

Industrial



# Americas Gateway Park

**FOR SUBLICENSE**

8800 NW 24th Terrace | Miami, FL 33172

Total Available: **11,069 SF**

Lease Rate & Type **\$23.00 PSF, IG**

**For More Information**

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# Americas Gateway Park

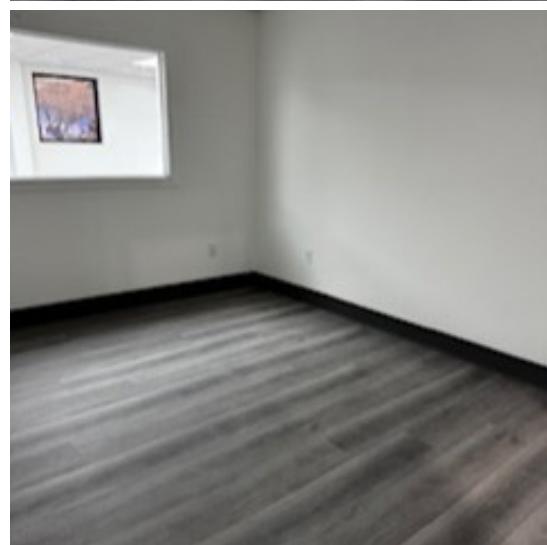
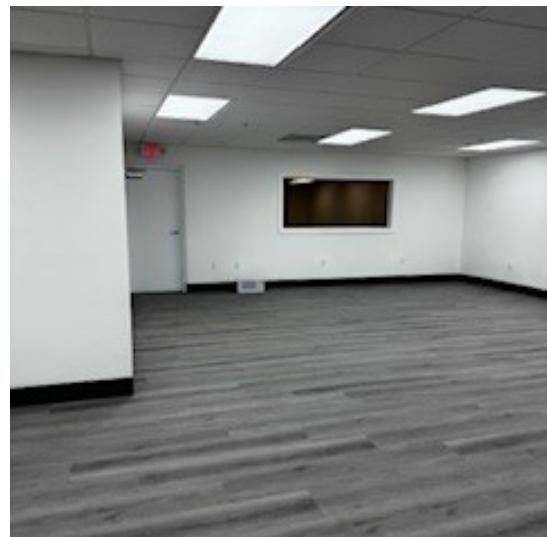
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## Property Features

- 11,069 SF available
  - » 8,969 SF of warehouse
  - » 2,100 SF of office
- Two (2) docks, one (1) ramp
- Prominent frontage along NW 25th Street

## Location Features

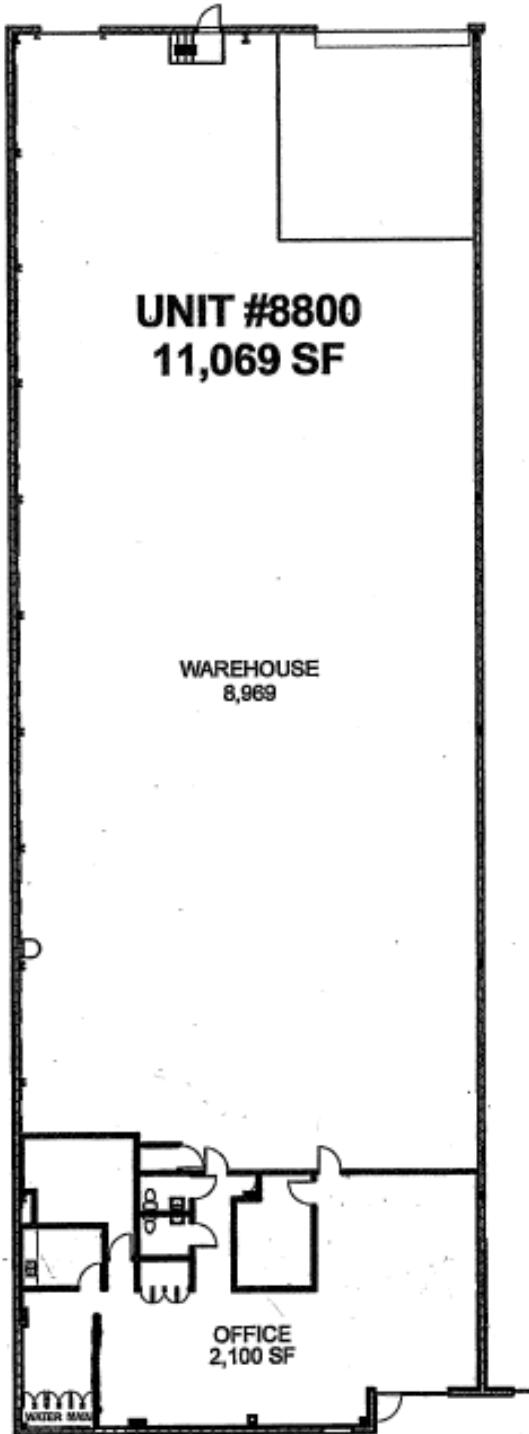
- Strategically located in the heart of Doral, with direct access from NW 87th Avenue and NW 25th Street
- 2 miles from SR 836, Palmetto Expressway ( with access to Florida's Turnpike, I-95 and I-75)
- Located just 12 miles from the Port of Miami
- Approximately 3 miles from Miami International Airport (MIA)
- Great proximity to all major thoroughfares



# Floor Plan

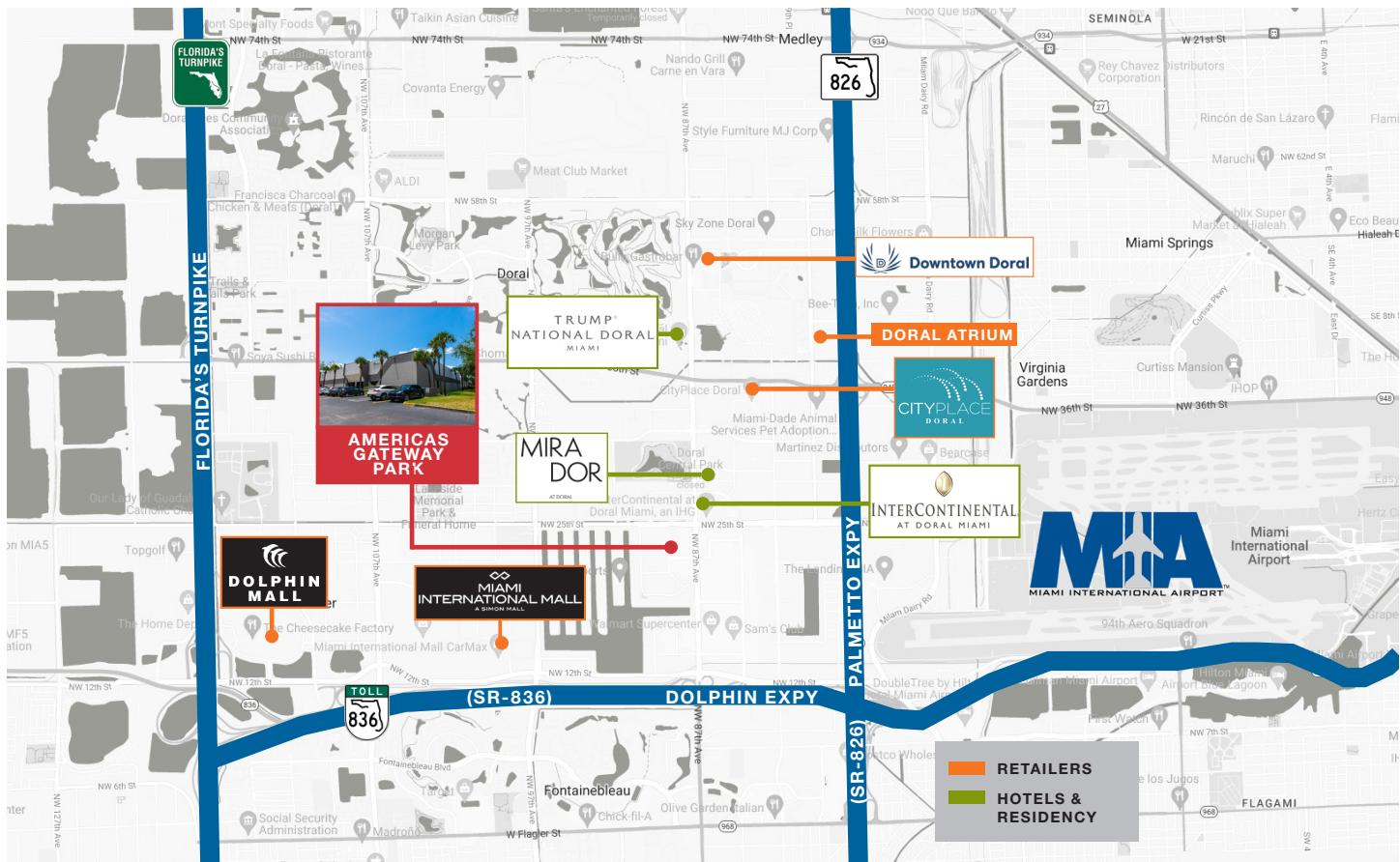
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**11,069 RSF**



# Aerial Map

8800 NW 24th Terrace | Miami, FL 33172



DOLPHIN EXPRESSWAY  
(SR-836)  
± 1.3 Miles



PALMETTO EXPRESSWAY  
(SR-826)  
± 2.2 Miles



MIAMI INTERNATIONAL  
AIRPORT (MIA)  
± 2.6 Miles



PORT OF MIAMI  
± 12.1 Miles

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