

FOR LEASE

HIGH-END
CORPORATE HQ

CLASS A+ BUILD-TO-SUIT WAREHOUSE IN DORAL'S PREMIER BUSINESS PARK

10405 NORTHWEST 19TH STREET
DORAL, FL 33172

IDEAL FOR INNOVATIVE TECH/MEDICAL

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | leesouthflorida.com



PRESENTED BY:

Michael D. Hinton, CCIM

Principal

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents a rare, high-spec warehouse ideal for owner-users seeking a corporate-level facility. This free-standing building offers shell office space ready for custom buildout, making it an exceptional fit for high-end tech companies, medical use, or cold storage solutions. Offering 40,445 SF of prime industrial space, this free-standing facility offers a prestigious location, security, and the ability to operate without the confines of shared truck courts or restrictive neighbors and landlords. The property is tailored for efficient logistics and modern operations with 32-foot clear heights, 8 exterior dock doors, and 1 drive-in bay. It features 3,500 SF of shell office space for custom buildout, ESFR sprinkler systems, and 36 parking spaces. Situated on a secure 2.52-acre lot, this facility delivers HQ-level standards for owner-users.



For more information, please contact one of the following individuals:

MARKET ADVISORS

MICHAEL D. HINTON, CCIM

Principal
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mhinton@lee-associates.com

PROPERTY HIGHLIGHTS

- New Corporate-Level Warehouse with Prime Access to Miami International Airport



Scarce Prime Developable Land:

40,445 SF free-standing, build-to-suit industrial space
3,500 SF of shell office space ready for customization
8 exterior dock doors
1 drive-in bay
36 parking spaces
2.52-acre secure site



Prime Location:

Located within International Corporate Park in the heart of Doral.



Exceptional Freeway Access:

Direct connectivity to Florida's Turnpike, Dolphin Expressway (SR 836), and Palmetto Expressway (SR 826)

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
10405	Available	40,445 SF	NNN	\$22.50 SF/yr

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Class A+ Build-to-Suit Warehouse in Doral's Premier Business Park
STREET ADDRESS	10405 Northwest 19th Street
CITY, STATE, ZIP	Doral, FL 33172
COUNTY	Miami Dade
MARKET	South Florida
NEAREST AIRPORT	Miami International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	7600 - Industrial
LOT SIZE	2.52 Acres
APN #	35-3032-022-0035
LOT FRONTAGE	411.49 ft
LOT DEPTH	315.69 ft

BUILDING INFORMATION

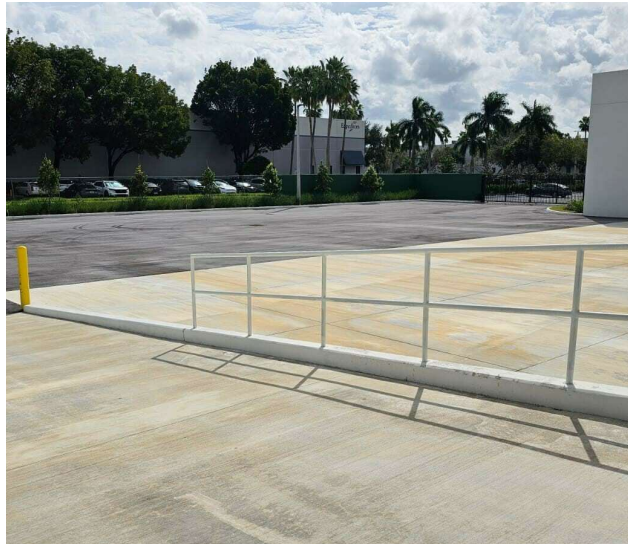
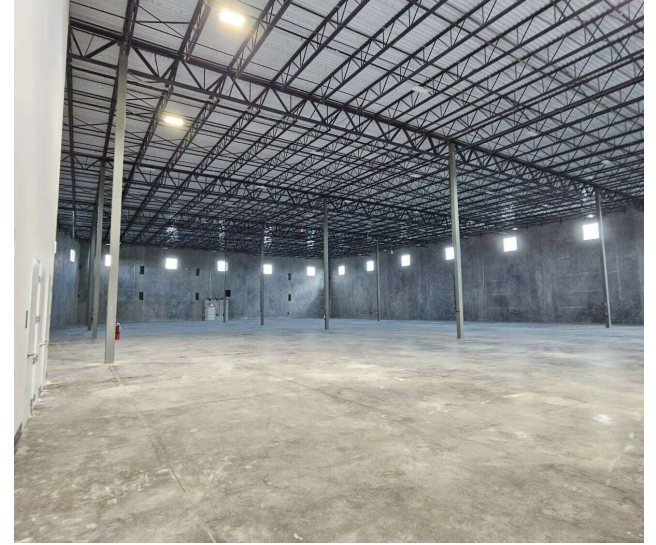
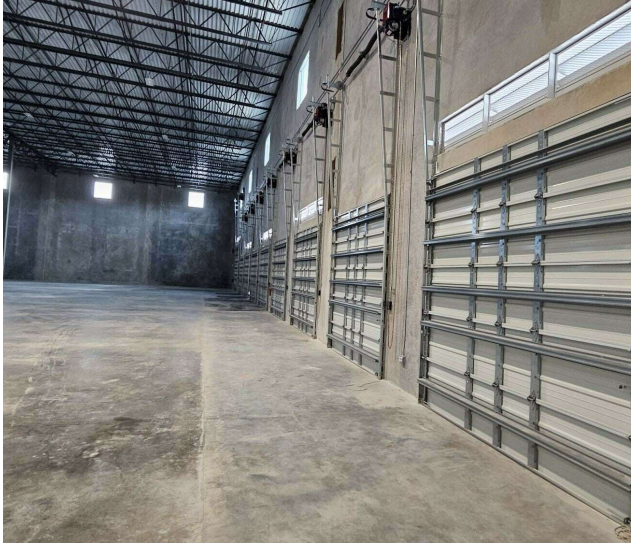
BUILDING SIZE	40,445 SF
TENANCY	Single
CEILING HEIGHT	32 ft
OFFICE SPACE	3,500 SF
YEAR BUILT	2024
CONSTRUCTION STATUS	Build to suit

PARKING & TRANSPORTATION

NUMBER OF PARKING SPACES	36
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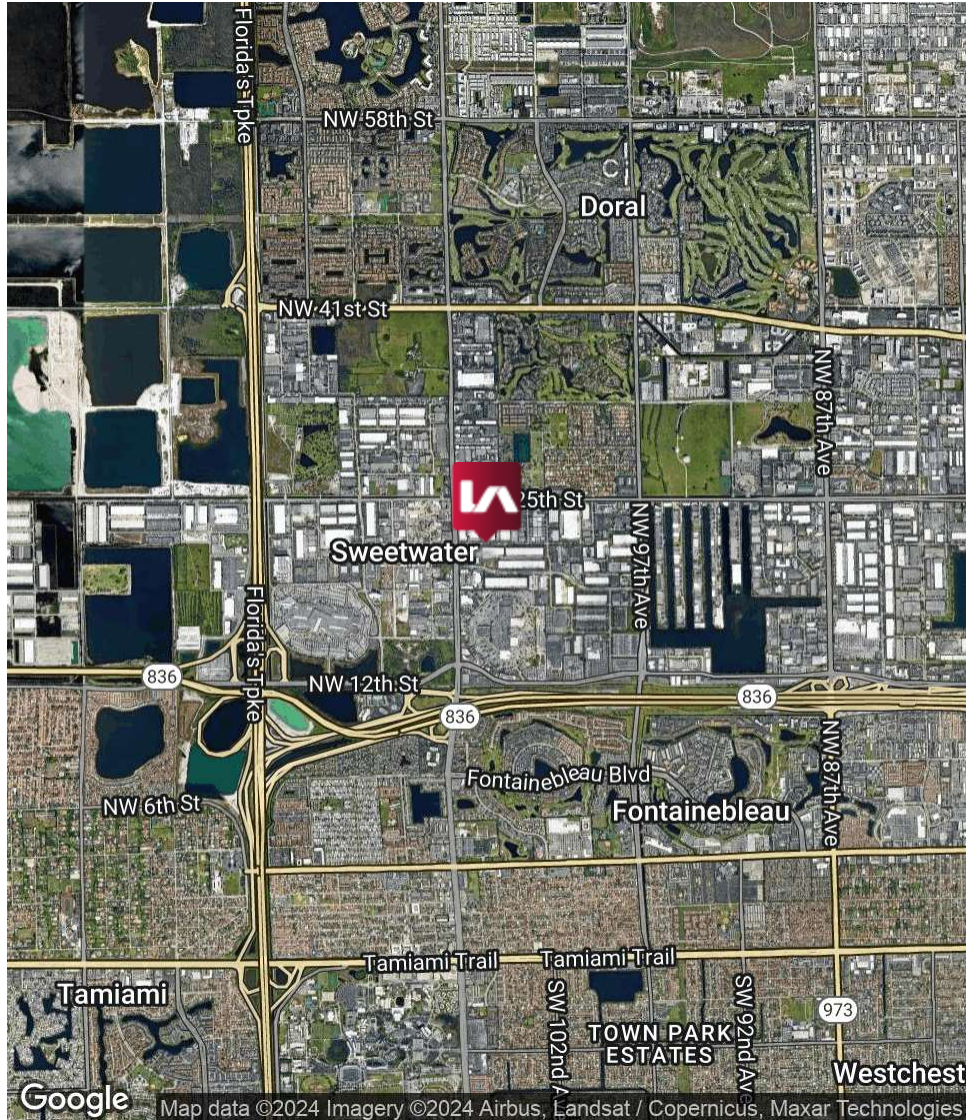
WAREHOUSE



DORAL CORPORATE HEADQUARTERS'



REGIONAL MAP



LOCATION OVERVIEW





Located in the heart of Doral, within Miami's sought-after Airport West submarket, the property benefits from unparalleled access to Miami International Airport and major regional highways, including the Palmetto Expressway (SR 826) and Dolphin Expressway (SR 836). The surrounding business park fosters a professional environment, attracting corporate tenants and specialized industries. With a blend of premier location, infrastructure, and access, this property offers an unmatched opportunity for businesses requiring top-tier warehouse space in Miami.

CITY INFORMATION

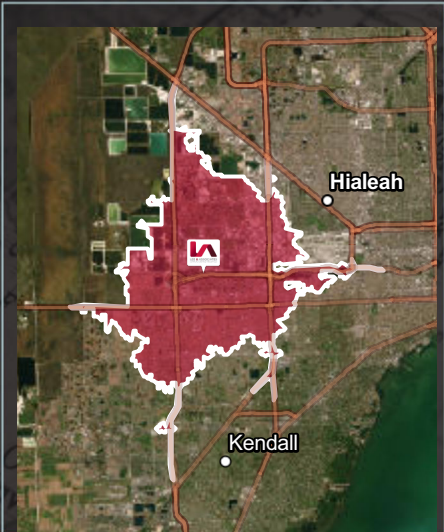
CITY: Doral
MARKET: South Florida

DEMOGRAPHIC PROFILE

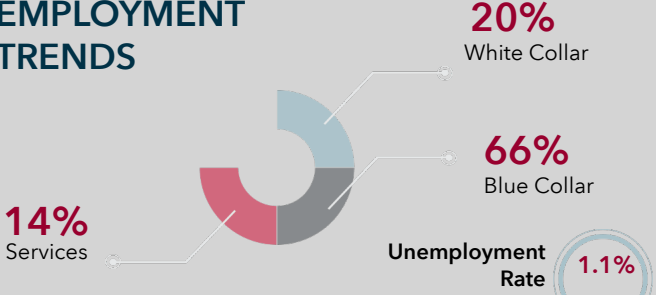
— KEY FACTS —

 310,200 Total Population	<h3>EDUCATION</h3> <p>17% No High School Diploma</p> <p>23% High School Graduate</p> <p>21% Some College</p> <p>39% Bachelor's/Grad/Prof Degree</p>
 \$98,944 Average Household Income	
 43.1 Median Age	
 2.9 Average Household Size	

Drive time of 15 minutes



EMPLOYMENT TRENDS



20%	White Collar
66%	Blue Collar
14%	Services
1.1%	Unemployment Rate

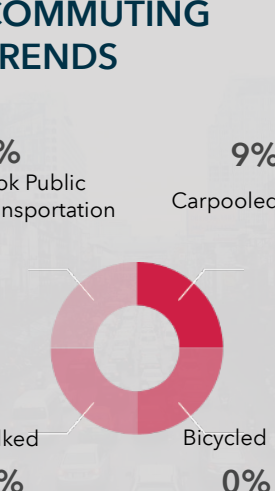
DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
387,918	243,909	144,009

BUSINESS


 30,715	 228,856	 43,180,774,794
Total Businesses	Total Employees	Total Sales

COMMUTING TRENDS




1%	Took Public Transportation
9%	Carpooled
1%	Walked
0%	Bicycled

NEARBY AMENITIES



1,169
Number of Restaurants



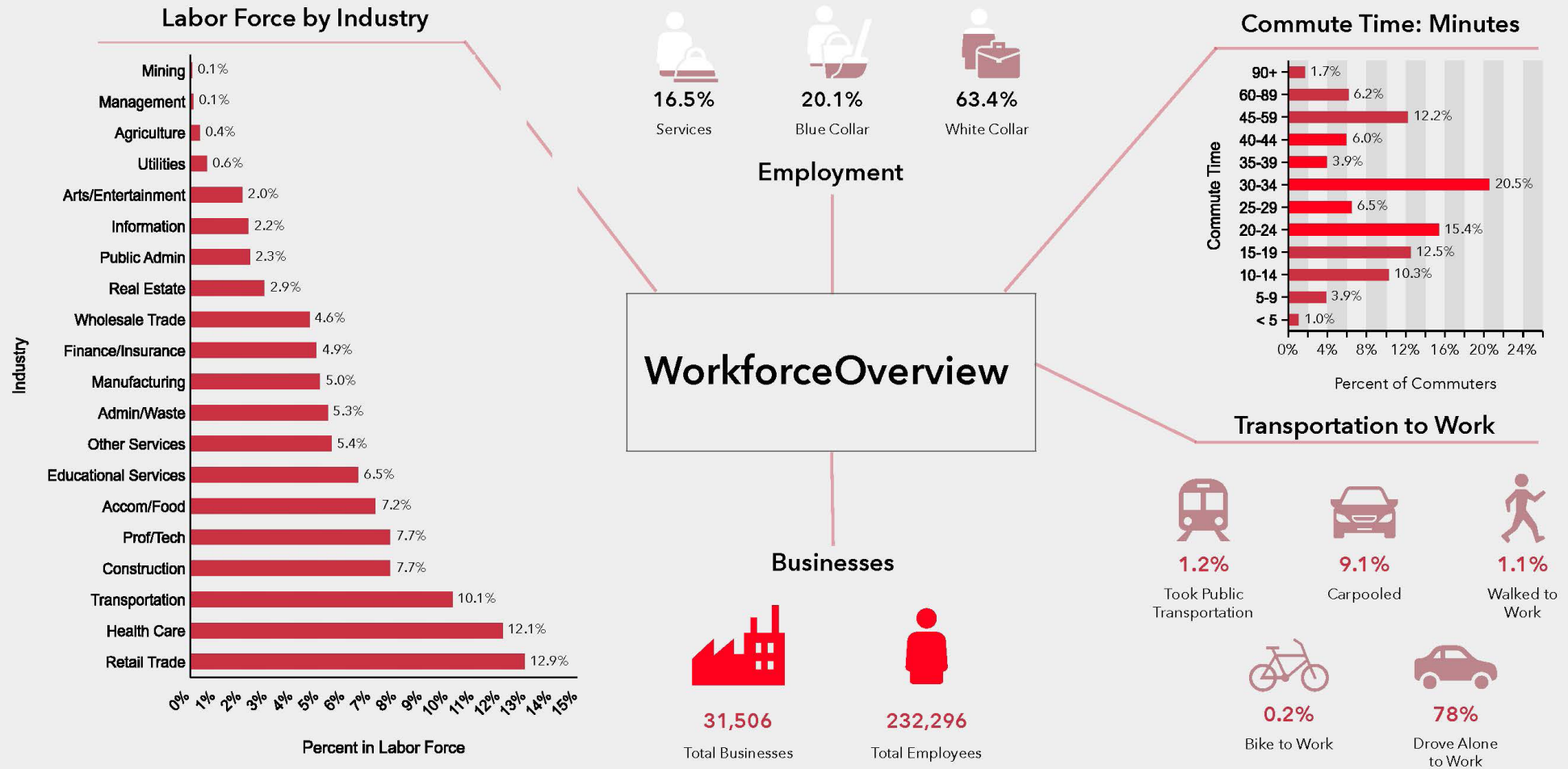
5,014
Retail Businesses

ECONOMIC DEVELOPMENT PROFILE

Economic Development Profile

10405 NW 19th St, Doral, Florida, 33172 4

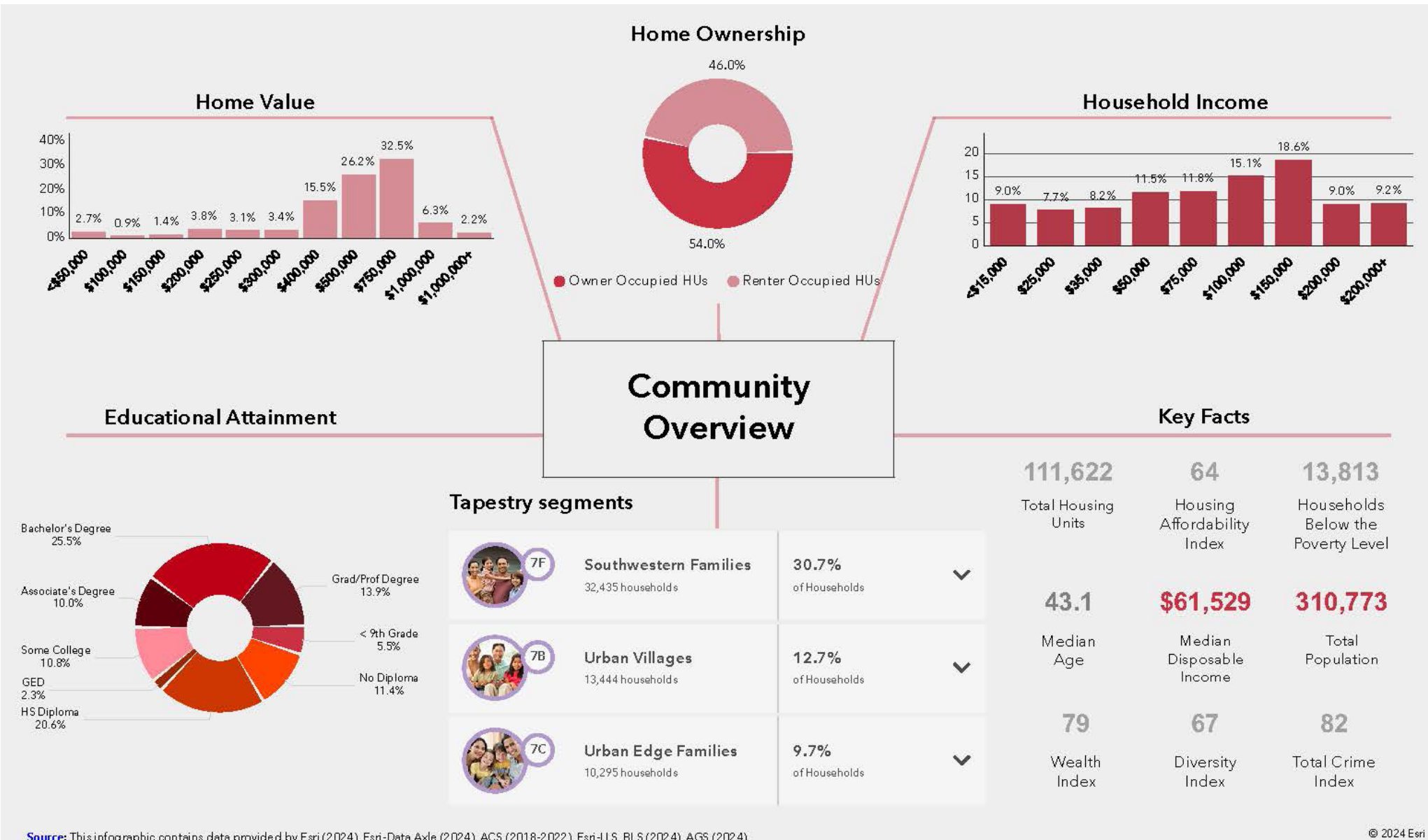
Drive time of 15 minutes



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

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ECONOMIC DEVELOPMENT PROFILE



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