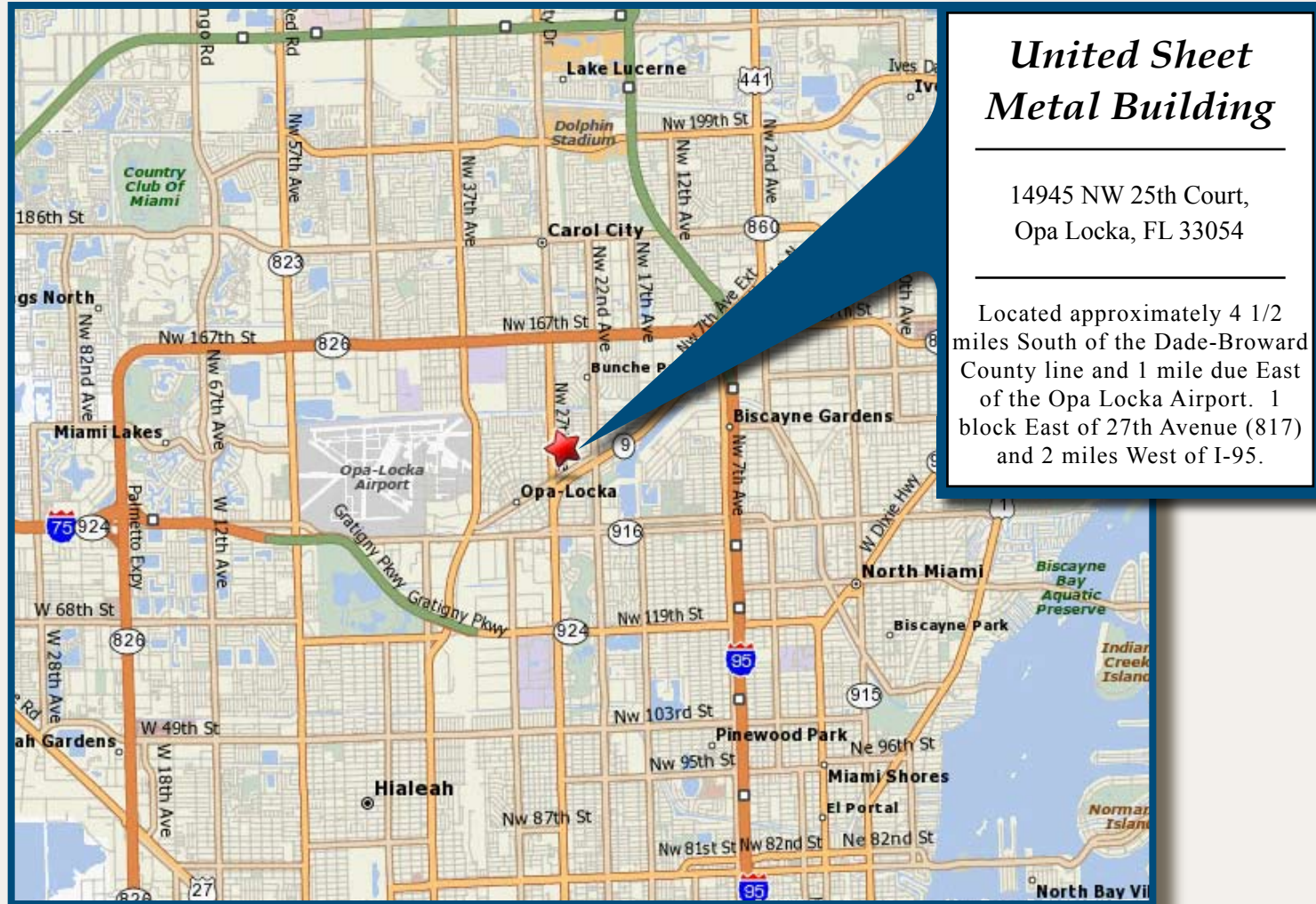


# Location

## United Sheet Metal Building

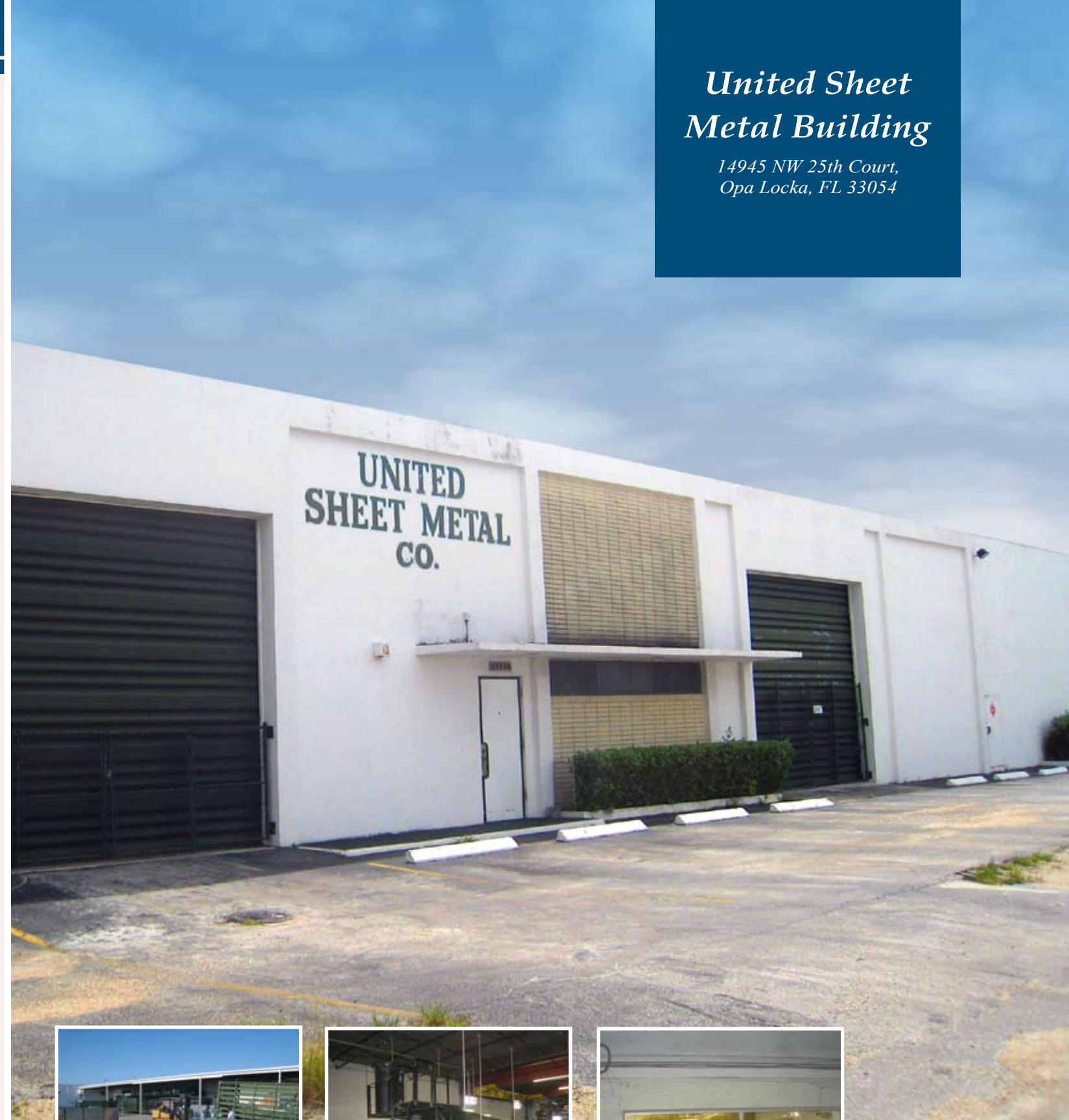
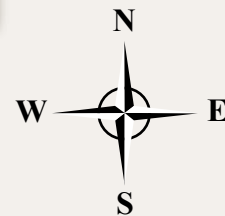
14945 NW 25th Court,  
Opa Locka, FL 33054



### United Sheet Metal Building

14945 NW 25th Court,  
Opa Locka, FL 33054

Located approximately 4 1/2 miles South of the Dade-Broward County line and 1 mile due East of the Opa Locka Airport. 1 block East of 27th Avenue (817) and 2 miles West of I-95.



Contact Peter Chinnock  
Phone: 561.750.1030  
Email: pchinnock@pennflorida.com



- Brokerage
- Asset Management
- Development
- Investment Services
- Design & Architecture
- Construction

1515 North Federal Highway Suite 306  
Boca Raton, Florida 33432  
Phone: 561.750.1030  
Fax: 561.391.2676  
Email: realestate@pennflorida.com  
Web: www.pennflorida.com



Leasing by

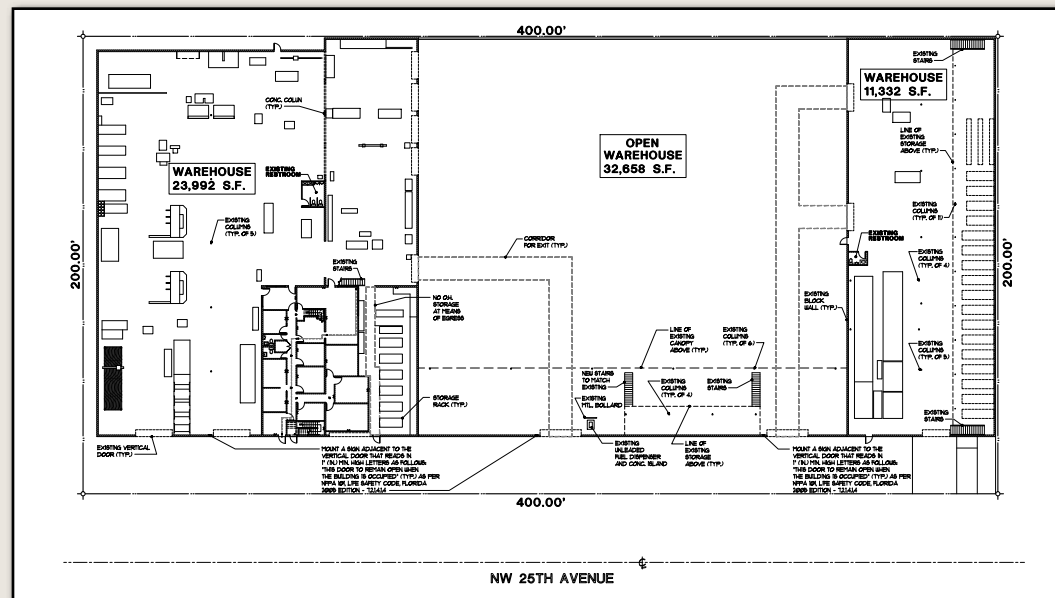


## Property Information



### Description

Built in 1967, and extensively remodeled in 1983. Improvements include 2 warehouse buildings separated by an exterior courtyard area which is accessed via 4 large roll up doors on the west (street side) of the property.



## Amenities & Services

- Total Space Available: 42,560 SF
- Rental Rate: \$5.95 /SF/Year
- Min. Divisible: 14,400 SF
- Max. Contiguous: 42,560 SF
- Property Type: Industrial
- Property Sub-type: Manufacturing
- Building Size: 42,560 SF
- Year Built: 1967/1983
- Lot Size: 80,000 SF
- Zoning Description: I-2, Industrial, Opa Locka
- Lease Type: NNN
- Date Available: Feb 2010
- Lease Term: Negotiable
- No. Parking Spaces: 40++
- Office SF: 7162 SF
- No. Drive In / Grade-Level Doors: 10
- Clear Ceiling Height: 18 ft.
- Sewer: City Of Opa Locka
- Gas
- Block Stucco
- Currently Set Up For Sheet Metal Fabrication
- Fully Enclosed Courtyard For Staging Materials
- 1 Block To Police Station
- Heavy 3 phase, 2100A Electrical Service