

FOR LEASE

11190

NW 25th Street

DORAL | FLORIDA

DOLPHIN COMMERCE CENTER



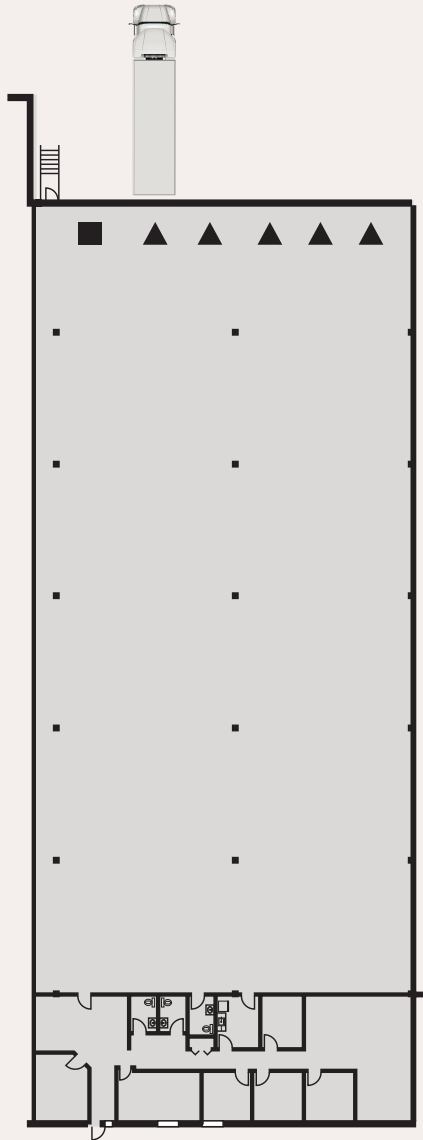
±17,940 SF Available

LBA Logistics  **CBRE**

PROPERTY FEATURES

Dolphin Commerce Center is a Class A Industrial Park totaling 709,480 SF in five buildings. Ideally located in the highly sought-after Doral market, the buildings feature highly functional specifications including tilt-up concrete construction, 24'–28' clear heights, 125'–160' (shared) truck court depths, ample 1.4 : 1,000 SF car parking ratio and pleasing curb appeal.

SITE PLAN



SUITE 120



±17,940 SF Available



±2,428 SF Office



±15,512 SF Warehouse



24' Clear Height



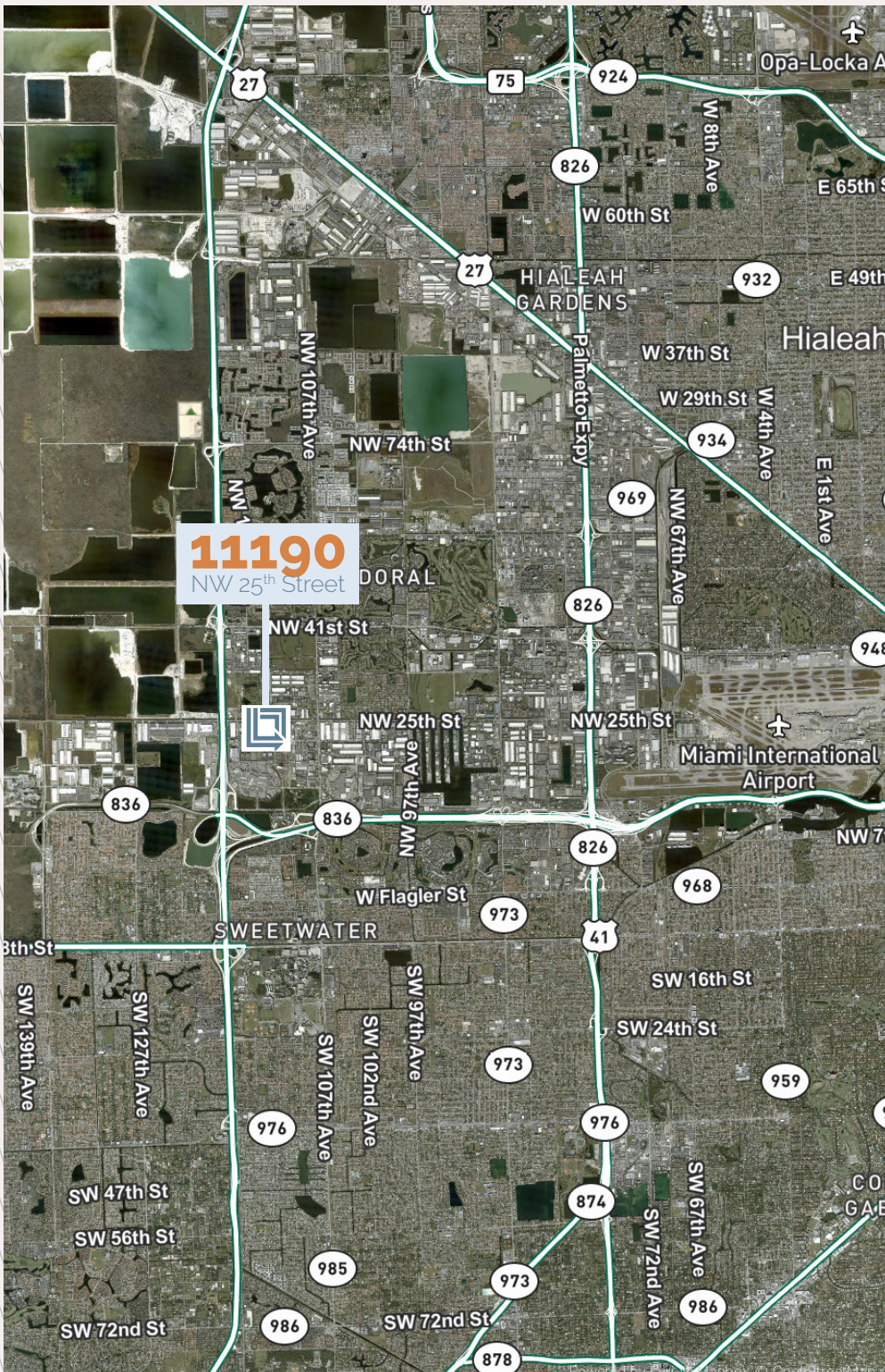
5 Docks & 1 Ramp



Available January 2025



\$20.95 PSF (NNN) + \$4.59 OpEx



LOCATION HIGHLIGHTS

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





CONTACT

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