

Americas' Gateway Park Building

Available for Lease



Property Address:
1800 NW 89th Place
Doral, FL 33172

Available:
+/- 106,046 Sq. Ft.
on +/- 5.88 Acres

Property Website:
www.doral-building.com

ComReal
MIAMI - DORAL, LLC

Property Details

Elevate your operations within Doral's most adaptable **freestanding industrial and office headquarters**. This premier asset offers a rare opportunity for a single user to control **106,046 SF building** on a massive **5.88-acre site** in the heart of Miami's industrial corridor, perfectly blending distribution capabilities with a sophisticated, glass-fronted corporate environment.

Designed with flexibility, **this building accommodates a wide spectrum of requirements**.

Whether a tenant needs a 106,046 SF global headquarters or a specialized 40,000 SF refrigerated facility, this building is **engineered to adapt** to the user specific growth trajectory

Currently configured as a refrigeration ready with extensive cooler space, the building can also be delivered as high-quality dry Space to suit logistics, aviation, or e-commerce requirements.

Building Specifications

- **Building Size:** +/- 106,046SF
- **Land Size:** 5.88 Acres
- **Loading:** 22 dock positions with pit levelers & 2 ramps
- **Ceiling Height:** 20' in refrigerated, 22' in dry area
- **Parking:** 207 Spaces
- **Backup Generator**
- **Unmatchable lake views of Fingerlakes**



Main Building Entrance



Covered Loading Area



Refrigerated Loading Area



Fully Racked Warehouse



Terrace Overlooking Fingerlakes

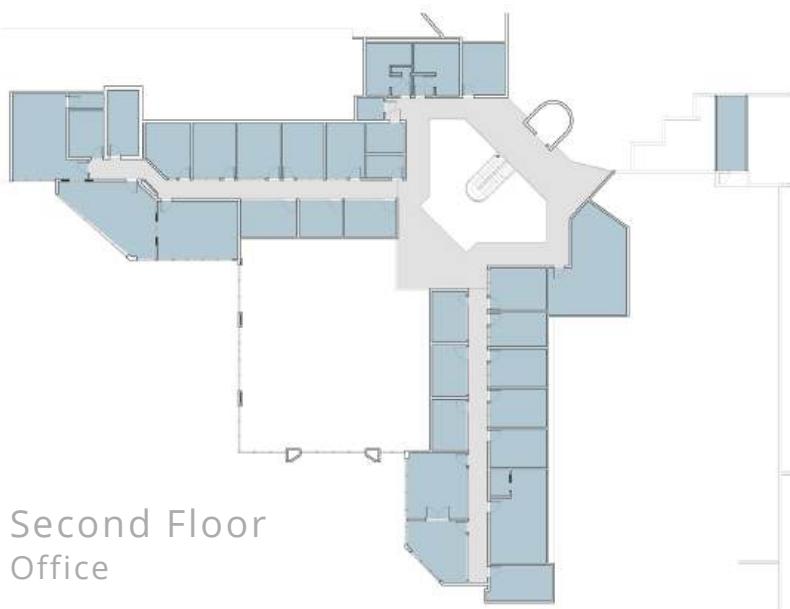


Lobby/Office Area

Lease Options

Option A: Entire Building

+/- 106,046 SF Total
+/- 74,530 SF Warehouse
+/- 31,516 SF Office
22 Docks
2 Ramps
20' – 22' Clear Height



Lease Options

Option B: Ground Floor Operations

+/- 89,099 SF Total

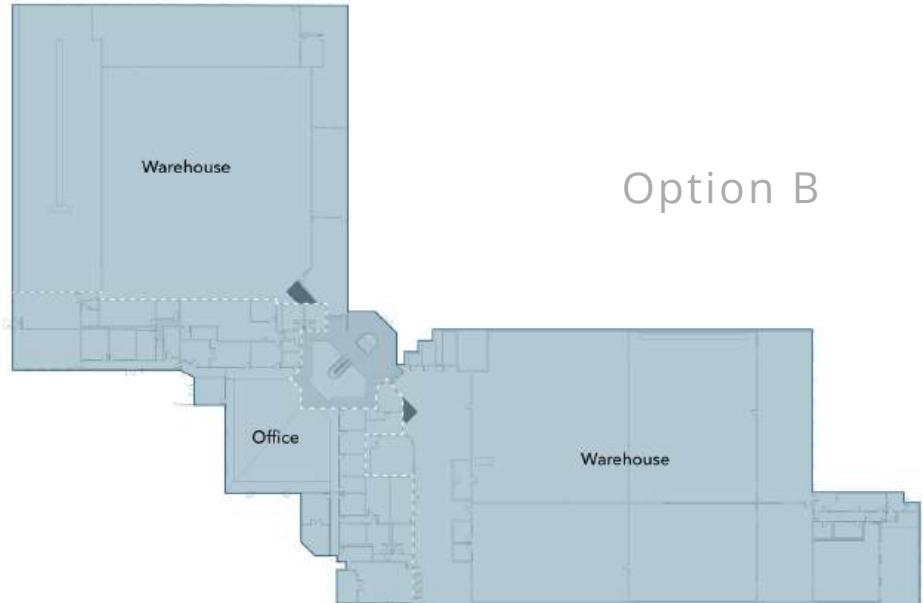
+/- 76,599 SF Warehouse

+/- 12,500 SF Office

22 Docks

2 Ramps

20' - 22' Clear Height



Option C: North Section

+/- 40,457 SF Total

+/- 31,954 Dry & Refrigerated

+/- 8,500 SF Office

12 docks

1 Ramp

20' - 22' Clear

Option D: East Section

+/- 48,642 SF Total

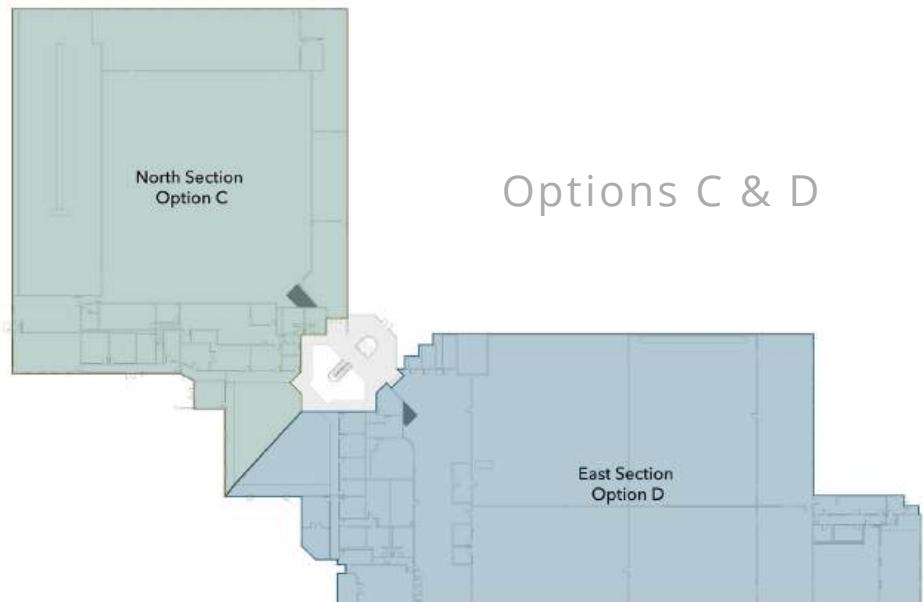
+/- 44,642 SF Dry & Refrigerated

+/- 4,000 SF Office

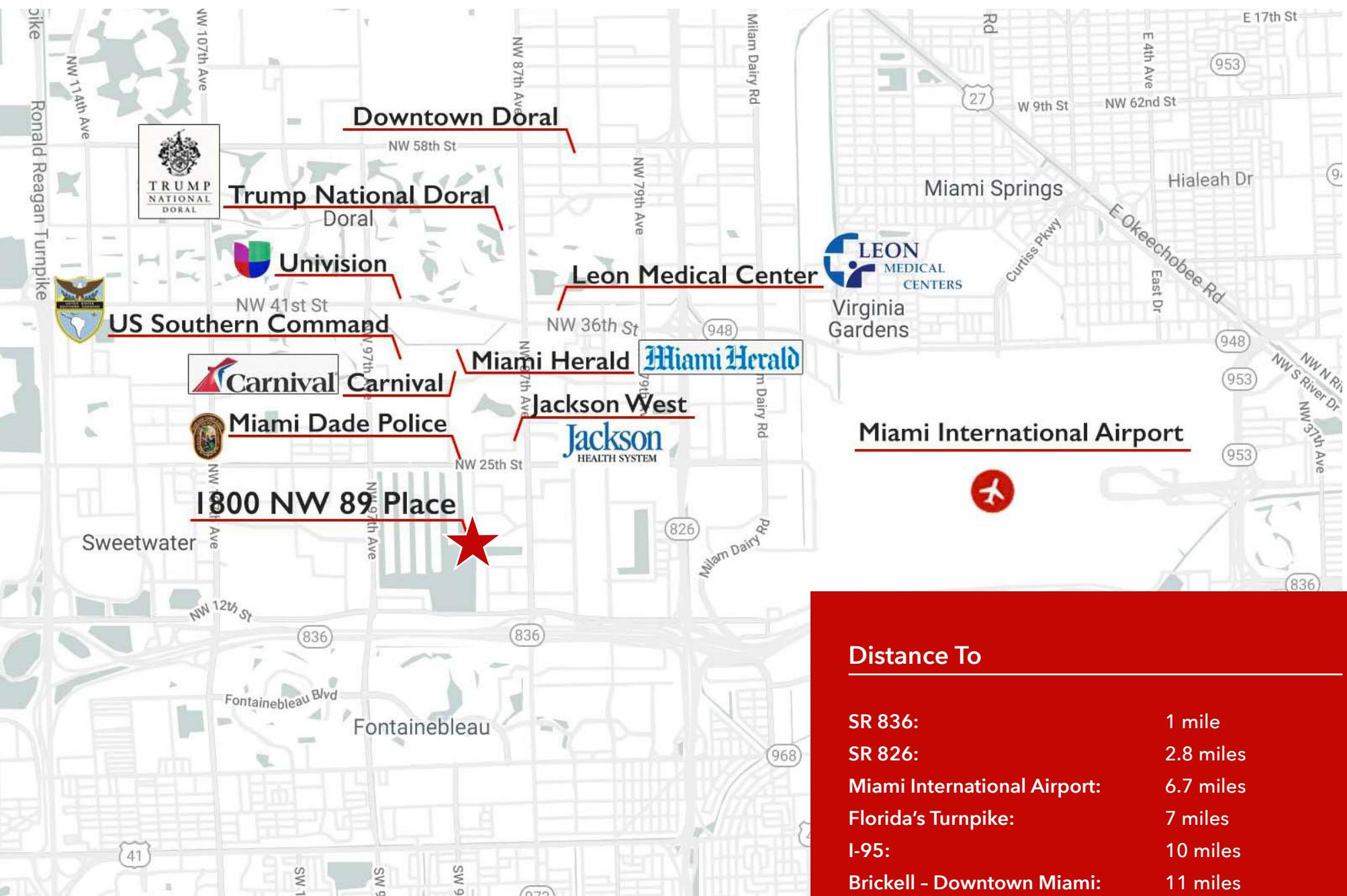
10 Docks

1 Small Ramp

20' - 22' Clear



Property Map



Americas' Gateway Park Building

Available for Lease

www.doral-building.com

Contact:

Edison Vasquez, SIOR, CCIM

305-401-1085 // evasquez@comreal.com

Chris Spear, SIOR, CCIM

305-807-7662 // cspear@comreal.com

Pat McBride, SIOR, Esq.

305-619-2937 // pmcbride@comreal.com

Michaela Senior

305-497-4502 // mSenior@comreal.com

p. 786.433.2380

e. industrialteam@comreal.com

a. 3470 NW 82nd Avenue, Suite 605, Doral, FL 33122

ComReal
MIAMI - DORAL, LLC

© 2018 ComReal Properties, Inc. All rights reserved.

Disclosure: All information provided herein is obtained from sources that we believe to be reliable, but has not been verified for accuracy or completeness. Any reliance on this information is solely at your own risk. Terms and conditions or change in price are subject to change without notice.