



FOR LEASE

97th Ave Industrial Warehouse

CBRE

Property Features

| | |
|---------|----------------------------|
| Address | 1941 NW 97th Avenue, Doral |
|---------|----------------------------|

| | |
|--------------|-----------|
| Available SF | 10,270 SF |
|--------------|-----------|

| | |
|-----------|----------|
| Warehouse | 8,270 SF |
|-----------|----------|

| | |
|--------|------------------------|
| Office | 2,000 SF (on 2 floors) |
|--------|------------------------|

| | |
|---------|----------------------|
| Loading | 2 street level doors |
|---------|----------------------|

| | |
|--------------|-----|
| Clear Height | 22' |
|--------------|-----|

| | |
|---------|-----------|
| Parking | 14 spaces |
|---------|-----------|

| | |
|-------|---------------------------|
| Power | Electric three phase 240V |
|-------|---------------------------|

| | |
|-----------|-------------|
| Available | July1, 2024 |
|-----------|-------------|

| | |
|------------|---------------------------|
| Lease Rate | \$24.95 NNN + \$5.50 OpEx |
|------------|---------------------------|

| | |
|----------|---|
| Comments | Currently being completely remodeled with high-end finishes |
|----------|---|

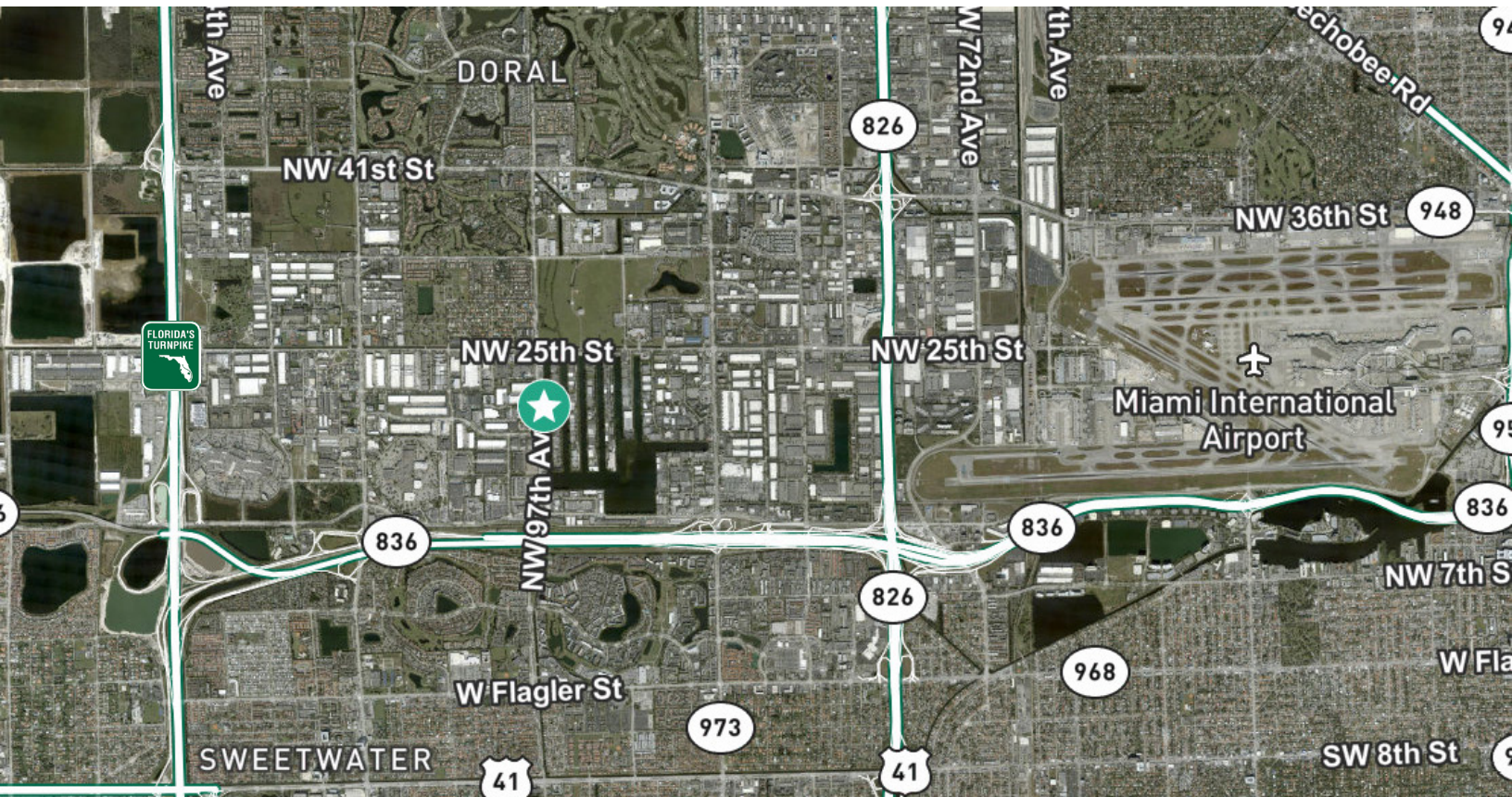






Location Highlights

- » 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

Nicolas Palazzo
Transaction Manager
+1 305 381 6456
nicolas.palazzo@cbre.com

CBRE