

Available Listings as of 07/01/2011

INDUSTRIAL PROPERTIES

Location	Total Sq. Ft.	Office SF	Ceiling Height	Doors	Price	Comments
<u>FOR LEASE</u>						
2550 W 78 St. #6 Hialeah, FL 33016	1,380	120	20'	1 Street	\$800/mth	Office/Warehouse Located in the I-75 & 826 Corridor. Tenant must be approved by Assoc. No Mechanics or Body Shops allowed.
2271 W 80 St. #2 Hialeah, FL 33016	1,350	120	20'	1 Street	\$950/mth	Office/Warehouse Located in the I-75 & 826 Corridor. Gated & Secure Community. Freshly Painted. Tenant must be approved by Assoc.
8020 W 23 Ave #1 Hialeah, FL 33016	1,350	120	20'	1 Street	\$1100/mth	Office/Warehouse Corner Unit in I-75 & 826 Corridor. 100% AC, Office & ADA Bathroom. Excellent exposure on busy corner.
10880 NW 138 St #2 Hialeah Gardens, FL 33018	1,500	120	20'	1 Street	\$1000/mth	Lakefront Office/Warehouses on busy NW 138 St. 1 Minute to I-75 and Fla Turnpike. 2nd Floor Mezzanine. Ready to move in. No Mechanics.
10810 NW 138 St #6 Hialeah Gardens, FL 33018	1,575	120	20'	1 Street	\$1000/mth	Lakefront Office/Warehouses on busy NW 138 St. 1 Minute to I-75 and Fla Turnpike. 2nd Floor Mezzanine. Ready to move in. No Mechanics.
3361 NW 154 Terr. Miami Gardens, FL 33054	3,200	500	22'	1 Front and 1 Rear	\$1900/mth	3,200 SF Office/Warehouse with 5 Office Areas w/ Central A/C. Fenced Yard and Very Secure. Can be Combined with adjacent warehouse for 7,000 SF total.
3361 NW 154 Terr. Miami Gardens, FL 33054	3,800	940	22'	1 Front and 1 Rear	\$2000/mth	3,800 SF Office/Warehouse with 2 Office Areas w/ Central A/C. Approx 240 SF and 700 SF in 2 offices. 1,300 SF of 2nd Floor Mezzanine, Fenced Yard.
<u>FOR SALE</u>						
2271 W 80 St #2 Hialeah, FL 33016	1,350	120	20'	1 Street	\$140,000	Office/Warehouse in Secure Gated Community. Owner will Finance with Strong Down payment.
10810 NW 138 St #6 Hialeah Gardens, FL 33018	1,575	120	20'	1 Street	\$140,000	Lakefront Office/Warehouses on busy NW 138 St. 1 Minute to I-75 and Fla Turnpike. 2nd Floor Mezzanine. Ready to move in. No Mechanics.
10880 NW 138 St #4 Hialeah Gardens, FL 33018	1,344	120	20'	1 Street	\$165,000	Lakefront Office/Warehouses on busy NW 138 St. 1 Minute to I-75 and Fla Turnpike. 2nd Floor Mezzanine. Ready to move in. No Mechanics.
13550 NW 107 Ave #2 Hialeah Gardens, FL 33018	2,360	200	22'	1 Street	\$320,000	Lakefront Office/Warehouses on busy NW 138 St. 1 Minute to I-75 and Fla Turnpike. 2nd Floor Concrete Mezzanine. Ready to move in. No Mechanics.
Note: This offering is subject to errors, omissions, prior sale or lease and withdrawal without notice.						

MARCELO L. MERLO, P.A.

Broker-Associate

Global Investment Properties, Inc.

(305) 318-4736 Direct

EMAIL: MERLO8888@AOL.COM



WWW.MARCELOMERLO.COM