

# INDUSTRIAL BLDG FOR SALE

2330-50 NW 149TH STREET, OPA-LOCKA, FL 33054



## PROPERTY DESCRIPTION

The facility operates as a "Material Recovery Facility" for cardboard, paper and plastic. It is strategically located between Miami Dade and Broward Counties, sits on 5.07 acres, and offers three interconnected buildings totaling 164,311 SF under a roof with ceiling heights between 31-42 feet. Additionally, the property has 20 overhead doors with sufficient clearance for waste collection trucks, five loading docks for outbound shipments, and two certified scales. The City of Opa-Locka began an extensive water, sewer, drainage, and roadway infrastructure improvement project in February 2023.

## FEATURES

- Lot Size: 222,832 SF
- Building Size: 164,311 SF
- Loading: Street & Dock
- Clear Ceiling High: 31-42
- Electrical Service: 3 Phase 240V
- Zoning: IU-2

## LOCATION DESCRIPTION

Strategically located between two of the largest metropolitan cities in South Florida, Fort Lauderdale, and Miami, this area is undergoing extensive repairs to its surrounding access. It's close to massive distribution centers, including Amazon, Packing Corporations of America, Win Dixie, Publix, Aldi, TJ Max, and Walmart, making it an ideal hub for recycling and distribution companies. With easy access to main highways (I-95, Palmetto & Turnpike) and proximity to Port of Miami, Port Everglades, Miami International Airport, and Opa-Locka Executive Airport, the "MRF" offers an excellent location for businesses in South Florida.

- Pre - Cast Concrete, CBS, and Steel
- 1 Block from Opa-Locka Police Station
- Next to SR-9 & NW 22 Ave
- Multi-Tenant Property
- **Sale Price: \$29,576,000.00**

## MORE INFORMATION

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## THREE (3) SEPARATE FOLIOS

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## ADDITIONAL PHOTOS

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# 2330 NW 149TH ST

## OPA-LOCKA INDUSTRIAL PARK

Opa Locka, FL 33054



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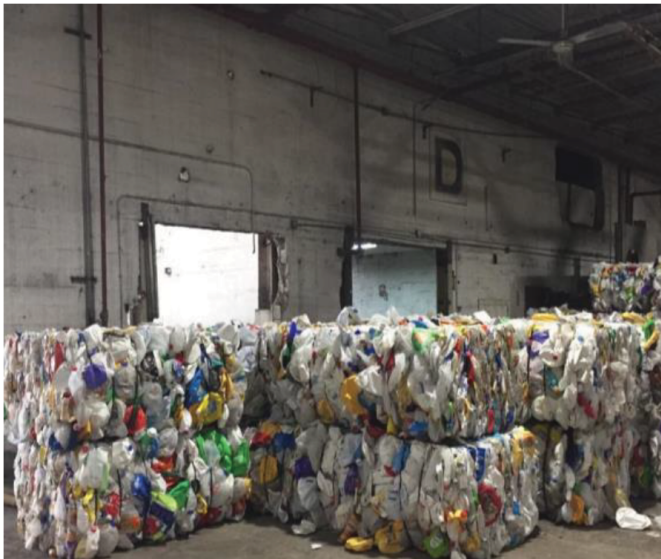
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