

FULLY AIR-CONDITIONED FACILITY AVAILABLE FOR SALE & LEASE

10430 NW 29TH TERRACE, DORAL, FL 33172 | +/- 11,000 SF



PROPERTY HIGHLIGHTS

6 OFFICES /3 RESTROOMS
1 CONFERENCE ROOM & KITCHEN
3 DOCKS & 1 RAMP
3-PHASE 208V (600 AMPS AT THE MAIN DISCONNECTOR)
AUTOMATED SHUTTERS
UNIT HAS BEEN COMPLETELY UPDATED WITH LED LIGHTING ** (SEE SPECS)
POA: \$670.67 QUARTERLY

TOTAL SIZE ~11,000 SF
WAREHOUSE ~9,500 SF
OFFICE ~1,500 SF

SALE PRICE:

\$2,600,000

LEASE RATE:

\$15.00 PSF

PLUS FL SALES TAX



Reshma Parvani
Broker

305-342-9576

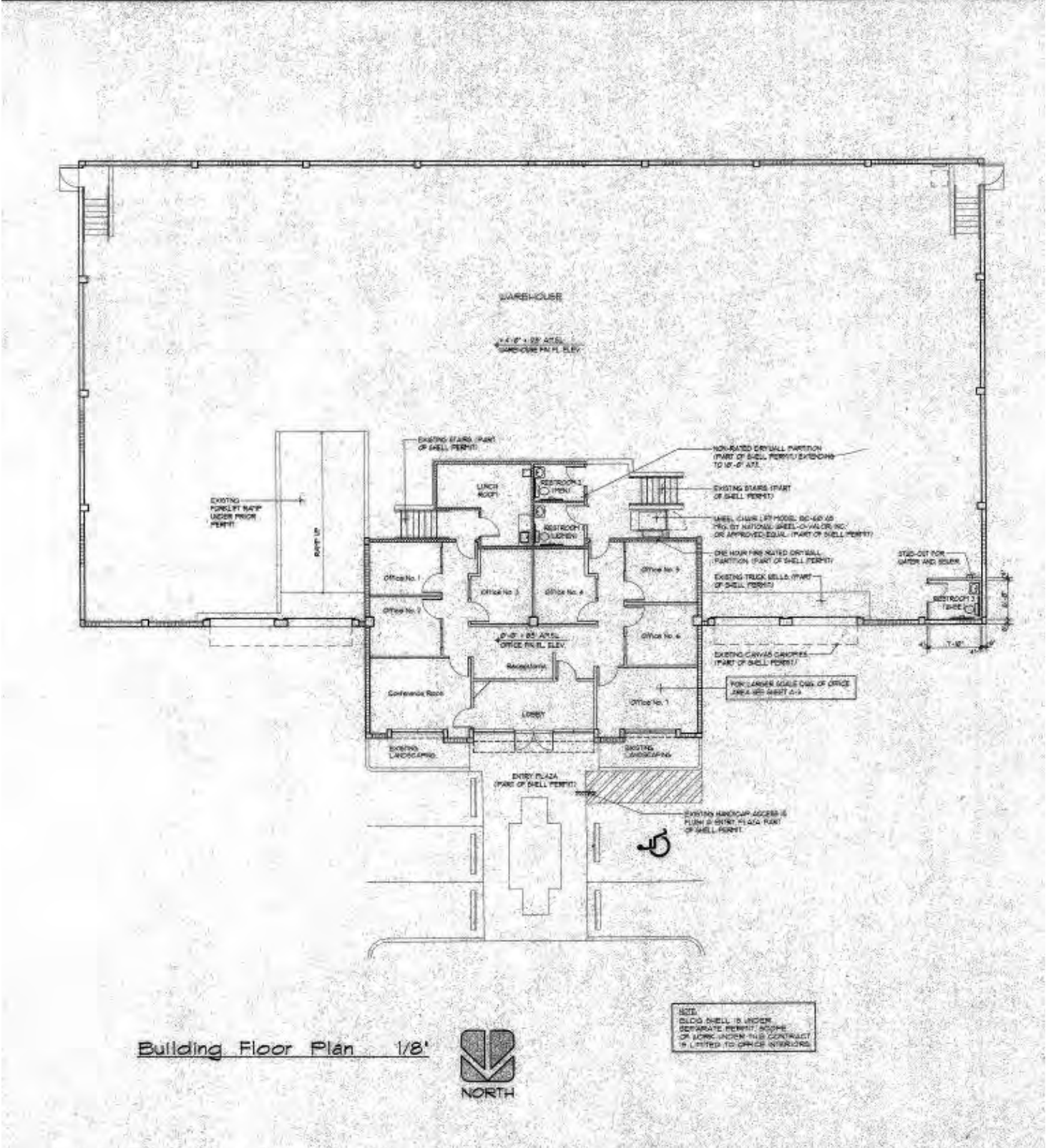
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BUILDING PLANS



ZONING

MIAMI CAP RATES AND EXPECTED RATES OF RETURN BY PROPERTY TYPE, SEGMENT, AND CLASS

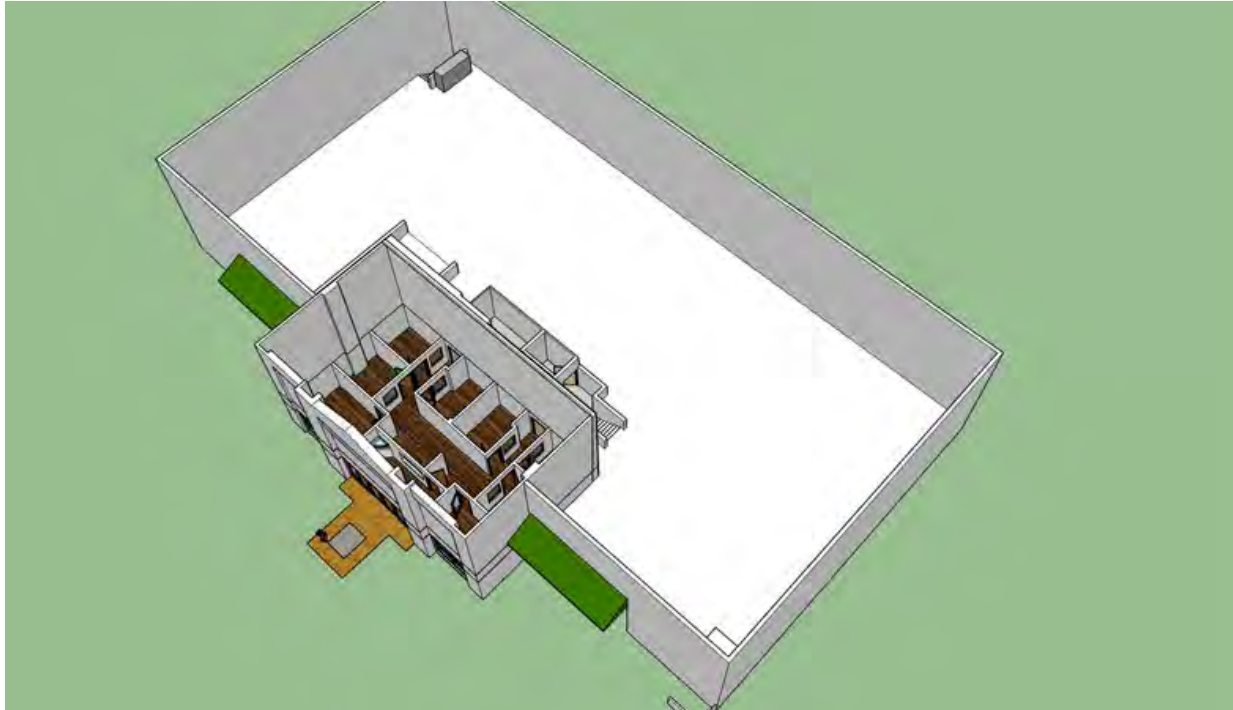
STABILIZED PROPERTY ACQUISITIONS

| SEGMENT | CLASS | CAP RATE | | | SPREAD OVER 10-YR. TREASURY RATE | |
|------------|-------|-------------|-------------|--------------|----------------------------------|-----------------|
| | | H2 2019 (%) | H1 2019 (%) | CHANGE (bps) | H2 2019 (%) EOP | H1 2019 (%) EOP |
| | | | | | 1.92 | 2.00 |
| CBD | ALL | 6.58 | 6.67 | -8 | 466 | 467 |
| | AA | - | - | - | - | - |
| | A | 5.50 | 5.75 | -25 | 358 | 375 |
| | B | 6.50 | 6.50 | 0 | 458 | 450 |
| | C | 7.75 | 7.75 | 0 | 583 | 575 |
| SUBURBAN | ALL | 7.46 | 7.63 | -17 | 554 | 563 |
| | AA | - | - | - | - | - |
| | A | 5.88 | 5.88 | 0 | 396 | 388 |
| | B | 7.75 | 8.00 | +25 | 583 | 600 |
| | C | 8.75 | 9.00 | -25 | 683 | 700 |
| INDUSTRIAL | ALL | 5.54 | 5.54 | 0 | 362 | 354 |
| | A | 4.50 | 4.50 | 0 | 258 | 250 |
| | B | 5.25 | 5.25 | 0 | 333 | 325 |
| | C | 6.88 | 6.88 | 0 | 496 | 488 |

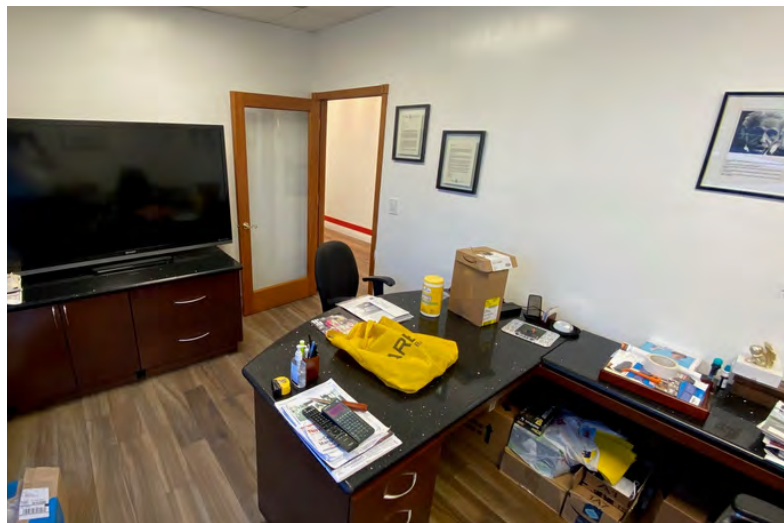
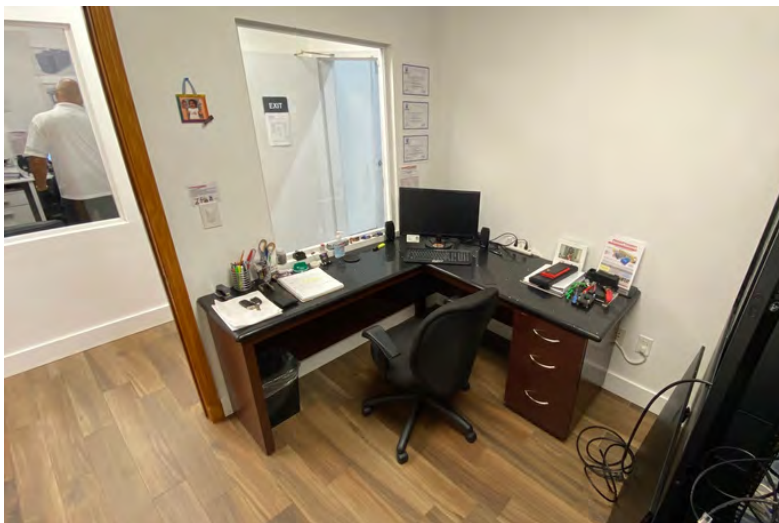
VALUE-ADD PROPERTY ACQUISITIONS

| | EXPECTED RETURN ON COST | | | SPREAD OVER 10-YR. TREASURY RATE | | |
|------------|-------------------------|-------------|--------------|----------------------------------|-----------------|-----|
| | H2 2019 (%) | H1 2019 (%) | CHANGE (bps) | H2 2019 (%) EOP | H1 2019 (%) EOP | |
| | | | | 1.92 | 2.00 | |
| | 7.67 | 7.67 | 0 | 575 | 567 | |
| | - | - | - | - | - | |
| | 6.75 | 6.75 | 0 | 483 | 475 | |
| | 7.50 | 7.50 | 0 | 558 | 550 | |
| | 8.75 | 8.75 | 0 | 683 | 675 | |
| | 8.46 | 8.63 | -17 | 654 | 663 | |
| | - | - | - | - | - | |
| INDUSTRIAL | ALL | 6.88 | 6.88 | 0 | 496 | 488 |
| | A | 8.75 | 9.00 | -25 | 683 | 700 |
| | B | 9.75 | 10.00 | -25 | 783 | 800 |
| | C | 6.04 | 6.29 | -25 | 412 | 429 |

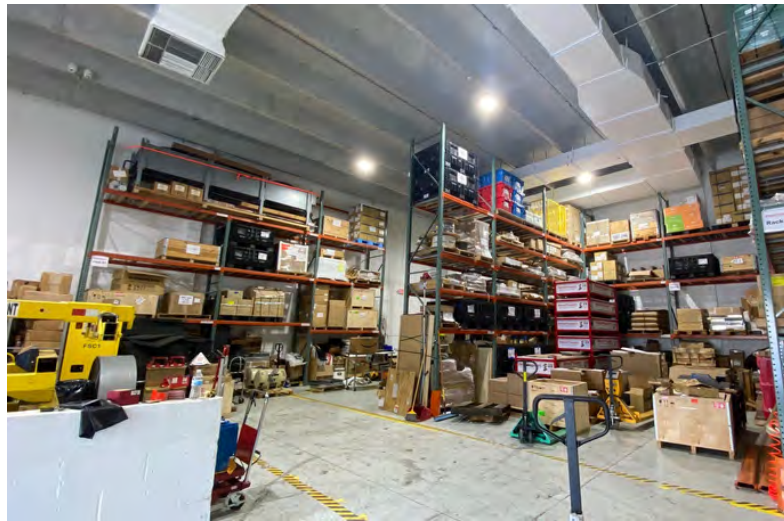
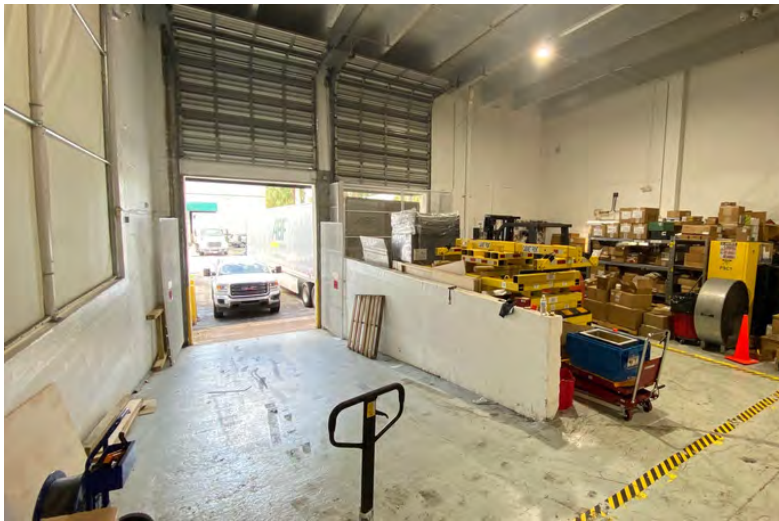
PHOTOS



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