

**OFFICE | SHOWROOM | WAREHOUSE | FOR LEASE**



**S | SMITH**  
COMMERCIAL PROPERTY GROUP

**11463 Northwest 34th Street, Doral, Florida**

**CONTACT US**

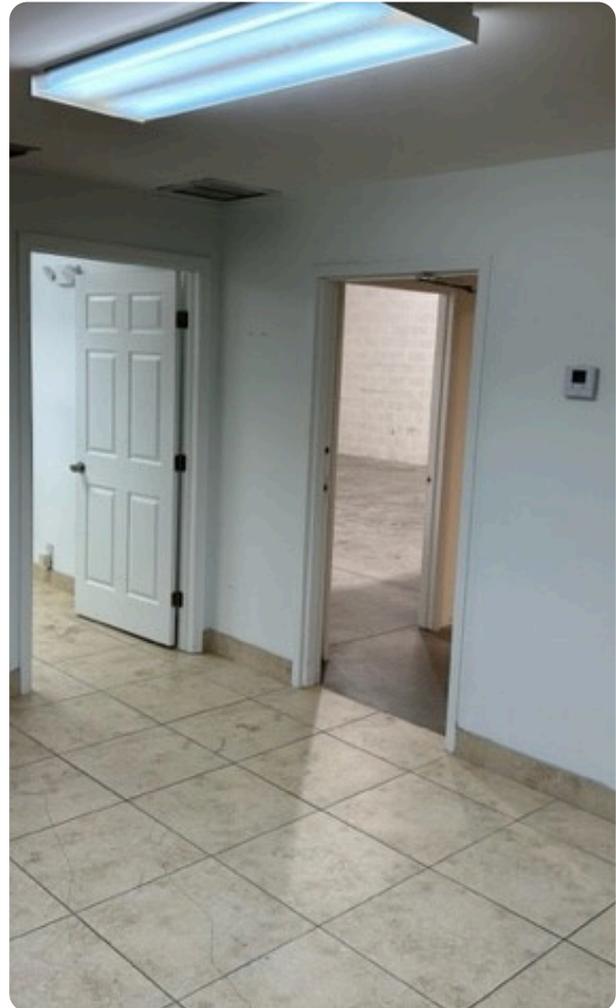
**ANGELA PRADA**

Senior Commercial Advisor  
(305) 215-4500  
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## PROPERTY DESCRIPTION

**Total: 2,129 SF.**

- ✓ Office / Showroom / Warehouse.
- ✓ 350 SF Office space plus large space under A/C.
- ✓ 1 Street loading door.



- ✓ 18' clear height
- ✓ Parking ratio: 1.0/1,000 SF
- ✓ Plenty of space to load and unlo

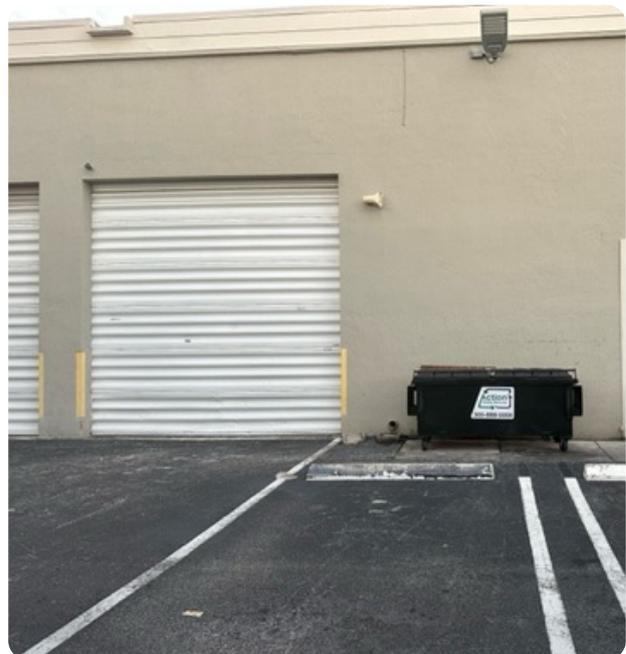
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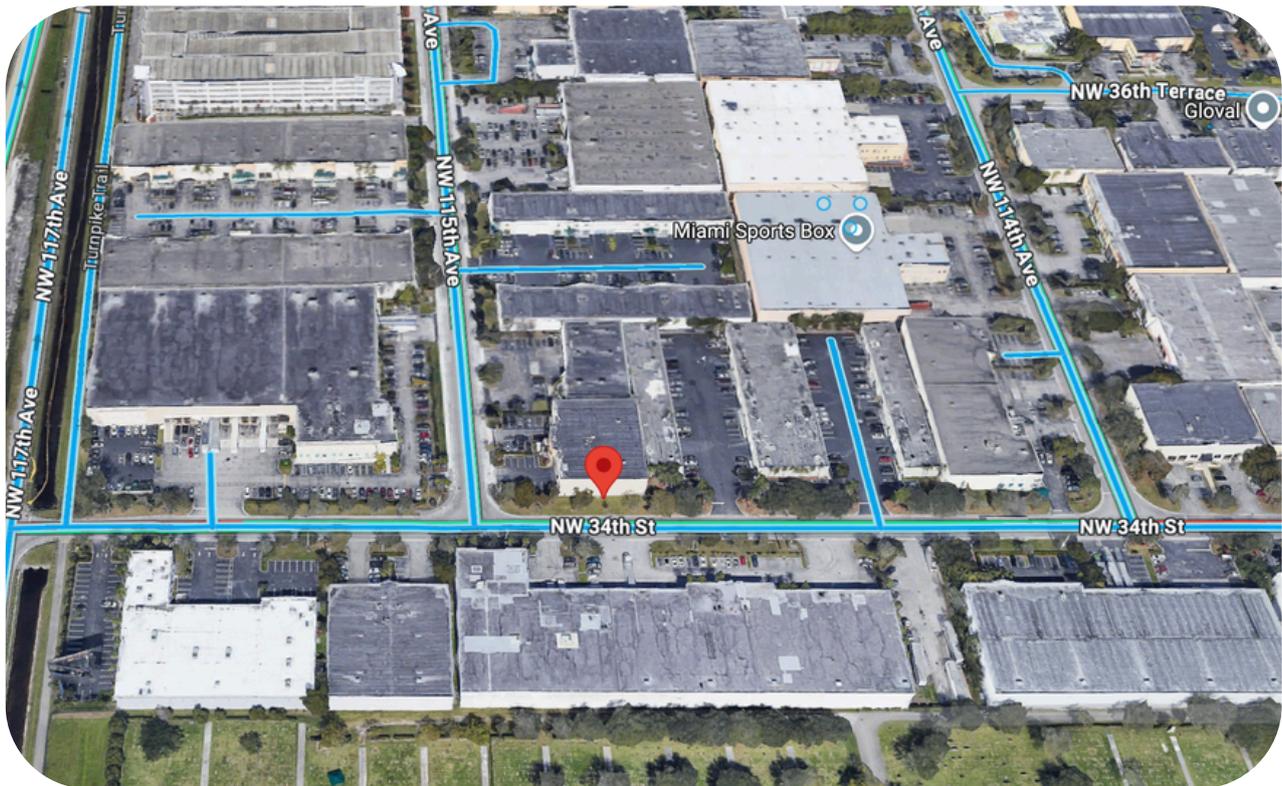
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## PROPERTY LOCATION

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Strategically located in Doral, Florida, this property is near major access routes such as the Florida Turnpike and the Dolphin Expressway (SR-836), ensuring excellent connectivity and ease of transportation. Additionally, its proximity to Miami International Airport and the Port of Miami, both less than 20 miles away, makes it an ideal choice for logistics and commercial operations. The area offers a wide range of amenities, including restaurants, retail stores, and hotels, providing a dynamic and convenient environment for any business.

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## STRATEGIC LOCATION

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The property at 11463 NW 34th Street, Doral, Florida is located at the following approximate distances from key points:



**Port of Miami**  
About 15 miles east.



**Dolphin Expressway  
(SR-836)**  
About 1.5 miles south.



**Miami Int. Airport**  
About 9 miles east.



**Proximity to  
Turnpike**  
About 2 miles west.