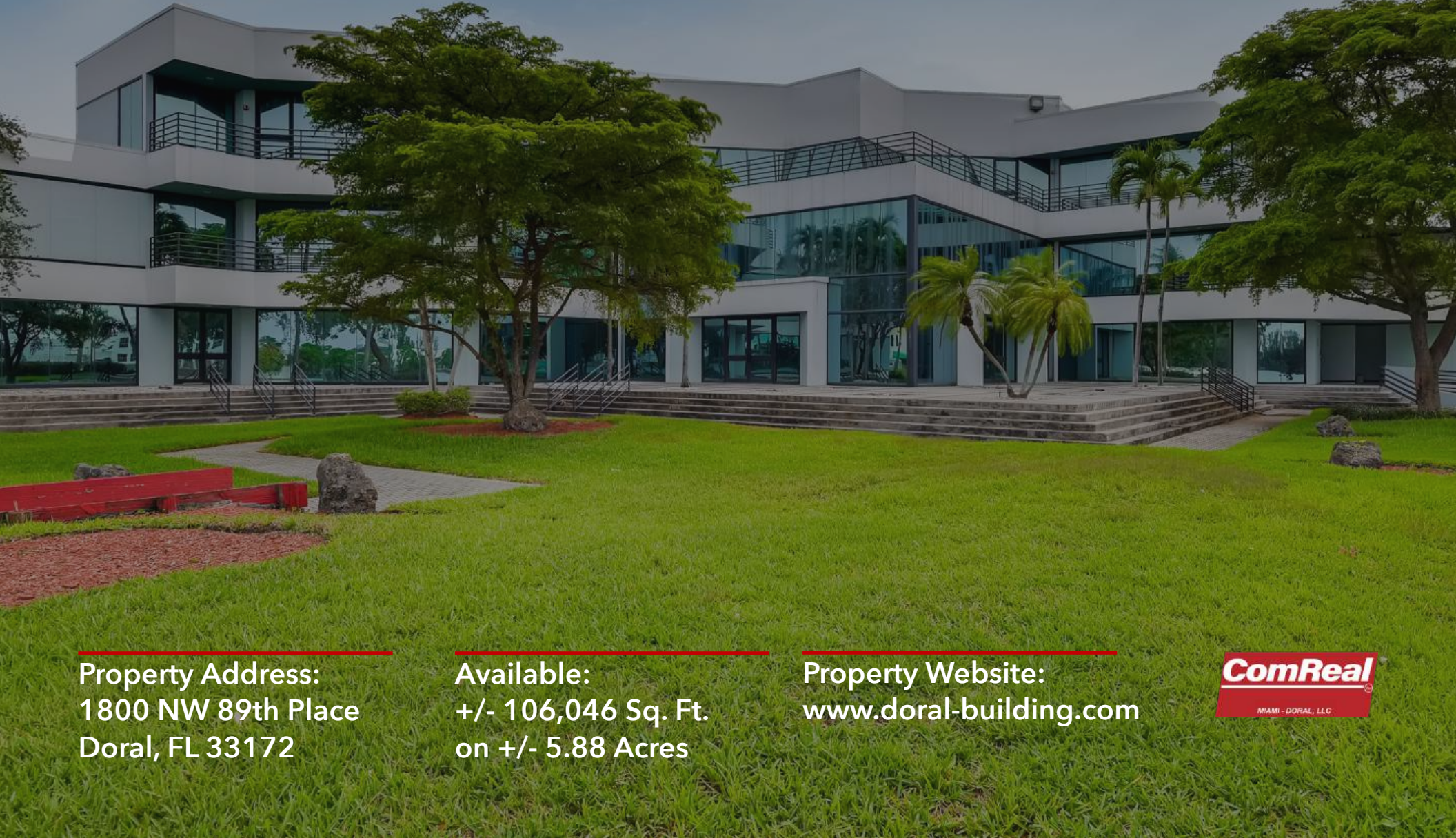


Americas' Gateway Park Building

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



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



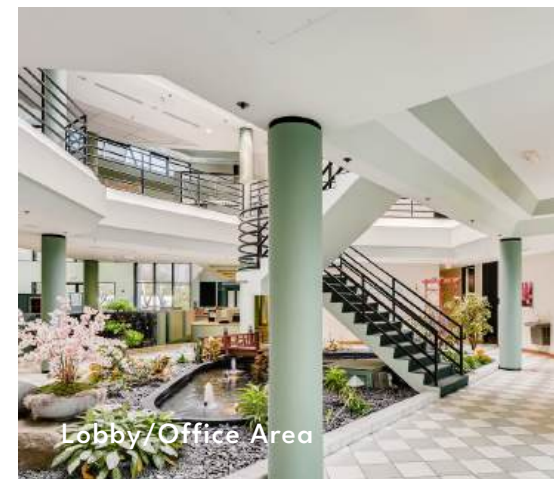
Refrigerated Loading Area



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

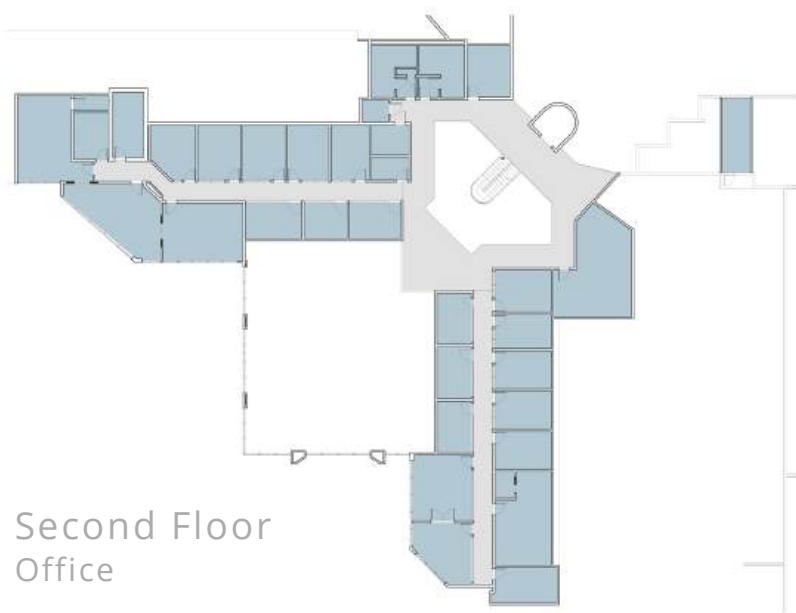
22 Docks

2 Ramps

20' – 22' Clear Height



Ground Floor
Office & Warehouse



Second Floor
Office



Third Floor
Office

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

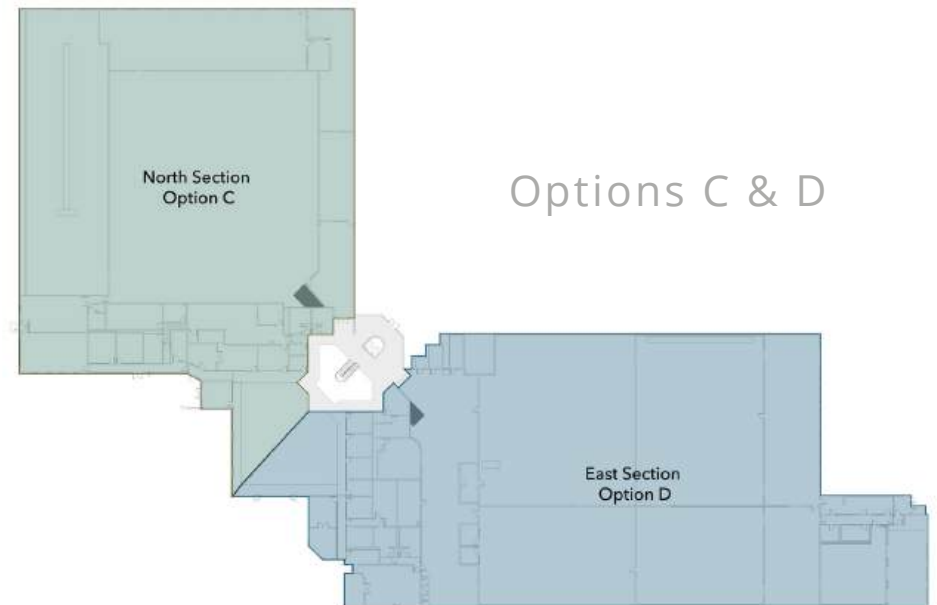
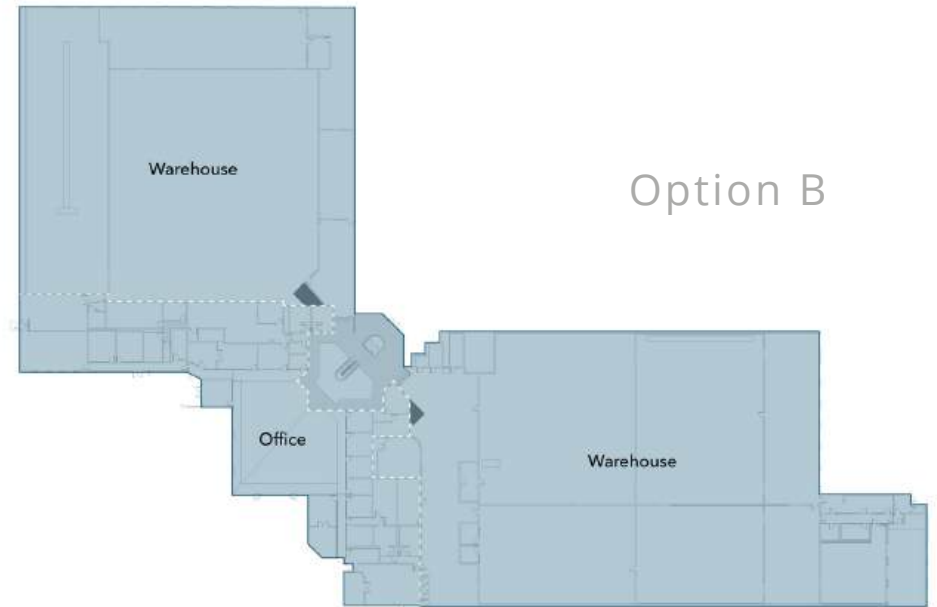
+/- 44,642 SF Dry & Refrigerated

+/- 4,000 SF Office

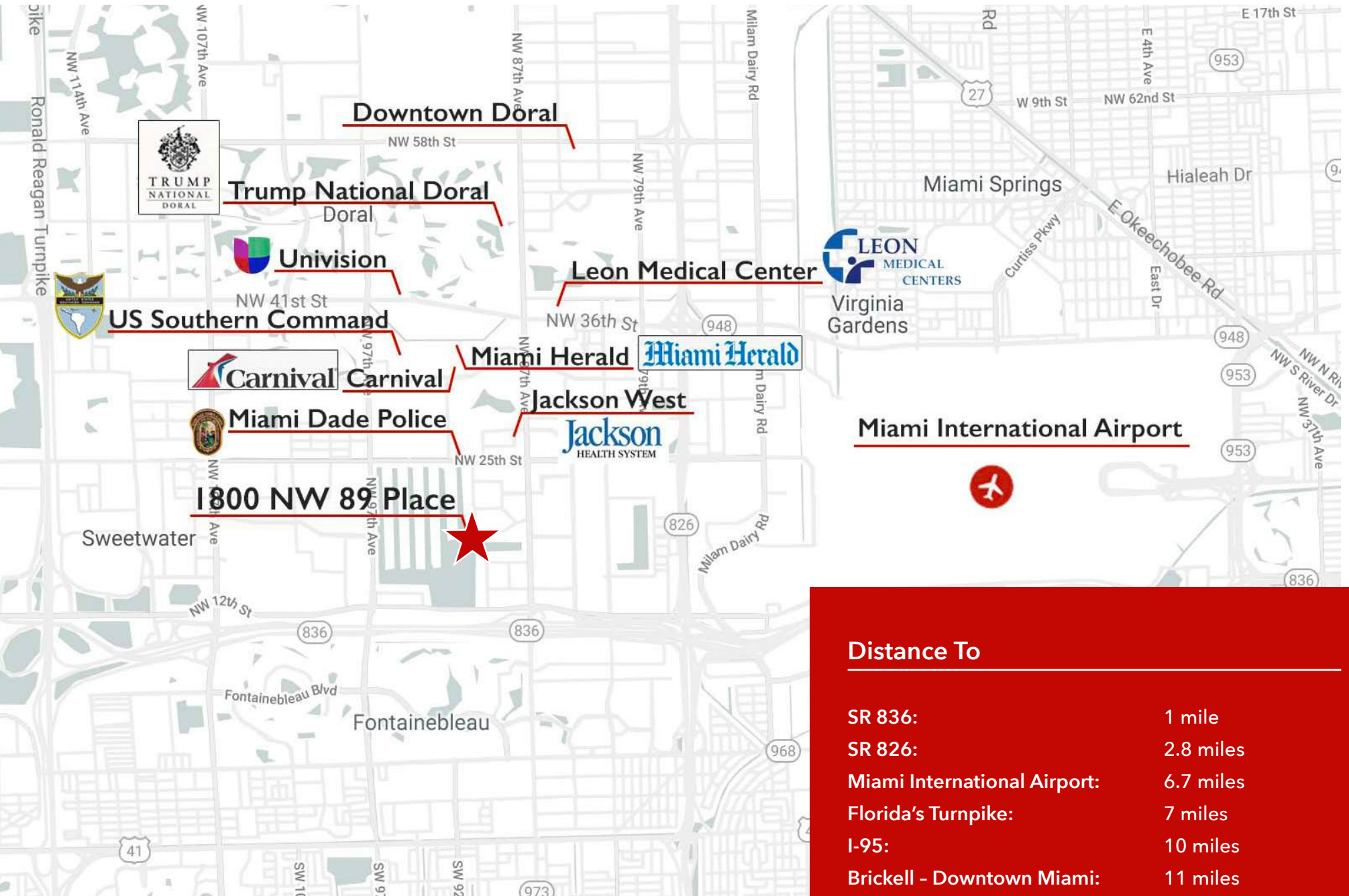
10 Docks

1 Small Ramp

20' – 22' Clear



Property Map



Americas' Gateway Park Building

Available for Lease

www.doral-building.com

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