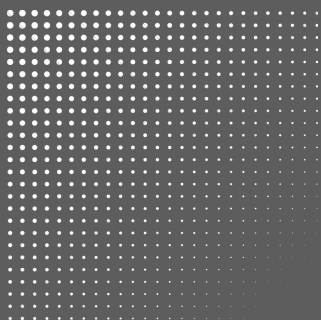




8228 NW 30th Terrace  
Doral, FL 33122



**FOR LEASE**  
**\$20.35 NNN**

## Property Highlights

- 5,600 SQFT Total –
- 2,000 SQFT of Office –
- 3,600 SQFT of Warehouse –
- Three-Phase Power –
- 22' Clear Ceiling Height –
- Racks Included –
- 11 Parking Spaces –
- 2 Docks/ 1 Ramp –
- OPEX \$6.15 PSF –
- Twin-T Concrete Roof –



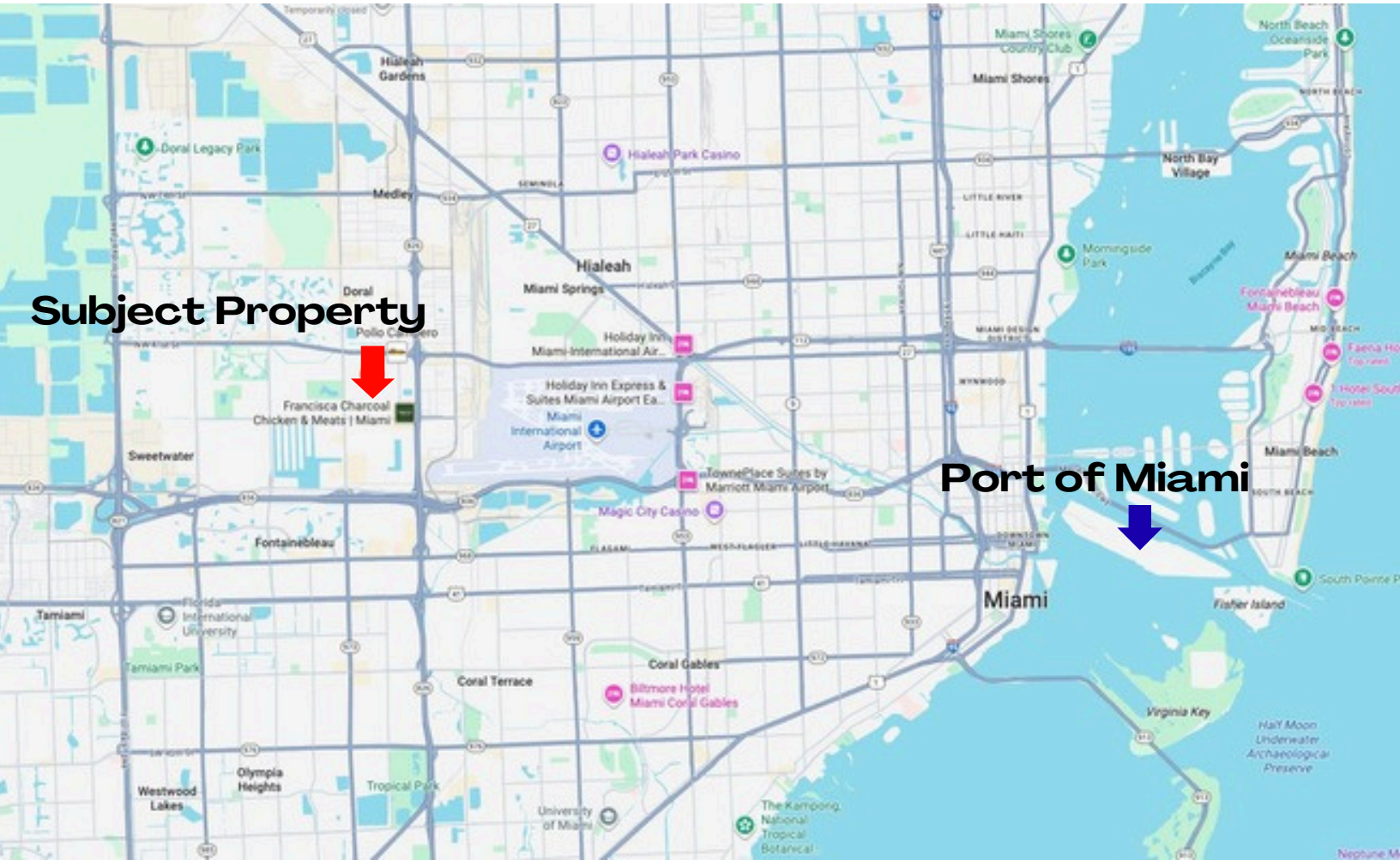
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## Proximity to Subject Property

- 7 Miles to Miami International Airport
- 12.5 Miles to the Port of Miami
- Easy Access to I-95, 195, 395, Palmetto Express Way, 112, 836 and Turnpike
- Less than 2 Miles to Downtown Doral
- Located in the Heart of Doral