

FOR SALE

13061 NW 43rd Avenue – Opa Locka, FL 33054

OFFERING MEMORANDUM



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PROPERTY INFORMATION

- Folio Number: 08-2129-012-0300
- Address: 13061 NW 43 AVE
- Zoning: I-3 Liberal Industrial
- Building: 10,636 sq.ft.
- Year Built: 1987/1988
- Lot Size: 26,830 sq.ft. (over-sized)
- 2023 RE Tax: \$25,004.29

LIST PRICE \$2,650,000 (\$249 per sq.ft.)

****OFF MARKET***

The property consists of two free-standing warehouse buildings (1-folio), totaling 10,636 sq.ft. and situated on over a half-acre lot (26,830 sq.ft.). Built in 1987/1988, each building is separately metered with street level loading and 14-ft clear twin tee ceiling height (newer roof on both buildings). Zoning is I-3 liberal industrial.



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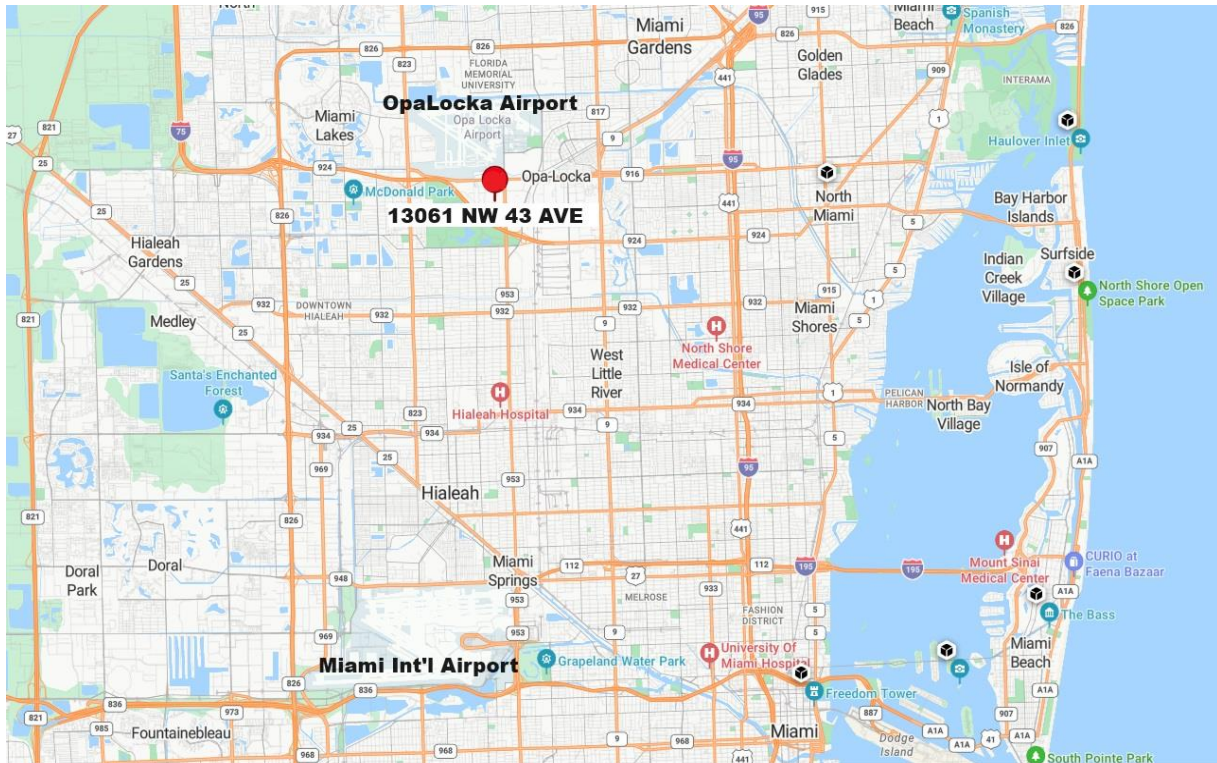
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LOCATION

- State: Florida www.myflorida.com
- County: Miami-Dade www.miamidade.gov
- City: Opa Locka www.opalockafl.gov

The property is located in Northwest Miami-Dade County in the city of Opa Locka just South of Opa Locka airport near the Gratigny parkway for easy highway access to I-95 and the Palmetto Expressway (SR826). The immediate area is undergoing major redevelopment with numerous class A distribution warehouse projects under construction along with the nearby recently completed Amazon mega warehouse and fulfillment center.



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COMPARABLES SOLD

4265 E 10 LN – Hialeah

12,495 SF Warehouse; 16,500 SF Lot; Built 1960

SOLD Feb-2024 \$3,450,000 (\$276 per SF)



270 W 22 ST – Hialeah

10,544 SF Warehouse; 14,318 SF Lot; Built 1964

SOLD Feb-2024 \$2,025,000 (\$232 per SF)



975 W 22 ST – Hialeah

8,045 SF Warehouse; 11,250 SF Lot; Built 1967

SOLD Aug-2023 \$2,200,000 (\$273 per SF)



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COMPARABLES CURRENTLY FOR SALE

2605-2645 W 6 AVE – Hialeah

13,862 SF Warehouse (divided 3-bays); 20,420 SF Lot; Built 1969

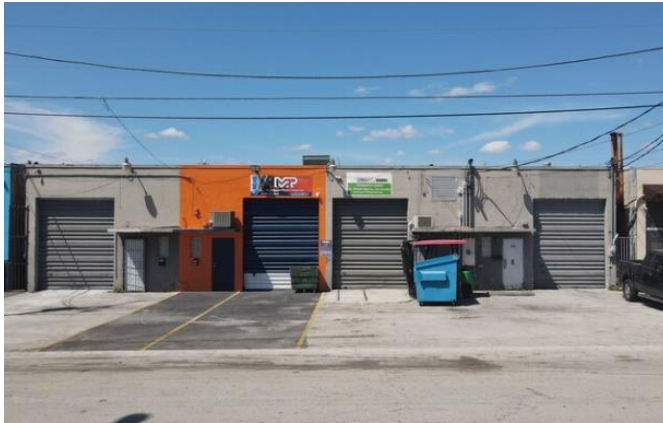
FOR SALE \$3,250,000 (\$234 per SF) FIRM



573-583 W 27 ST – Hialeah

7,931 SF Warehouse (divided 4-bays); 10,176 SF Lot; Built 1963

FOR SALE \$2,300,000 (\$290 per SF)



695-699 W 17 ST – Hialeah

13,720 SF Warehouse; 20,000 SF Lot; Built 1963

FOR SALE \$3,695,000 (\$269 per SF)



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FINANCIAL ANALYSIS

The rear building is currently owner-occupied and will be delivered vacant. The front building is currently leased to a tenant in year 2 of 3, with an option to renew for an additional 3-year term with 5% annual increases.

Front Building Current Lease Rate \$8,268.75 mo. = \$99,225.00 annual

Rear Building Proforma Lease Rate \$8,333.33 mo. = \$100,000.00 annual

Potential Gross Income: \$199,225.00 annual

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KING INDUSTRIAL REALTY, INC.

King Industrial Realty, Inc. is a leading local Industrial Real Estate Broker in South Florida's Miami-Dade County and a proud member of the Miami Association of Realtors. Honesty and hard work are the primary elements of our success and we provide each and every one of our clients with the highest level of service and expertise! Buying, Selling or Leasing, put our expert knowledge of the local market and over two decades of invaluable experience to work for you today!

Miami-Dade Warehouse Experts!

King Industrial Realty is led by Owner/Broker Brian King, born in raised in Miami-Dade County, with over 20-years' experience in local Industrial Real Estate. We are locals, we know the area, and we understand the unique requirements of owners, investors and tenants.

Selling Industrial Real Estate

King Industrial Realty professionally markets our Exclusive Listings to the greatest number of prospective buyers in order to achieve the highest possible sale price in the shortest amount of time and with the most optimal contract terms and conditions.

Buying Industrial Real Estate

King Industrial Realty understands that your facility says a lot about your Business, and we have assisted countless business owners find just the right property to optimize their long term success.

Leasing Industrial Real Estate

Whether you're a business owner looking for warehouse space or a landlord with warehouse space to lease, King Industrial Realty will take the time to find out exactly what you need to achieve your goals. We will find the right space or the right tenant and negotiate the best possible lease on your behalf.

www.KingIndustrialRealty.com