

**WAREHOUSE WITH COOLER & FREEZER & GENERATOR  
PRIME DORAL LOCATION  
AVAILABLE FOR SUBLEASE**

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**PROPERTY HIGHLIGHTS**

- +/- 20,000 SF Industrial Space
- 18' Ceiling Height
- Cooler: 7,095 SF
- Freezer: 1,947 SF
- Dry Storage: 5,670 SF
- Office Space: +/- 1,900 SF
- Shipping Area: 365 SF
- Racks Included
- Generator
- 6 Loading Docks
- 17 Parking Spaces
- 4 Restrooms
- Built in: 1979
- **Warehouse and Cooler-Freezer in excellent condition.**
- Easy access to the Dolphin Expy, the Palmetto Expy, and the Florida Turnpike.

**Lease Rate Upon Request**

**Available April - May 2025**

**4 Year Lease**

For more information, please contact me.



**Alicia Constain**

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**COLDWELL  
BANKER  
REALTY**