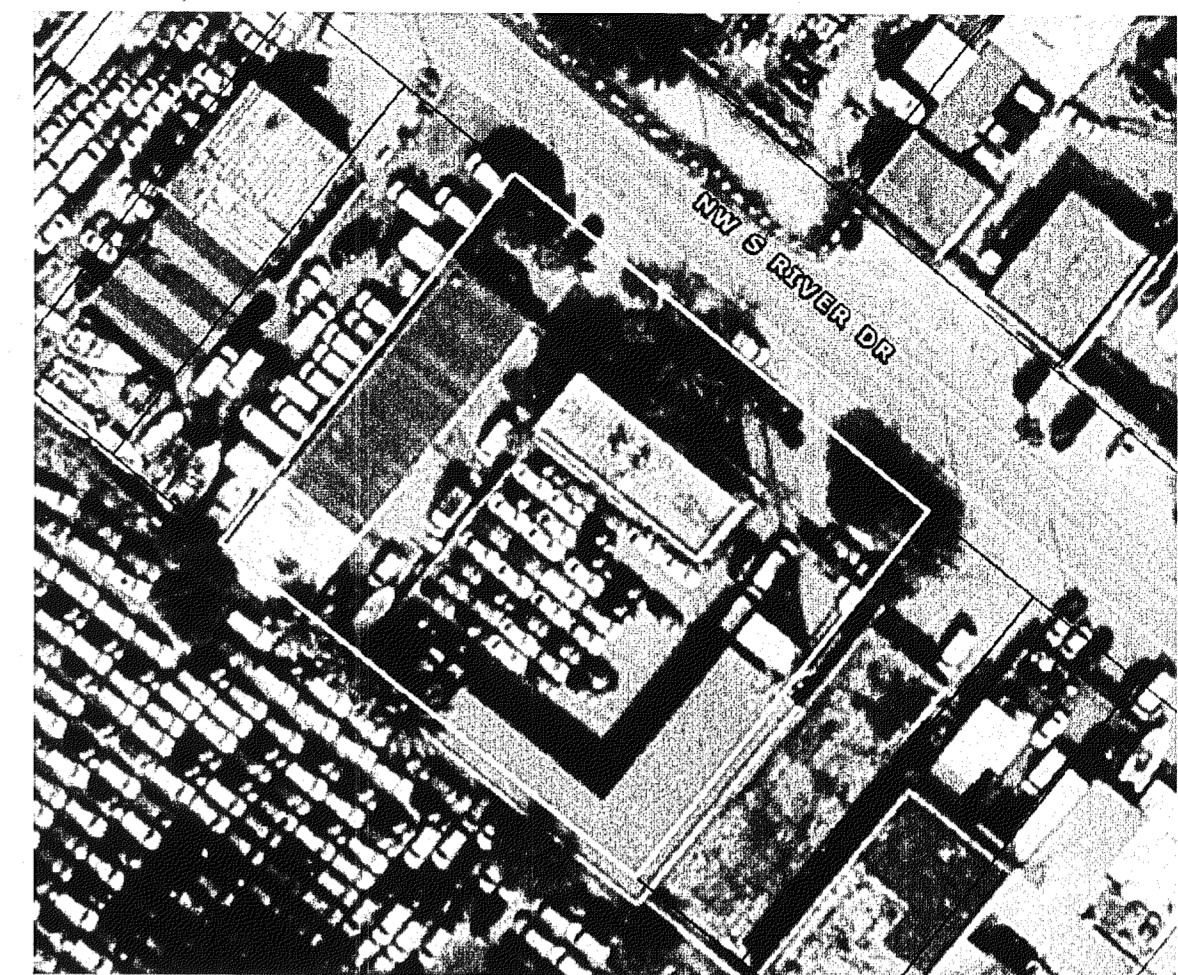
The following appended county microfilm sheets (pages 123–124) provide the clearest currently available full-lot and building layout for test fits, circulation studies, and lender preliminary review.



PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

NOTE: PROVIDE BOOTH WITH THE ETL LABEL



LOCATION MAP
N.T.S.

ZONING LEGEND

ZONING: BU-1A
 FOLIO: 30-3128-009-0370
 ADDRESS: 3326 NW 3 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 + 6 LESS
 NET 10 FT FOR RD BLK 2B
 LOT SIZE 32000 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

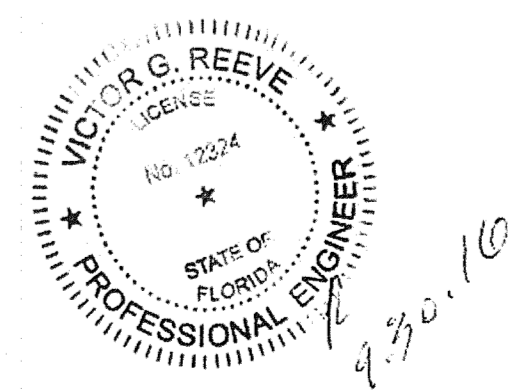
- (6) 1 QUART CANS OF PAINT.
- (3) 1 GALLON CANS OF CLEAR.
- (3) 1 GALLON CANS OF REDUCER.
- (6) 1 QUART CANS OF PRIMER.
- (6) 1 QUART CANS OF SEALER.
- (3) 1 GALLON CANS OF THINNER.

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



REVISIONS	DATE
1 BUILD DEPT	06-10-16
2 BUILD DEPT	08-16-16
3 BUILD DEPT	09-26-16

VICTOR G. REEVE P.E.
 13832 SW 156 STREET
 MIAMI, FLORIDA 33177
 P.E # 12324 TEL. 305-378-8925

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

SITE PLAN
ELECTRIC
LIGHTING

DRAWN PM2 (LA)
CHECKED
DATE 03-15-2016
SCALE AS INDICATED
JOB NO.
SHEET 1/4
OF SHEETS