

INVESTMENT OPPORTUNITY +/- 20,000 SQ. FT.



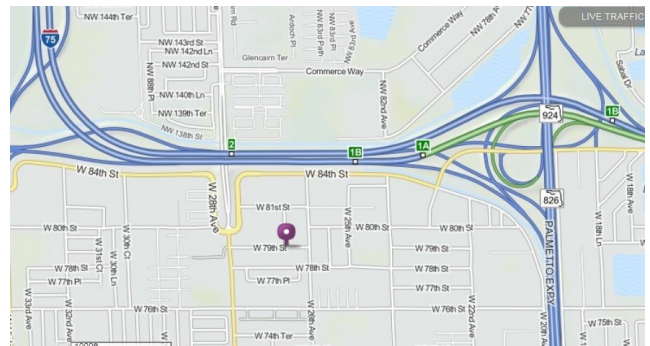
2640-2666 WEST 79 STREET, HIALEAH, FL 33016

Location: Palmetto I-75 Industrial Park

MULTI-BAY INDUSTRIAL FACILITY

Features:

- ± 20,000 Sq. Ft. Total of 8 Bays
- (2) Bays of 3,250sf & (6) Bays of 2,250sf
- 1 Street Level Door per Bay
- 18' Clear, Twin Tee, Built 1988
- Potential Income: \$170,000/ \$8.50psf (Gross)
- Actual Income: \$120,557/ \$6.02psf (Gross)
- Expenses: \$48,300



Daniel P. Cook

Licensed Real Estate Broker

(305)362-2299

(305)362-4488 Fax

www.cookcommercialrealty.com

dancook@cookcommercialrealty.com

*Information contained herein has been obtained from owner of the property/ from other sources that we deem reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.*