

**FOR SALE/LEASE**



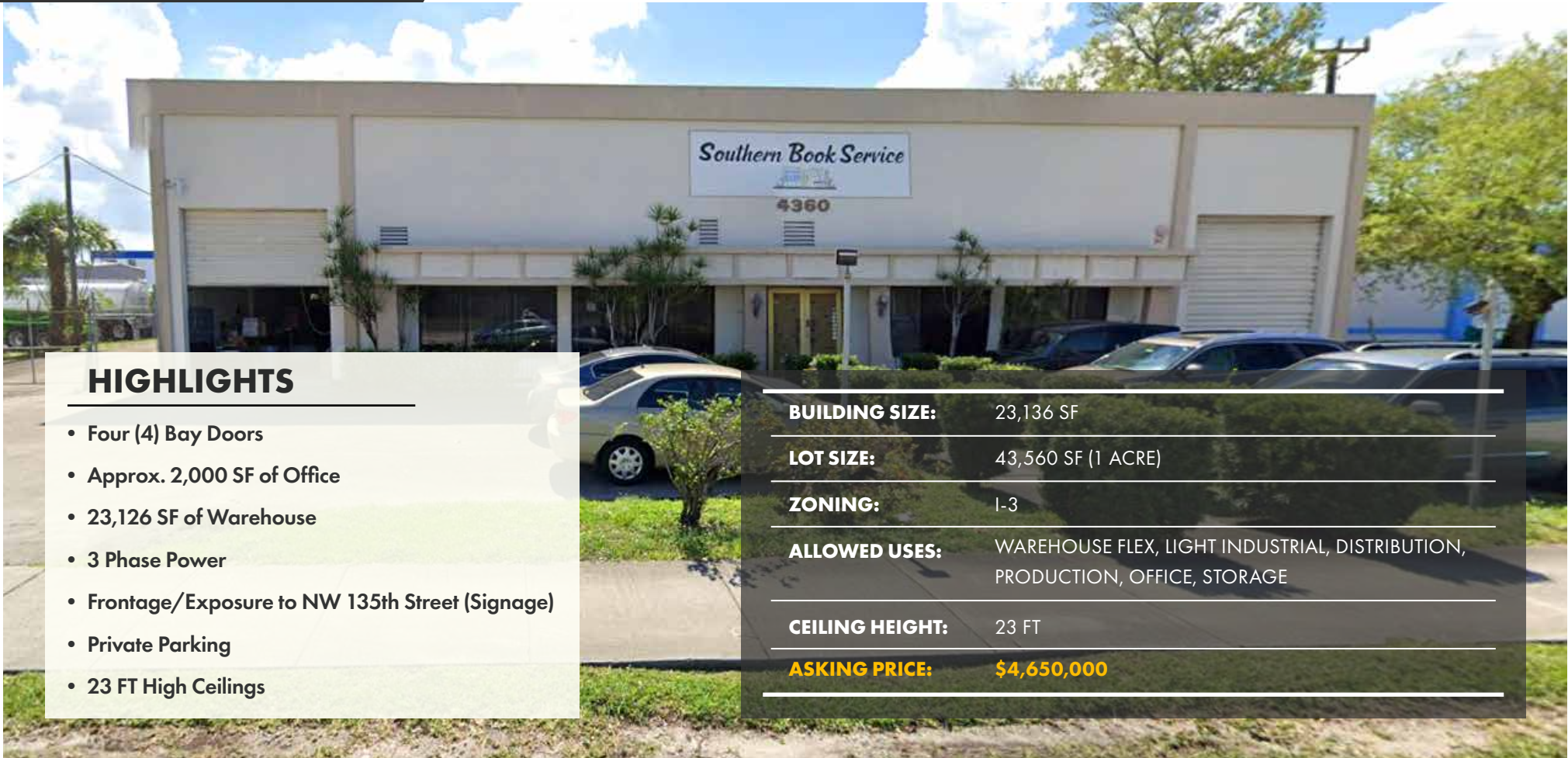
**OPA-LOCKA AIRPORT  
INDUSTRIAL FLEX WAREHOUSE  
4360 NW 135 ST  
OPA-LOCKA, FL 33054**

**ADRIANO SALUCCI** - COMMERCIAL ADVISOR  
305 308 9411 | [ADRIANO@APEXCAPITALREALTY.COM](mailto:ADRIANO@APEXCAPITALREALTY.COM)

**APEX CAPITAL REALTY**  
901 NE 79 ST | MIAMI, FL 33138  
[APEXCAPITALREALTY.COM](http://APEXCAPITALREALTY.COM)



# PROPERTY OVERVIEW



## HIGHLIGHTS

- Four (4) Bay Doors
- Approx. 2,000 SF of Office
- 23,126 SF of Warehouse
- 3 Phase Power
- Frontage/Exposure to NW 135th Street (Signage)
- Private Parking
- 23 FT High Ceilings

<b>BUILDING SIZE:</b>	23,136 SF
<b>LOT SIZE:</b>	43,560 SF (1 ACRE)
<b>ZONING:</b>	I-3
<b>ALLOWED USES:</b>	WAREHOUSE FLEX, LIGHT INDUSTRIAL, DISTRIBUTION, PRODUCTION, OFFICE, STORAGE
<b>CEILING HEIGHT:</b>	23 FT
<b>ASKING PRICE:</b>	<b>\$4,650,000</b>

This 23,136 SF flex industrial warehouse is located a stones throw from the Opa-Locka Airport and sits on exactly 43,560 SF (1-acre) of land. The property is currently being operated for a book distribution business that is owner-operated. The property sits within close proximity to a brand new 855,000-square-foot Amazon Fulfillment Center currently being built. There are more than 26,500 cars per day that drive by the property, which sits on NW 135th Street, one of the main thoroughfares in Opa-Locka.



# LEASING OPPORTUNITY

**ASKING PRICE:** \$13 PSF

**TYPE:** MODIFIED GROSS

## POTENTIAL USES:

- Production & Distribution
- Light Manufacturing
- Logistics & Supply Chain Management
- Commercial Storage
- Car & Car Rental Storage
- Food Storage & Distribution
- Medical Laboratory
- Brewery / Beer Production

Tenant	PSF Base	Term	Type		
Vivex Biomedical	\$11.03	16 Yrs	Mod Gross	Opa Locka	10851 NW 122 St.
Amazon	\$12.40	15 Yrs	Mod Gross	Opa Locka	6736 NW 36 Ave.
BKF Decor Solutions	\$9.50	5 Yrs	Mod Gross	Opa Locka	2915 NW 35 St.
Brenntag Mid South	\$10.26	10 Yrs	Mod Gross	Opa Locka	8700 NW 36 Ave.

The Opa Locka Warehouse is available for lease and / or a lease with an option to purchase. The Opa Locka Warehouse property has incredible accessibility to all major expressways including; I-95, 826, Gragny, and the Turnpike (I-75). Location is ideal for many business types, with Dade and Broward County just minutes away.





# LOCATION DESCRIPTION



NW 135 ST

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The City of Opa-Locka was the vision of aviation pioneer, Glen Curtiss. Opa-Locka is an urban community occupying 4.2 square miles in the NorthWestern area of Miami-Dade County, Florida. The city boundaries are as follows: on the North - NW 151st Street, on the South - NW 125th Street, on the East - NW 45th Avenue on the West. Opa-locka has a large general aviation airport, three parks, two lakes and a railroad station which is currently the tri-rail station. The City is comprised of a mixture of residential, commercial and industrial zones.

Despite its limited resources, the City was the backdrop for the making of movies such as Texas Justice, Bad Boyz II and 2 Fast 2 Furious.





# BIRD'S EYE VIEW



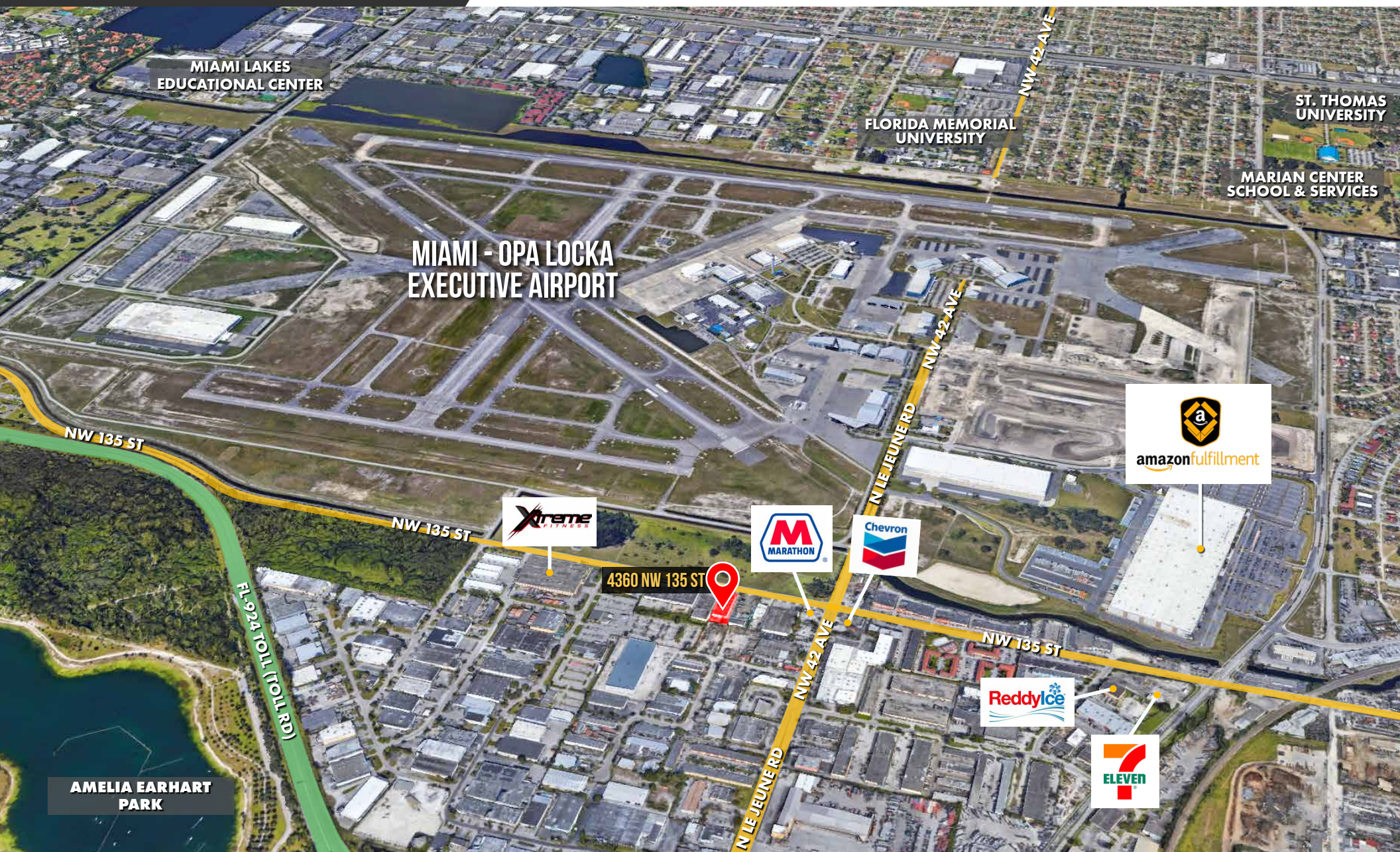
NW 135 ST

NW 135 ST





# LOCATION / RETAILERMAP







305 570 2600  
901 NE 79 ST | MIAMI, FL 33138  
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