

Industrial



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# Americas Gateway Park

**FOR SUBLEASE**

8800 NW 24th Terrace | Miami, FL 33172

Total Available: **11,069 SF**  
Lease Rate & Type: **\$23.00 PSF, IG**  
Sublease Expiration: **Through June 30, 2030**

**For More Information**

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# Americas Gateway Park

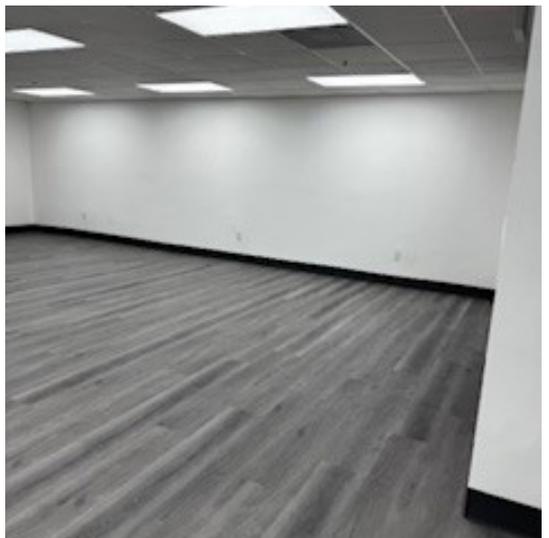
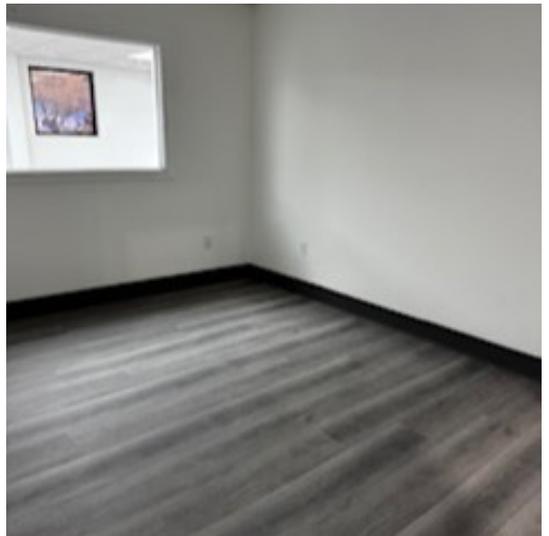
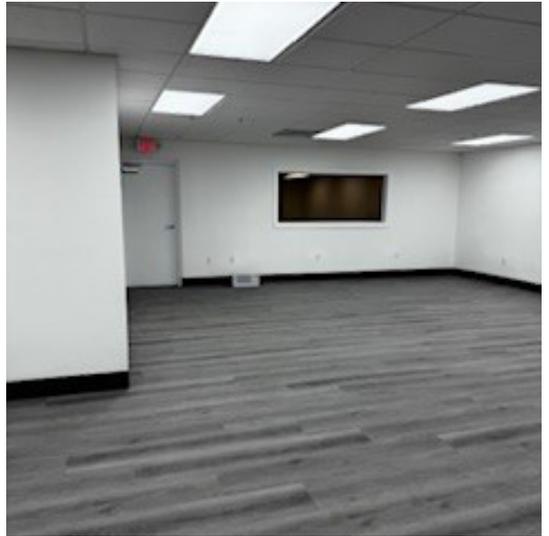
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## Property Features

- 11,069 SF available
  - » 8,969 SF of warehouse
  - » 2,100 SF of office
- Two (2) docks, one (1) ramp
- Prominent frontage along NW 25th Street

## Location Features

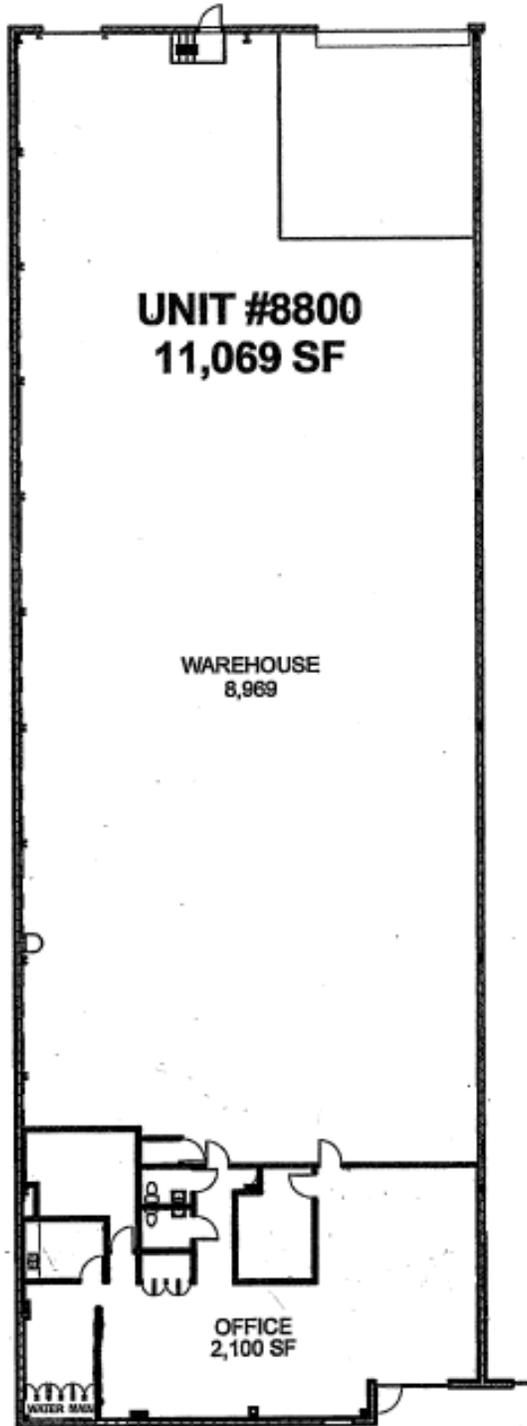
- Strategically located in the heart of Doral, with direct access from NW 87th Avenue and NW 25th Street
- 2 miles from SR 836, Palmetto Expressway ( with access to Florida's Turnpike, I-95 and I-75)
- Located just 12 miles from the Port of Miami
- Approximately 3 miles from Miami International Airport (MIA)
- Great proximity to all major thoroughfares



# Floor Plan

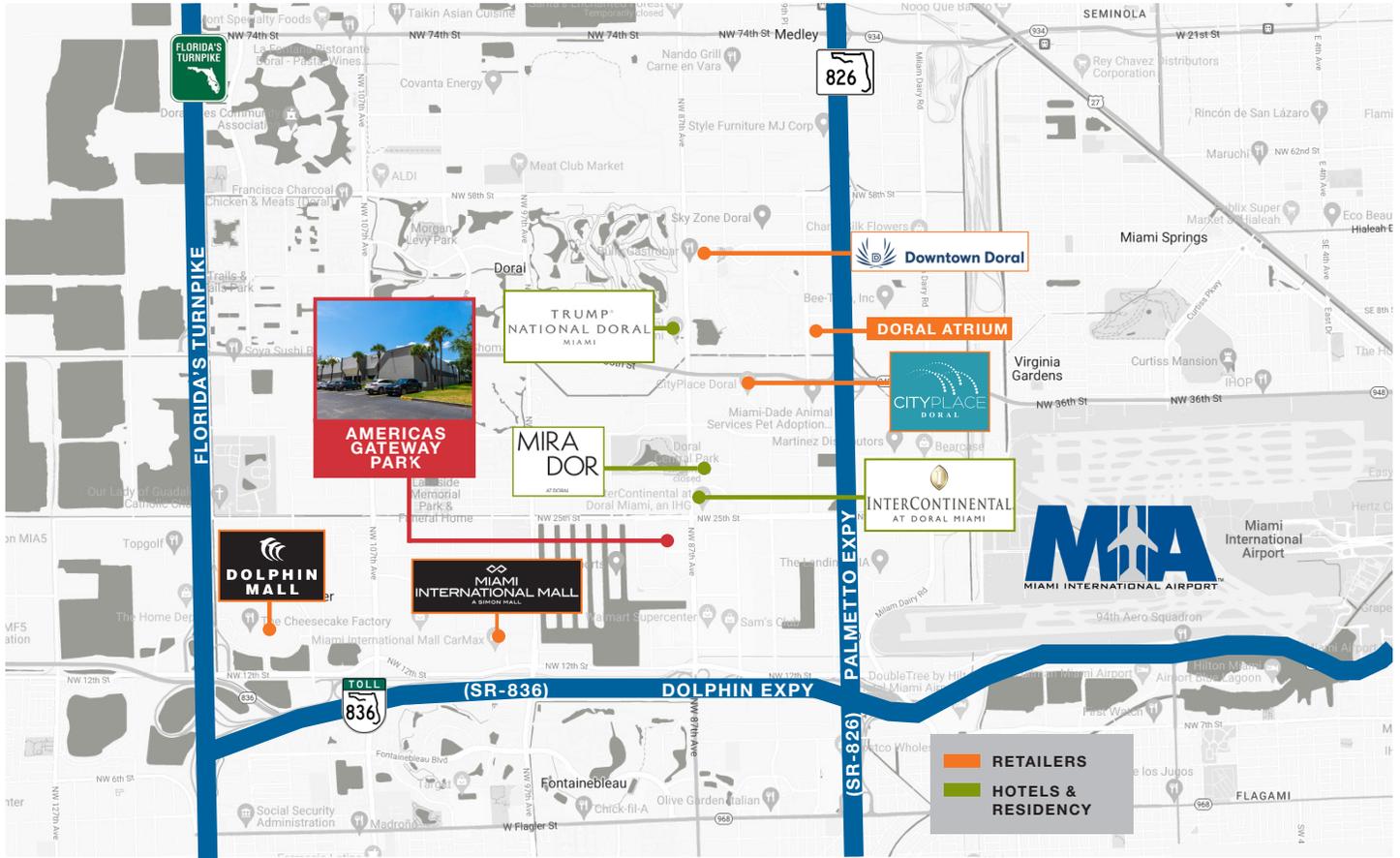
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11,069 RSF



# Aerial Map

8800 NW 24th Terrace | Miami, FL 33172



**DOLPHIN EXPRESSWAY**  
(SR-836)  
± 1.3 Miles



**PALMETTO EXPRESSWAY**  
(SR-826)  
± 2.2 Miles



**MIAMI INTERNATIONAL AIRPORT (MIA)**  
± 2.6 Miles



**PORT OF MIAMI**  
± 12.1 Miles

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