



FOR LEASE

97th Ave  
Industrial Warehouse

**CBRE**

# Property Features

Address	1941 NW 97th Avenue, Doral	Parking	14 spaces
Available SF	10,270 SF	Power	Electric three phase 240V
Warehouse	8,270 SF	Available	July 1, 2024
Office	2,000 SF (on 2 floors)	Lease Rate	\$24.95 NNN + \$5.50 OpEx
Loading	2 street level doors	Comments	Currently being completely remodeled with high-end finishes
Clear Height	22'		

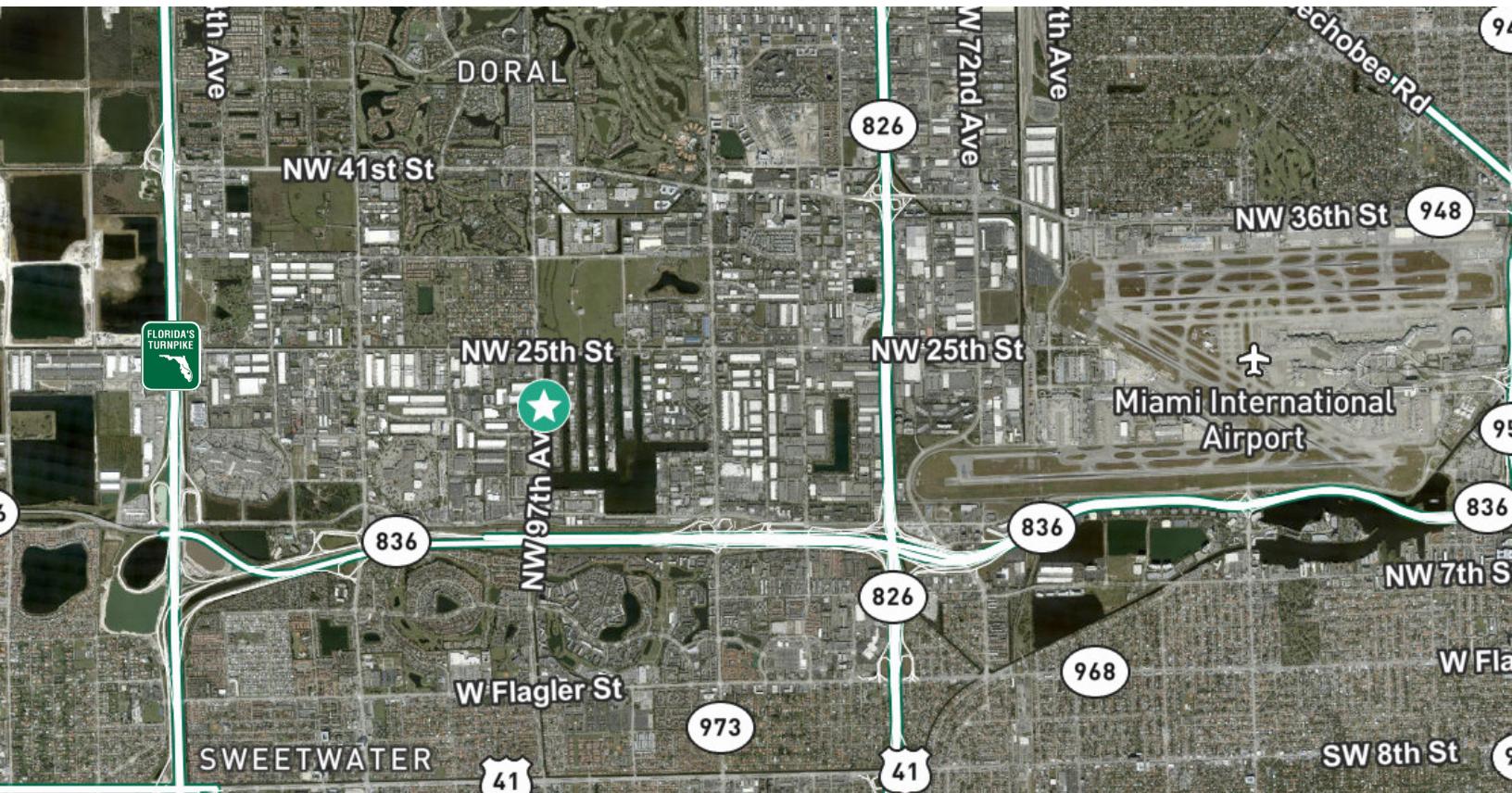






# Location Highlights

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



## Contact

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