

Available Listings as of 07/01/2009

INDUSTRIAL PROPERTIES

Location	Total Sq. Ft.	Office SF	Ceiling Height	Doors	Price	Comments
2550 W 78 St. D-4 Hialeah, FL 33016 International Commerce Park	1,380	120	20'	1 Street	<i>Reduced</i> \$172,500	Office/Warehouse Located in the I-75 & 826 Corridor. Excellent location. Maint Fee \$180/mth includes Water, Trash, Insurance and More. BEST PRICE in AREA!!
2485 W 78 St. B-3 Hialeah, FL 33016 One Shot Development	1,374	120	20'	1 Street.	\$199,230	New Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric. Ready 2nd Qtr 2010. Excellent Area of Hialeah Low Maint Fee 10% Deposit at Contract.
10760 NW 138 St. B-4 Hialeah Gardens, FL 33018 Alexandra Industrial	1,359	120	20'	1 Street.	<i>RENTED</i> \$205,850	New Lakefront Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric. Ready to Move In NOW!! Low Maint Fee 10% Deposit at Contract
10750 NW 138 St. A-3 Hialeah Gardens, FL 33018 Alexandra Industrial	1,375	120	20'	1 Street	<i>Negotiable</i> \$180,000	New Lakefront Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric. Ready to Move In NOW!! Low Maint Fee 10% Deposit at Contract
10750 NW 138 St. A-4 Hialeah Gardens, FL 33018 Alexandra Industrial	1,375	120	20'	1 Street	<i>Negotiable</i> \$180,000	New Lakefront Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric. Ready to Move In NOW!! Low Maint Fee 10% Deposit at Contract
10750 NW 138 St. A-5 Hialeah Gardens, FL 33018 Alexandra Industrial	1,375	120	20'	1 Street	<i>Negotiable</i> \$180,000	New Lakefront Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric. Ready NOW! 10% Deposit at Contract. Lease for \$1100/mth
2495 W 78 St. A-5 Hialeah, FL 33016 One Shot Development	1,572	120	20'	1 Street	\$227,940	New Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric. Ready 2nd Qtr 2010. Excellent Area of Hialeah Low Maint Fee 10% Deposit at Contract.
2495 W 78 St. A-6 Hialeah, FL 33016 One Shot Development	1,611	120	20'	1 Street	\$233,595	New Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric. Ready 2nd Qtr 2010. Excellent Area of Hialeah Low Maint Fee 10% Deposit at Contract.
2495 W 78 St. A-7 Hialeah, FL 33016 One Shot Development	1,649	120	20'	1 Street	\$239,105	New Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric. Ready 2nd Qtr 2010. Excellent Area of Hialeah Low Maint Fee 10% Deposit at Contract.
10770 NW 138 St. C-1 Hialeah Gardens, FL 33018 Alexandra Industrial	1,471	120	20'	1 Street	<i>RENTED</i> \$250,000	New Lakefront Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric. STREETFRONT UNIT Ready NOW! Lease for \$1300/mth
10750 NW 138 St. A-6 Hialeah Gardens, FL 33018 Alexandra Industrial	1,720	120	20'	1 Street	<i>RENTED</i> \$250,000	New Lakefront Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric. LAKEFRONT UNIT Ready NOW! 10% Deposit at Contract. Lease \$1600/mo
2495 W 78 St. A-9 Hialeah, FL 33016 One Shot Development	1,743	120	20'	1 Street	\$252,735	New Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric. Ready 2nd Qtr 2010. Excellent Area of Hialeah Low Maint Fee 10% Deposit at Contract.
10750 NW 138 St. A-3 & A-4 Hialeah Gardens, FL 33018 Alexandra Industrial	2,750	240	20'	1 Street	<i>Negotiable</i> \$360,000	New Lakefront Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric. 2 UNITS SIDE BY SIDE Ready NOW! 10% Deposit at Contract

Note: This offering is subject to errors, omissions, prior sale or lease and withdrawal without notice.

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Location	Total Sq. Ft.	Office SF	Ceiling Height	Doors	Price	Comments
2231 W 80 St #7 & #8 Hialeah, FL 33016 Nicoles Industrial Warehouse	2,726	400	20'	2 Street	\$375,000	Excellent Location in 826/I-75 Corridor. Full Bath w/ Shower, HEAVY POWER, 6 Parking Spaces, Low Maint Fee \$270/mth. Tenant Occupied on Month to Month.
10750 NW 138 St. A-3,A-4 & A-5 Hialeah Gardens, FL 33018 Alexandra Industrial	4,125	660	20'	1 Street	\$540,000	New Lakefront Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric. 3 UNITS SIDE BY SIDE Ready NOW! Lease OPTION AVAIL\$3,330/mth
13550 NW 107 Ave. D-1 Hialeah Gardens, FL 33018 JPD Industrial Park	2,360	200	24'	1 Street	\$365,800	Brand New Lakefront Office Warehouses. 2nd Floor Mezzanine, Central A/C in Office, 24' High Ceilings, Fire Sprinklers & Plenty of Parking. NICE CORNER UNIT!!
FOR LEASE						
2550 W 78 St D-1 Hialeah, FL 33016 ICP Commerce Park	1,394	120	20	1 Street	\$850	Excellent Location in 826/I-75 Corridor. Rent includes Water & Trash. Heavy 3 -phase Power. 400 AMPS Ready to MOVE IN. GREAT LOCATION.
10750 NW 138 St. A-4 Hialeah Gardens, FL Alexandra Industrial, LLC.	1,375	120	20'	1 Street	\$1,100	New Lakefront Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric.Ready to Move In NOW!! 1st Month Rent & 2 Month's Security Due at Lease
10780 NW 138 St. D-5 Hialeah Gardens, FL Alexandra Industrial, LLC.	1,375	120	20'	1 Street	\$1,100	New Lakefront Office/Warehouses. 2nd Floor Mezzanine,3 Phase Electric.Ready to Move In NOW!! 1st Month Rent & 2 Month's Security Due at Lease
2388 W 79 St Hialeah, FL 33016 Freetanding Office Warehouse	2,932	300	18'	1 Street	\$2,100	Excellent Freestanding Office/Warehouse. 300 SF office w/Central A/C, Plenty of Parking, Alarm, Ready to Move in. GREAT area of Hialeah. 826 & I-75
10601 NW 123 St Rd. Suite B Medley, FL 33178 NET Construction Building	2,000	2,000	14	FULL OFFICE SPACE	\$2,000	Beautiful Office Space located in MEDLEY. Reception, Large Conference Room, 2 Executive Offices, 2 Baths, Large open Space & 8 Parking Spaces. MUST SEE!!!
2359 W 77 St Hialeah, FL 33016	2,730	120	20'	1 Street	\$2,050	Nice Freestanding Office/Warehouse. Located in I-75 & 826 Corridor. Excellent location for any buiness. Plenty of Parking. 1st Month Rent & 2 Month Sec due at lease
13550 NW 107 Ave. D-1 Hialeah Gardens, FL 33018 JPD Industrial Park	2,360	250	24'	1 Street	\$2,200	Lakefront Office Warehouse with Large Office, Central A/C, Fire Sprinklers, 24' High Ceilings, 400 SF Mezzanine and Plenty of Parking. LAST UNIT LEFT!!

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