

FOR SALE



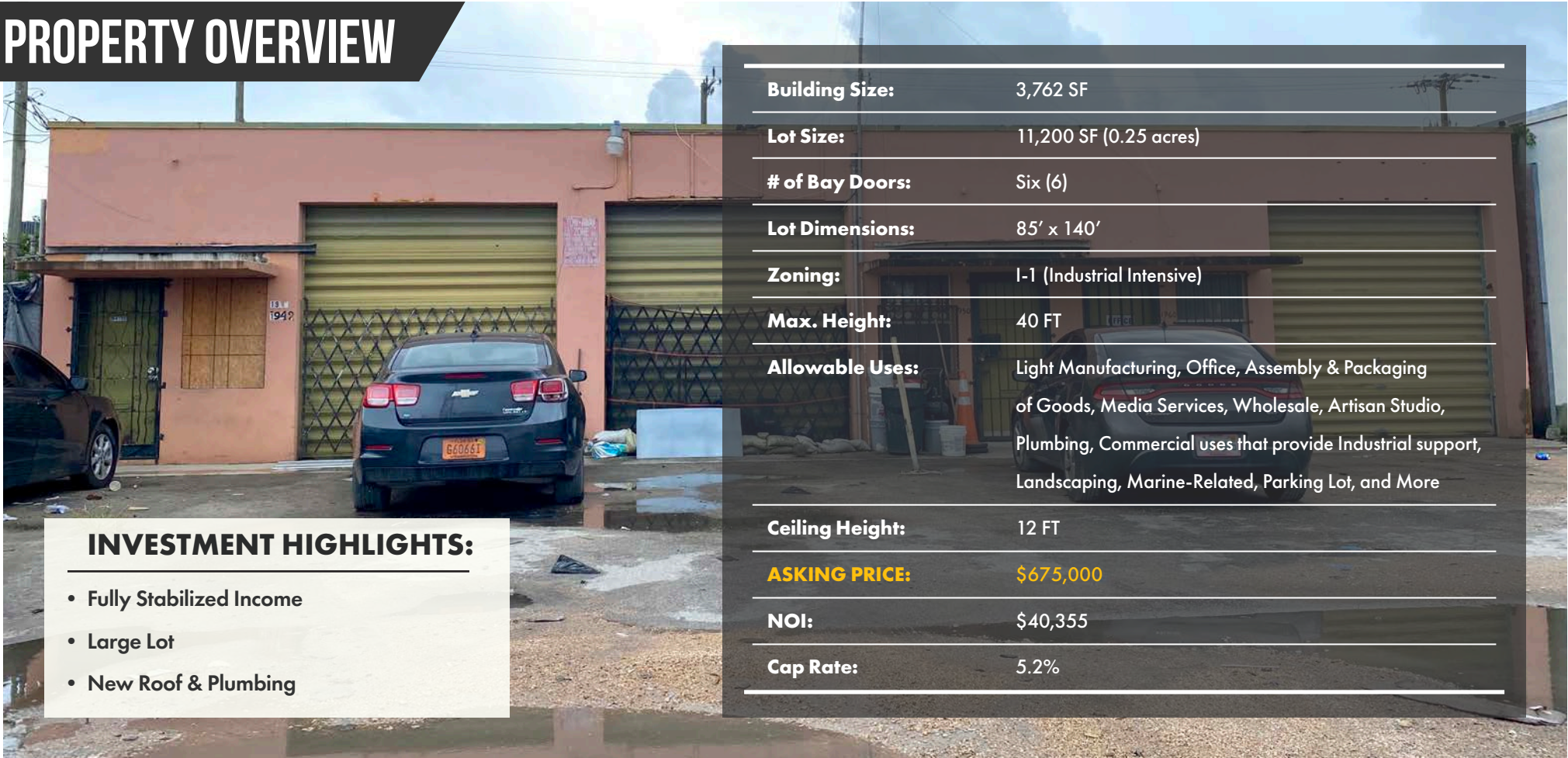
**OPA-LOCKA MULTI-BAY
INDUSTRIAL WAREHOUSE**

**1950 NW 139 ST
OPA-LOCKA, FL 33054**

ALYSSA ARMSTRONG
COMMERCIAL ADVISOR
916 365 1665
ALYSSA@APEXCAPITALREALTY.COM

APEX CAPITAL REALTY
901 NE 79 ST | MIAMI, FL 33138
APEXCAPITALREALTY.COM

PROPERTY OVERVIEW



Building Size:	3,762 SF
Lot Size:	11,200 SF (0.25 acres)
# of Bay Doors:	Six (6)
Lot Dimensions:	85' x 140'
Zoning:	I-1 (Industrial Intensive)
Max. Height:	40 FT
Allowable Uses:	Light Manufacturing, Office, Assembly & Packaging of Goods, Media Services, Wholesale, Artisan Studio, Plumbing, Commercial uses that provide Industrial support, Landscaping, Marine-Related, Parking Lot, and More
Ceiling Height:	12 FT
ASKING PRICE:	\$675,000
NOI:	\$40,355
Cap Rate:	5.2%

INVESTMENT HIGHLIGHTS:

- Fully Stabilized Income
- Large Lot
- New Roof & Plumbing

APEX Capital Realty is proud to present a prime 3,762 Sq. Ft. Multi-Bay Warehouse sitting on a large 11,200 Sq. Ft. lot located in the heart of the Opa Locka Industrial District. In 2020, the building received a brand new roof & plumbing system. Each of the six (6) bay units includes a bathroom.

Zoned I-1, this property has a variety of allowable uses including Light Manufacturing, Office, Assembly & Packaging of Goods, Media Services, Wholesale, Artisan Studio, Plumbing, Commercial uses that provide Industrial support, Landscaping, Marine-Related, Parking Lot, and More.

As the current tenants are month to month, the property can be sold to an owner-user, or an investor looking to maximize on a fully stabilized income producing property & strong rental rates afforded to this area.



INCOME + EXPENSE BREAKDOWN



Rent:	\$47,508
Property Taxes:	\$4,385
Maintenance:	\$1,390
Utilities (Water Bill):	\$1,378
Current NOI:	\$40,355

PRO-FORMA

Rent:	\$56,430 (\$15 PSF)
Estimated New Property Taxes:	\$10,500
Maintenance:	\$1,390
Utilities (Water Bill):	\$1,378
Proforma NOI:	\$43,162



LEASE COMPARABLES



AVAILABLE FOR LEASE ON MARKET

Property Address	Property Type	Lease SQ FT	Asking Rate
1909-2099 Opa Locka Blvd	Industrial	200-14,500	\$9-\$15
1157-1161 NW 159 Dr	Industrial	10,000-13,775	\$14
3803-3845 NW 125 St	Industrial	8,500	\$14
13434-13456 NW 38 Ct	Industrial	1,525	\$13.90

POTENTIAL TENANT

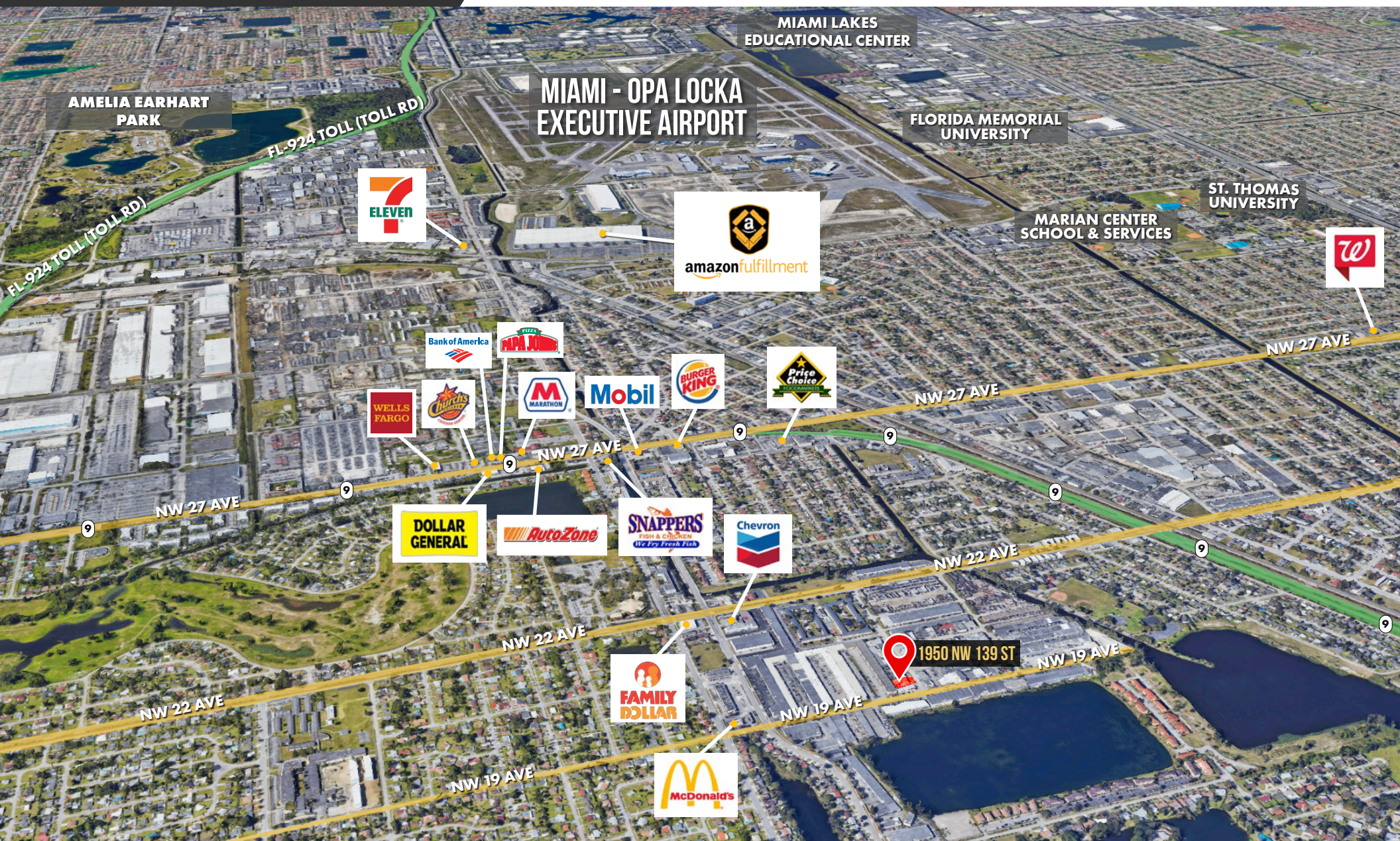
Rental Rate for 3,762 SF Space	Type	Annual	Monthly	3% Bump Yr 2	3% Bump Yr 3
\$13	Modified Gross	\$48,906	\$4,076	\$50,373	\$51,884
\$14	Modified Gross	\$52,668	\$4,389	\$54,248	\$55,875
\$15	Modified Gross	\$56,430	\$4,703	\$58,122	\$59,865



BIRD'S EYE VIEW



LOCATION / RETAILERMAP





305 570 2600
901 NE 79 ST | MIAMI, FL 33138
[APEXCAPITALREALTY.COM](https://www.apexcapitalrealty.com)

ALYSSA ARMSTRONG
COMMERCIAL ADVISOR
916 365 1665
ALYSSA@APEXCAPITALREALTY.COM