

DOLPHIN

COMMERCE CENTER

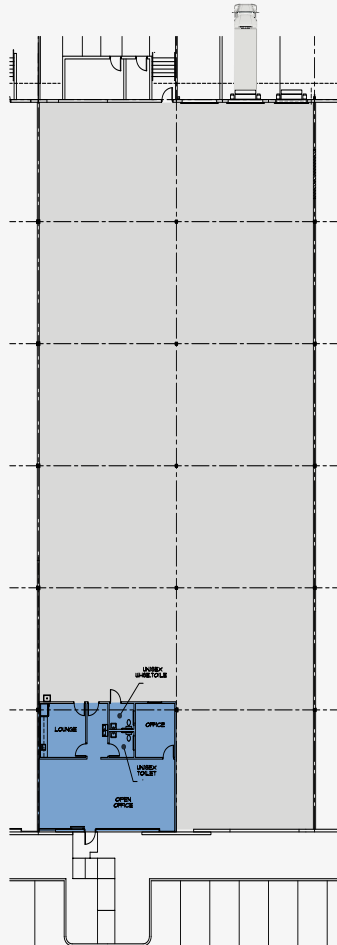
11250 NW 25TH STREET, DORAL

±14,420 SF
FOR LEASE



SUITE 112

| | |
|--------------|------------------|
| AVAILABLE SF | ±14,420 SF |
| OFFICE SF | ±1,195 SF |
| WAREHOUSE SF | ±13,225 SF |
| CLEAR HEIGHT | 24' |
| LOADING | 2 Docks + 1 Ramp |
| AVAILABLE | Q1 2026 |
| 2025 OPEX | \$4.59 PSF |



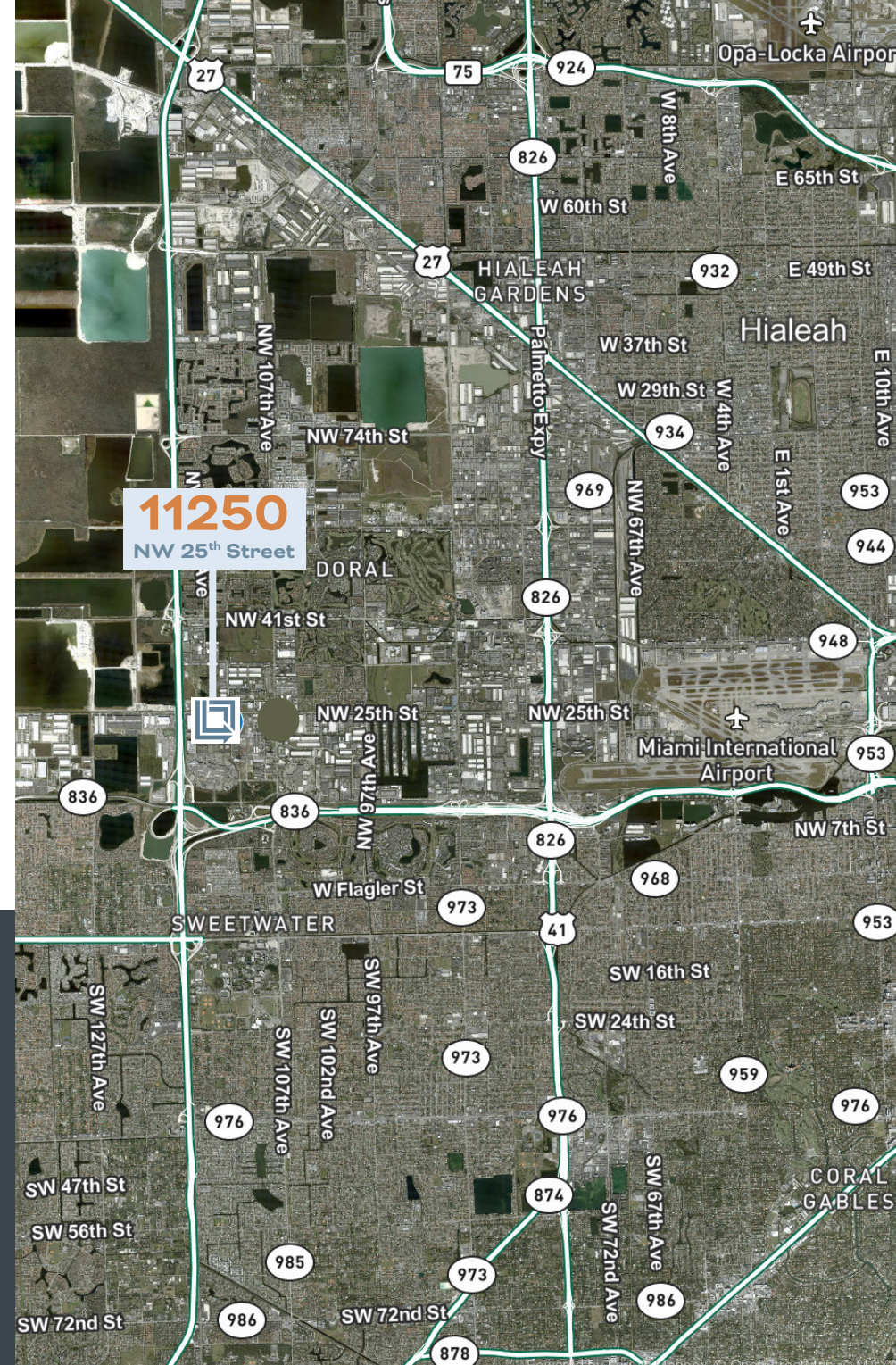
Dolphin Commerce Center is a Class A Industrial Park totaling 709,480 SF in five buildings. Ideally located in the highly sought-after Doral market, the buildings feature highly functional specifications including tilt-up concrete construction, 24'–28' clear heights, 125'–160' (shared) truck court depths, ample 1.4 : 1,000 SF car parking ratio and pleasing curb appeal.



LOCATION HIGHLIGHTS



- » Great location in the Airport West submarket
- » Direct connectivity to Florida's Turnpike, Dolphin Expressway (836) and the Palmetto Expressway (826)
- » 4.2 miles to Miami International Airport cargo terminals via NW 25th Street
- » Hotels, restaurants and retail all within close proximity
- » Directly adjacent to Dolphin Mall





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