

# FOR LEASE

## OPA LOCKA INDUSTRIAL WAREHOUSE

12900 NW 38TH AVE.  
OPA LOCKA, FLORIDA 33054

±25,050 SF  
AVAILABLE FOR LEASE

CBRE, as exclusive representative, is pleased to present this opportunity to lease a ±25,050 SF industrial building in the heart of Opa Locka just minutes away from all major highways and airports.



LARRY GENET

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### PROPERTY FEATURES

- Recent renovations
- Fire sprinklered
- Fire alarms
- ± 20' clear height
- Fully secured truck court
- Heavy power
- Dock high and drive-in loading

**CBRE**



## PROPERTY OVERVIEW

CBRE, as exclusive representative, is pleased to present the opportunity to lease the Opa Locka Industrial Warehouse. The property, located in the heart of Opa Locka, features ±25,050 SF of warehouse/manufacturing/distribution space situated on ±1.08 acres of land just minutes away from all major highways and airports. The facility is fully secured and fenced. The property is located in sunny South Florida which is a “will to work state” with the benefits of zero-income tax, as well as other tax/financial benefits to owners. This building is conveniently located close to Miami and Fort Lauderdale with an accessible location next to 4 major highways and 2 major airports.

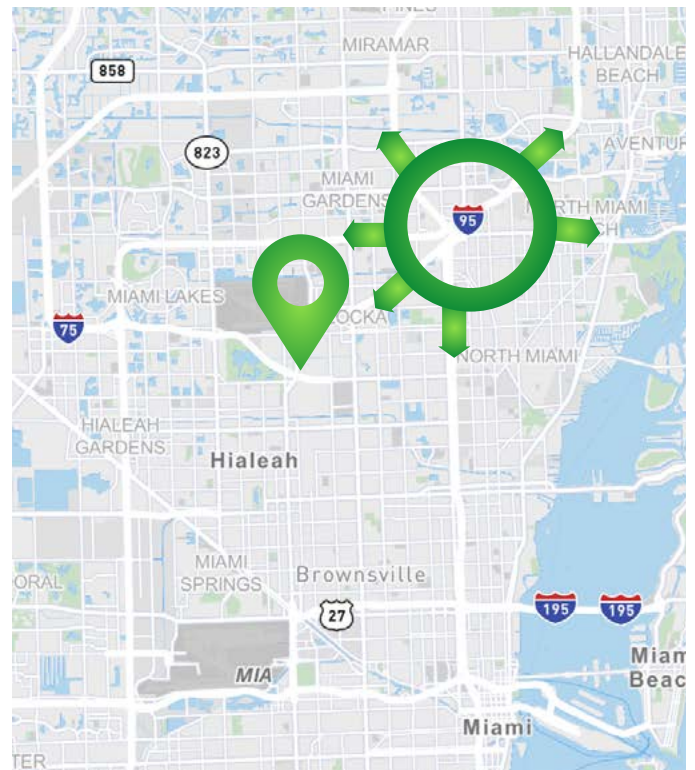
12900 NW 38th Avenue built in 1990, is ±25,050 SF with ±4,500 SF of office space. Built on a ±1.08 acre lot this facility is 100% sprinklered and 20’ clear. The building offers five dock high doors and one drive-in door.

## Property Features

<b>PROPERTY ADDRESS</b>	12900 NW 38th Avenue Opa Locka, FL 33054
<b>PARCEL NUMBER</b>	08-2129-010-0060
<b>TOTAL BUILDING SIZE</b>	±25,050 SF
<b>OFFICE</b>	±4,500 SF
<b>LOT SIZE</b>	± 1.08 Acres (Per County Records)
<b>YEAR BUILT</b>	1990 (Per County Records)
<b>CLEAR HEIGHT</b>	±20’
<b>ZONING</b>	I-3
<b>LOADING</b>	Five (5) dock high doors One (1) drive-in door
<b>TAXES</b>	\$45,606.74 (2021)
<b>SPRINKLERS</b>	100% throughout
<b>SECURITY</b>	Alarm system

## Location

Located in Opa Locka, FL the property has easy access to all major South Florida thoroughfares. This facility is just east of the Golden Glades Interchange - the confluence of 6 major roadways.



## MARKETING ADVISORS

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