

GRATIGNY PKWY FREESTANDING INDUSTRIAL WARHOUSE

4600 NW 128TH ST
OPA-LOCKA, FL 33054

FOR SALE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Matthew Rotolante, SIOR, CCIM | *President*

M: 305.490.6526 | O: 305.235.1500 x1006

mrotolante@lee-associates.com

Conner Milford | *Associate*

M: 314.766.9336 | O: 305.235.1500 x1009

cmilford@lee-associates.com

PROPERTY SUMMARY

4600 NW 128th St, Opa-Locka, FL 33054



OFFERING SUMMARY

Sale Price:	SOLD
Price PSF	\$98.79/SF
Lot Size:	1.15 Acres
Building Size:	32,897 SF
Year Built:	1979
Zoning:	IU-2/I-3 Industrial
Power:	Heavy 3-Phase Power, 2000 AMPS
Loading Docks:	6
Drive-Ins:	1
Ceiling Height:	21'
Matthew Rotolante, SIOR, CCIM mrotolante@lee-associates.com D 305.490.6526	Conner Milford cmilford@lee-associates.com D 314.766.9336

PROPERTY DESCRIPTION

Lee & Associates successfully facilitated the sale of this fully air conditioned, freestanding Industrial property on 1.15 acres backing the Gratigny Pkwy with direct exposure and visibility to the 56,500 vehicles per day. The property is located less than 1 mile from the Opa-Locka Executive Airport and Amazon's brand new 850,000 SF Mega Warehouse Distribution Center. This 32,897 SF Industrial building is front and rear loaded including 6 dock height doors, 1 drive-in, 21' clear ceiling height, and a truck court. The property is fully sprinklered and features 2 freight elevators to lift cargo to approx 10,000 SF mezzanine warehouse, and the building features a total of 3,462 SF of office build out between the two floors, including 9 private offices, bullpen style office spaces, kitchen break room, and 7 restrooms including one full restroom with a shower.

PROPERTY HIGHLIGHTS

- 32,897 SF Freestanding Warehouse on 1.15 Acres with Truck Court
- 3,462 SF Office on 2 Floors with 9 Private Offices and 2 Bullpen Style Office Spaces
- 145' Direct Exposure and Visibility to the 56,500 Vehicles Per Day on the Gratigny Pkwy
- Fully Air Conditioned, Front and Rear Loaded, and Fully Sprinklered
- 6 Dock Height Doors & 1 Drive In
- 21' Clear Ceiling Height
- 3-Phase Heavy Power with over 2000 Amps
- 2 Freight Elevators to approx. 10,000 SF Mezzanine Warehouse
- Kitchen Break Room, and 6 Restrooms + 1 Full Restroom with Shower

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

ADDITIONAL PHOTOS

4600 NW 128th St, Opa-Locka, FL 33054



mrotolante@lee-associates.com
D 305.490.6526

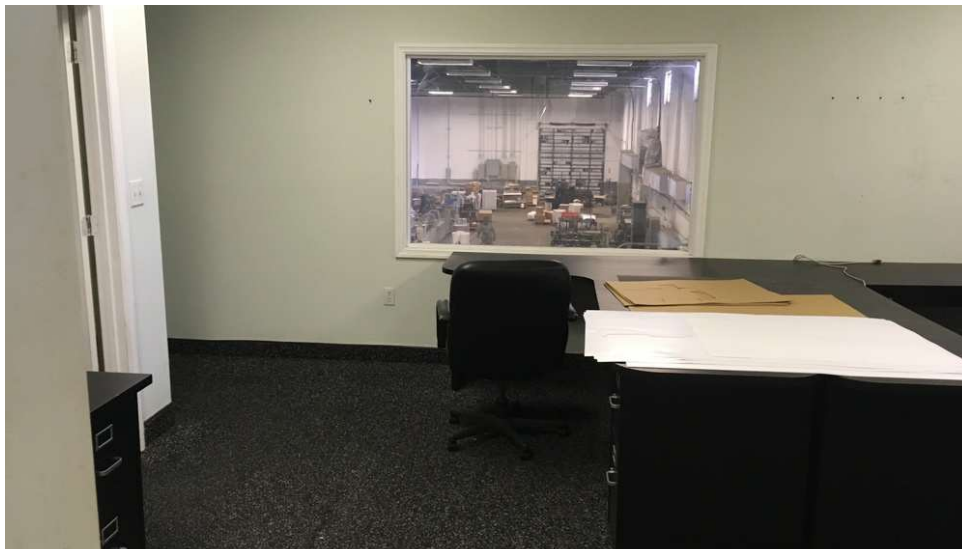
cmilford@lee-associates.com
D 314.766.9336



warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

ADDITIONAL PHOTOS

4600 NW 128th St, Opa-Locka, FL 33054



mrotolante@lee-associates.com
D 305.490.6526

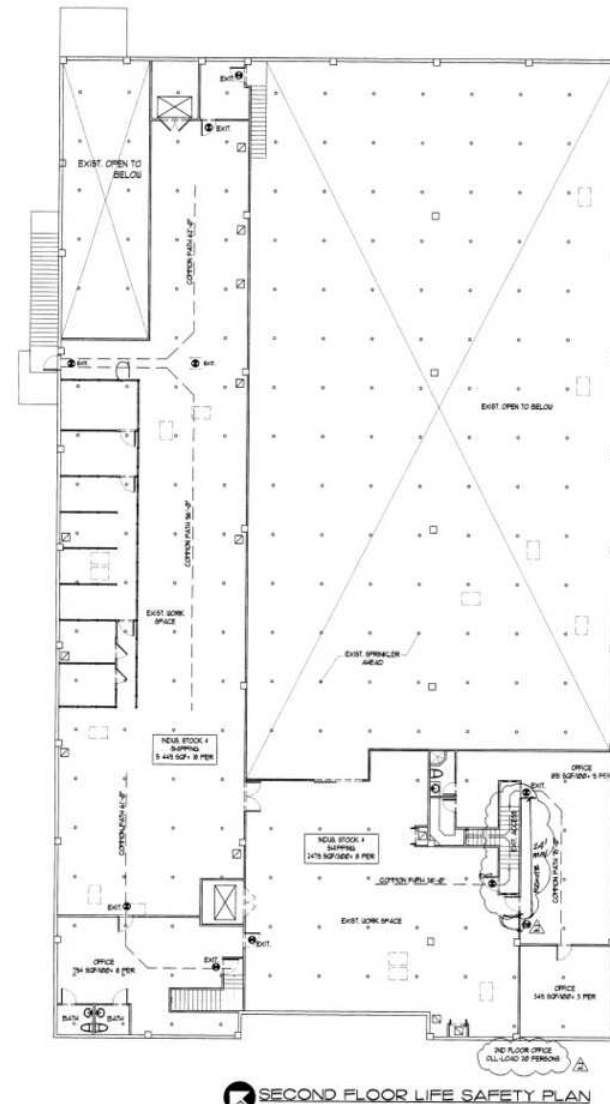
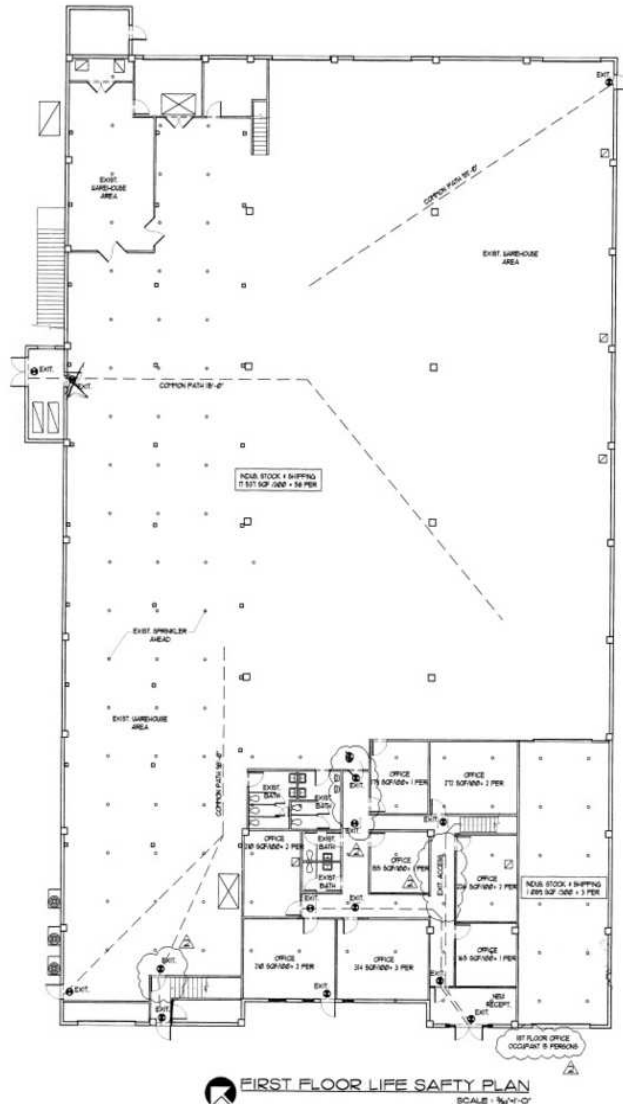
cmilford@lee-associates.com
D 314.766.9336



warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SITE PLANS

4600 NW 128th St, Opa-Locka, FL 33054



Matthew
mrotolante@lee-associates.com
D 305.490.6526

cmilford@lee-associates.com
D 314.766.9336

able, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OPA-LOCKA EXECUTIVE AIRPORT

4600 NW 128th St, Opa-Locka, FL 33054



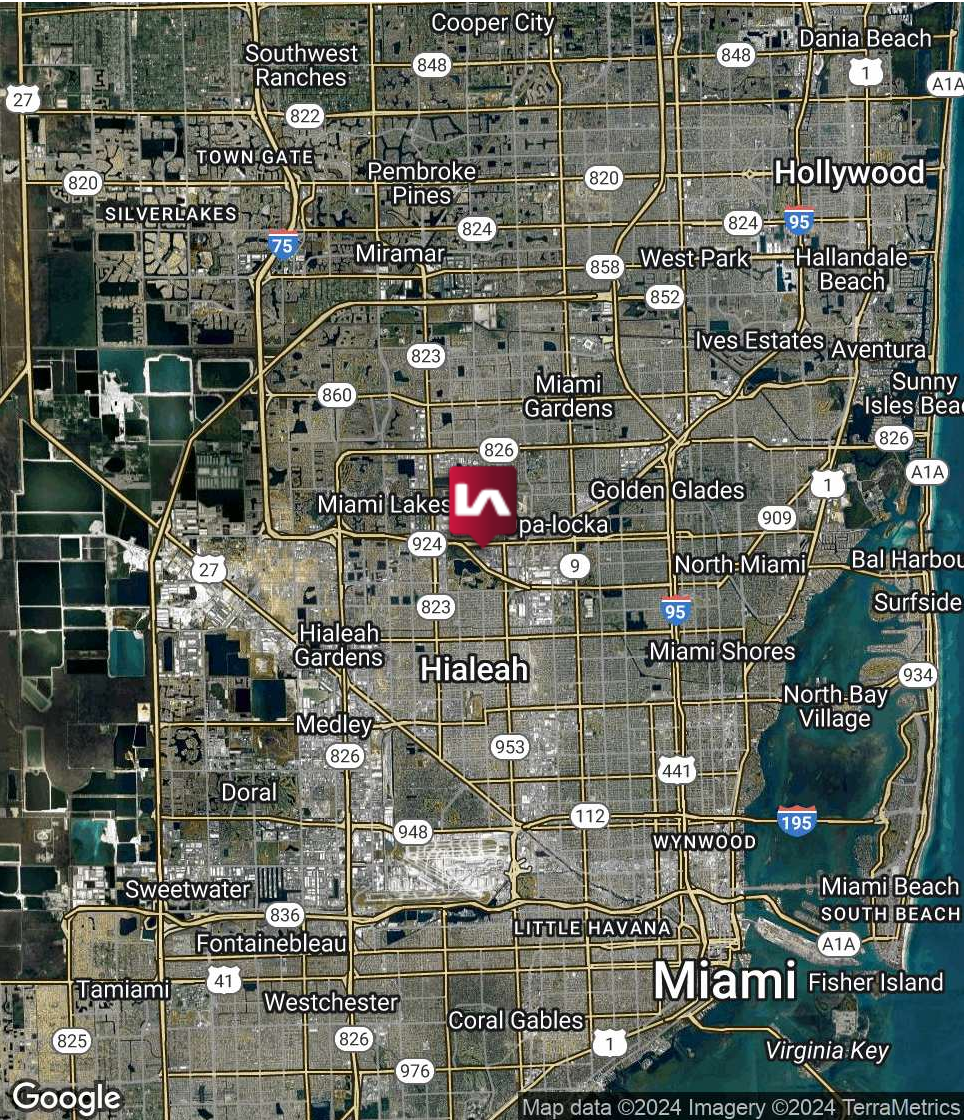
mrotolante@lee-associates.com
D 305.490.6526

cmilford@lee-associates.com
D 314.766.9336

Warranty of representation is made to the accuracy hereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LOCATION MAPS

4600 NW 128th St, Opa-Locka, FL 33054



mrotolante@lee-associates.com
D 305.490.6526

cmilford@lee-associates.com
D 314.766.9336



LOCATION OVERVIEW

The property has direct exposure with excellent visibility adjacent to Gratigny Pkwy boasting 56,500 AADT, and is less than 1 mile south of the Opa-Locka Executive Airport and Amazon's brand new 850,000 SF Mega Warehouse Distribution Center. Access to the entrance of Gratigny Pkwy is 1.4 miles from the property connecting to I-75 and SR 826 Palmetto Expressway only 4 miles to the West, and I-95 access approximately 5 miles to the East connecting to all of South Florida's major thoroughfares. Miami International Airport is 8.2 Miles Away, PortMiami 14.2 Miles Away, Fort Lauderdale International Airport is 26.1 Miles Away, and Port Everglades is 24.8 Miles Away.

AIRPORTS & PORTS

	MILES	MINUTES
Miami International Airport	8.2	23
Port Miami	14.2	25
Fort Lauderdale Int'l Airport	26.1	37
Port Everglades	24.8	35

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.