

# DOLPHIN COMMERCE CENTER

11200 NW 25<sup>TH</sup> STREET, DORAL

±29,056 SF  
FOR LEASE

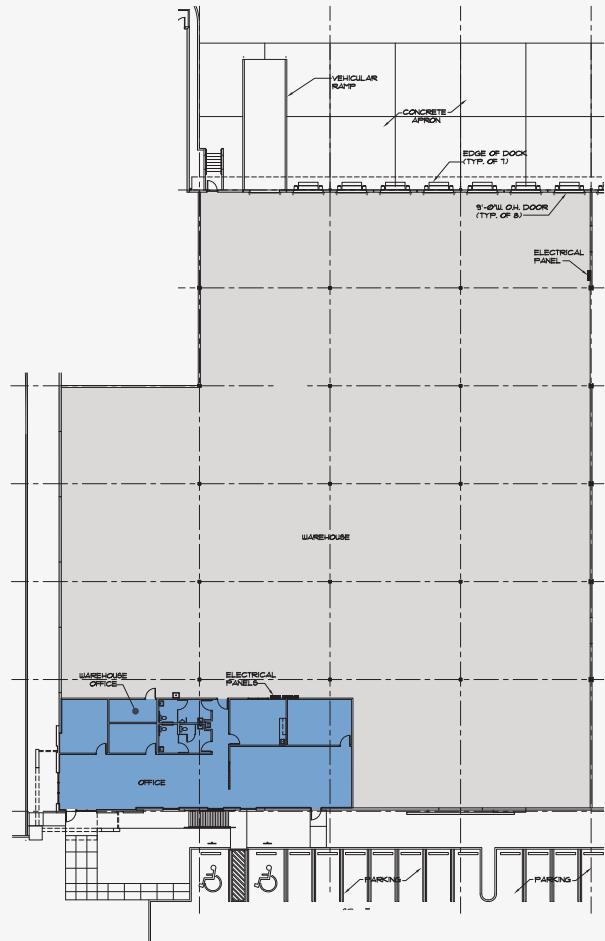


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## SUITES 101

AVAILABLE SF	±29,056 SF
OFFICE SF	±3,243 SF
WAREHOUSE SF	±25,813 SF
CLEAR HEIGHT	24'
LOADING	7 Docks + 1 Ramp
AVAILABLE	Immediately
2025 OPEX	\$5.16 PSF
NNN	\$18.25



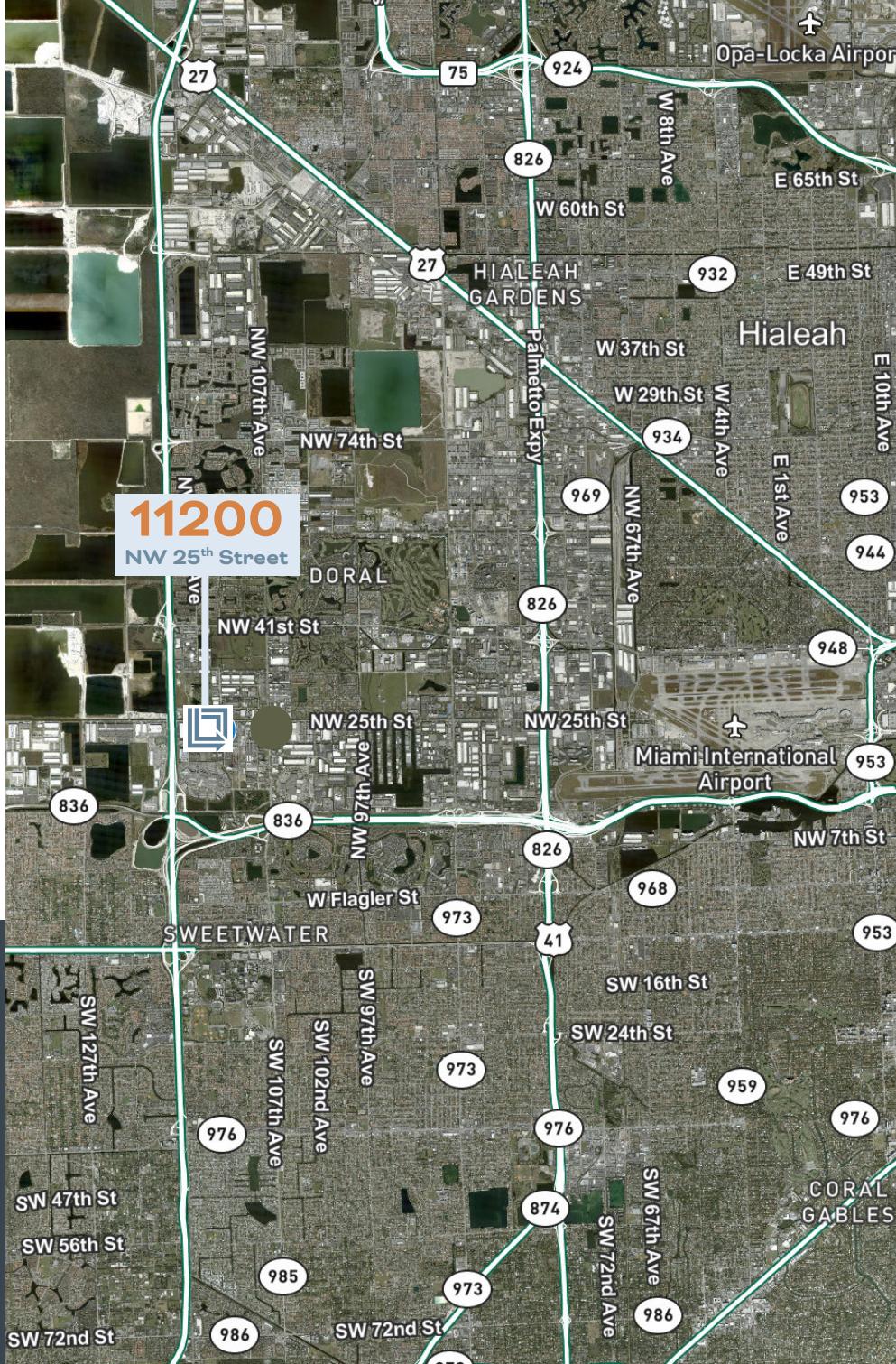
**Dolphin Commerce Center is a Class A Industrial Park totaling 709,480 SF in five buildings. Ideally located in the highly sought-after Doral market, the buildings feature highly functional specifications including tilt-up concrete construction, 24'-28' clear heights, 125'-160' (shared) truck court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



## LOCATION HIGHLIGHTS



- » Direct frontage on NW 25th Street
- » 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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