

208,155 SF

Industrial Space For Lease

THE
CANERO_{GROUP}
REAL ESTATE SERVICES

INTERNATIONAL CORP PARK SEC 6



10000 NW 15th Ter
Doral, FL 33172 USA

LOCATION

- Easy access to Miami International Airport and PortMiami
- Direct access to Florida's Turnpike and SR 836 (Dolphin Expressway), with easy access to SR 826 (Palmetto Expressway)

FACILITY

- ±208,155 SF available
- ±156,005 SF warehouse / ±52,150 SF office
- 26' clear ceiling height
- Warehouse Dimensions: 360' x 375'
- 9 dock doors (8 dock height positions and 1 oversized ramp)
- 40' x 40' column spacing
- ESFR Sprinklers
- T5 Lights
- Generator for the office building
- 483 parking spaces + 10 handicapped (2.3/1,0000)
- Airport West Sub-market

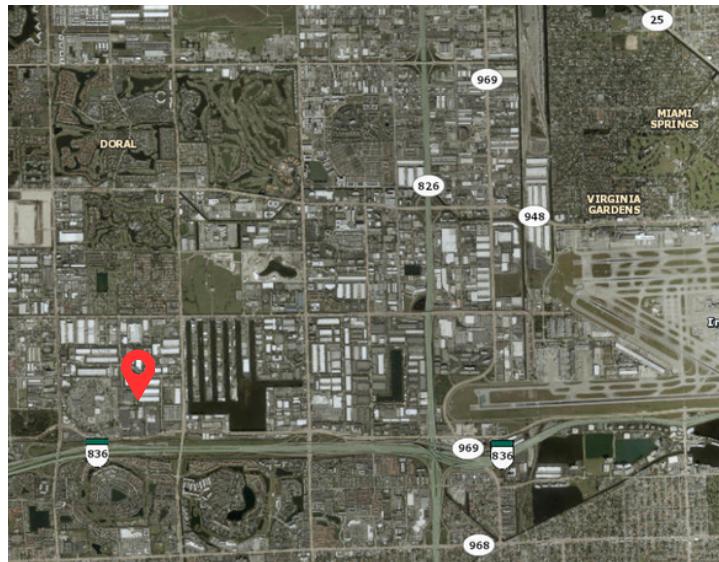
• Rate Negotiable

• Available Immediately

ADVANTAGES AND FEATURES

International Corporate Park is a premier business park located within the Airport West submarket. Nearby amenities include numerous restaurants, hotels, banks and shopping centers.

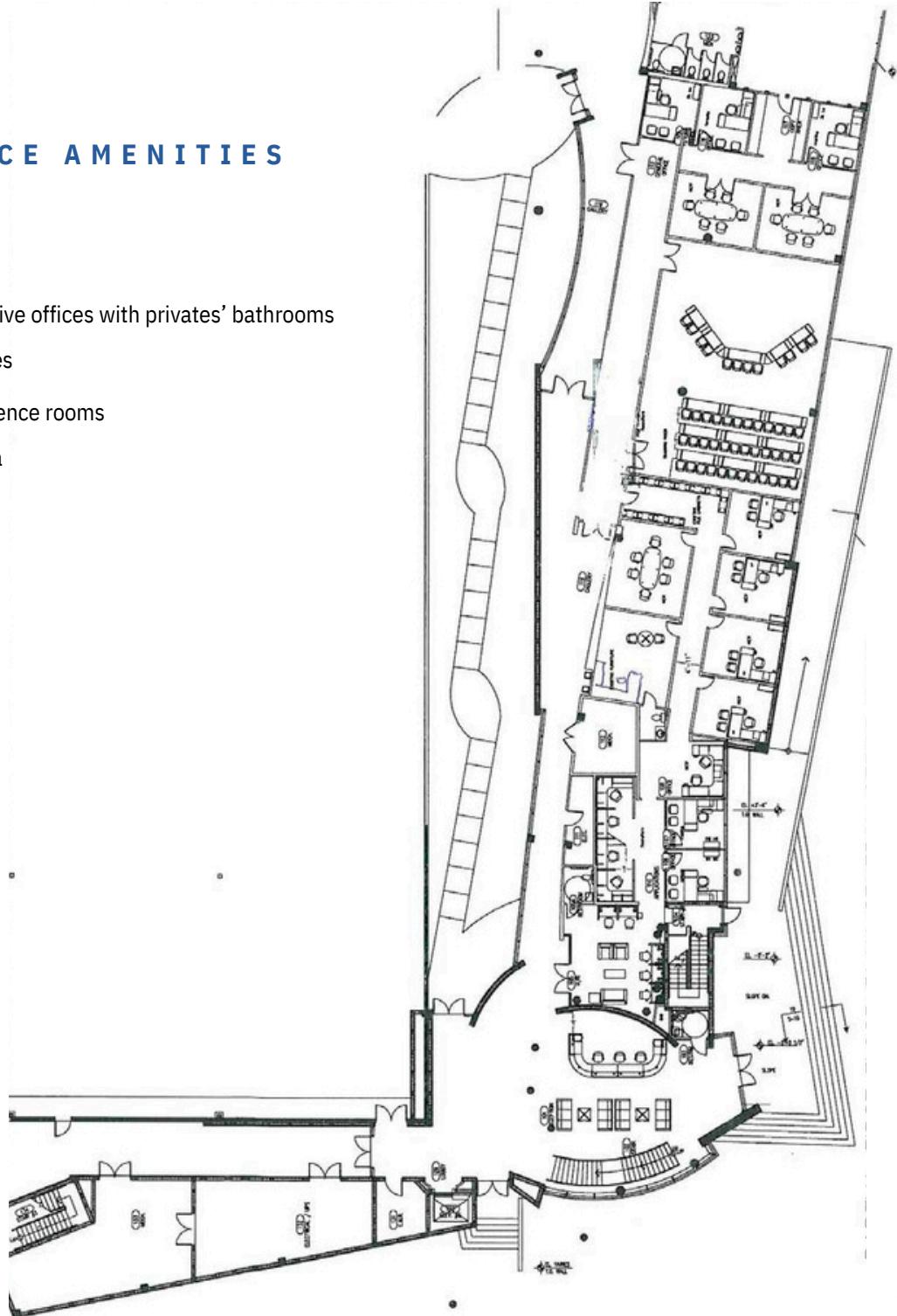
This modern luxury building features motion sensor lighting, areas with card access control, all facility entrances equipped with card access, green certification, and CCTV surveillance both interior and exterior. It offers negotiable furniture and conveyor and racking systems, includes an executive wing with conference and dining rooms, has elevators for both the main building and warehouse, was fully renovated in 2022 (building and warehouse), and is equipped with a server room chiller and completed roofing restoration.



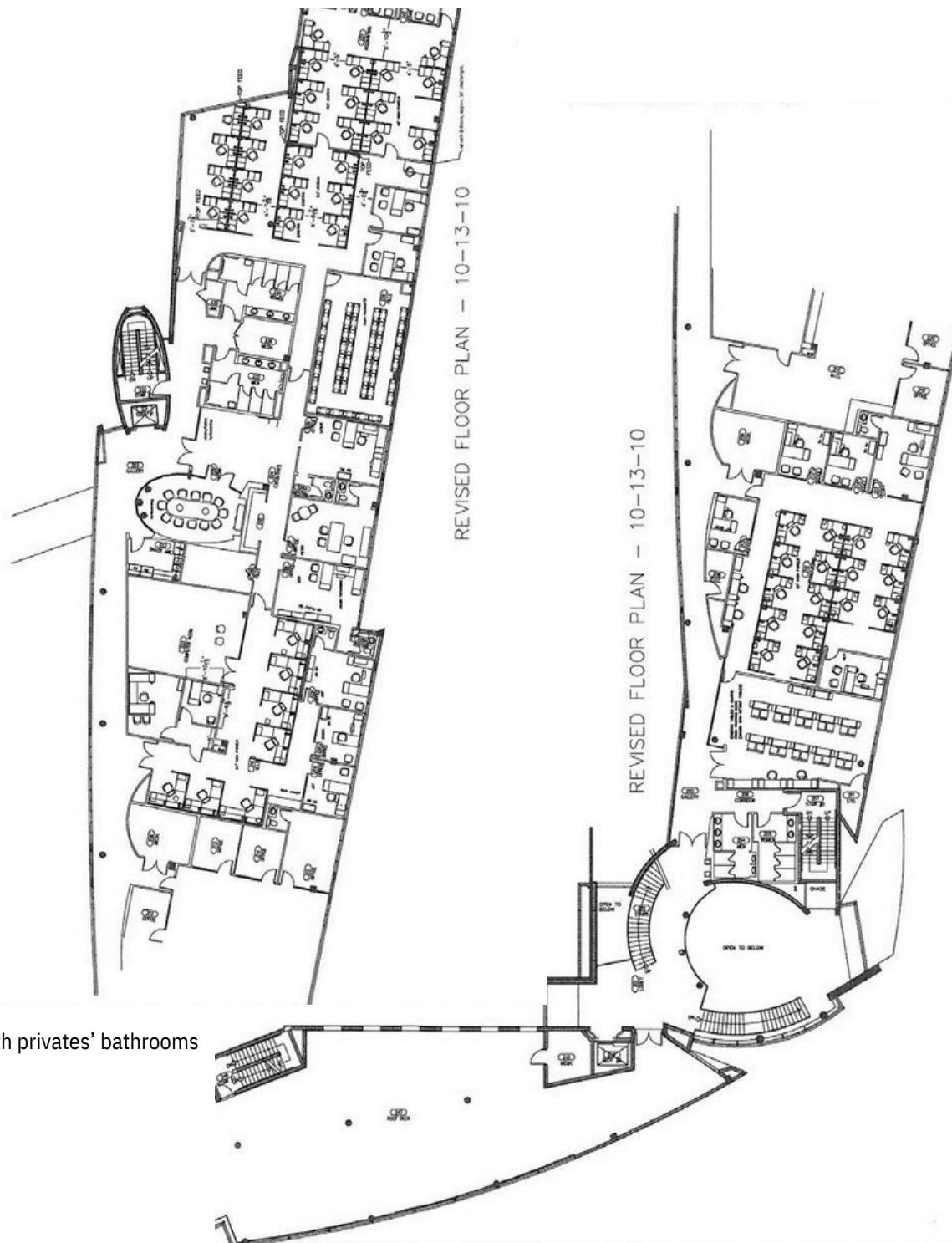
1ST FLOOR OFFICE PLAN

OFFICE AMENITIES

- + 2 Executive offices with privates' bathrooms
- + 11 Offices
- + 2 conference rooms
- + Cafeteria



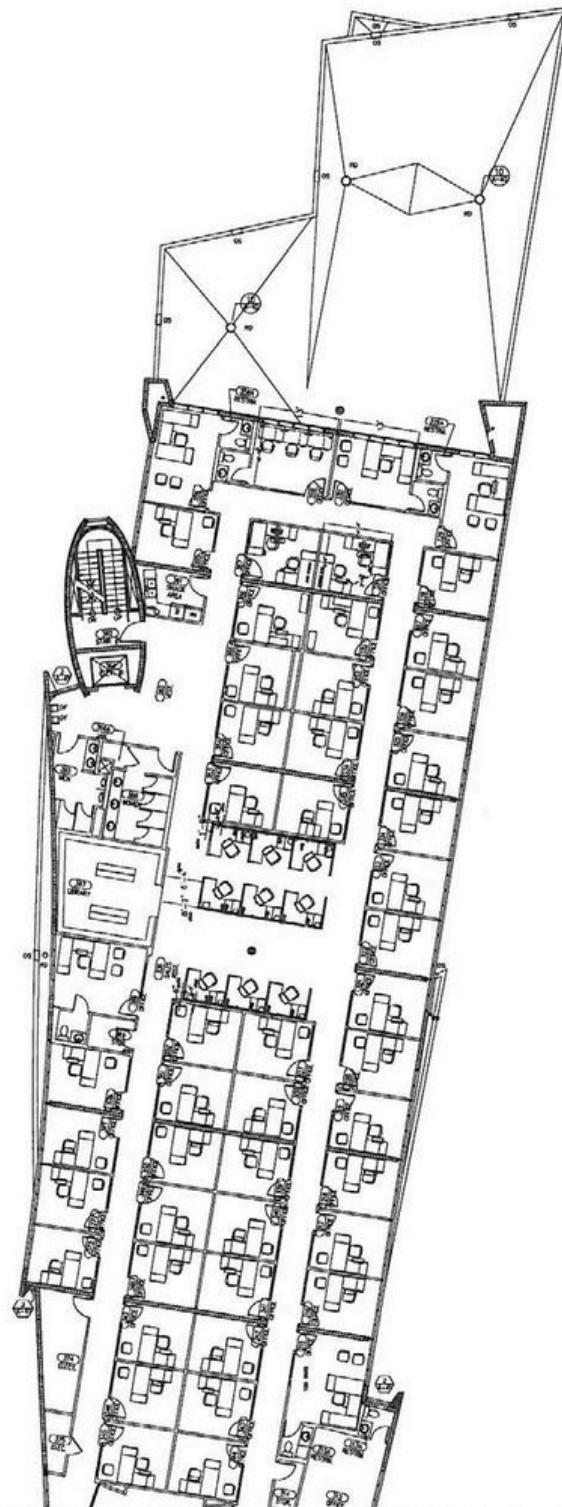
2ND FLOOR OFFICE PLAN



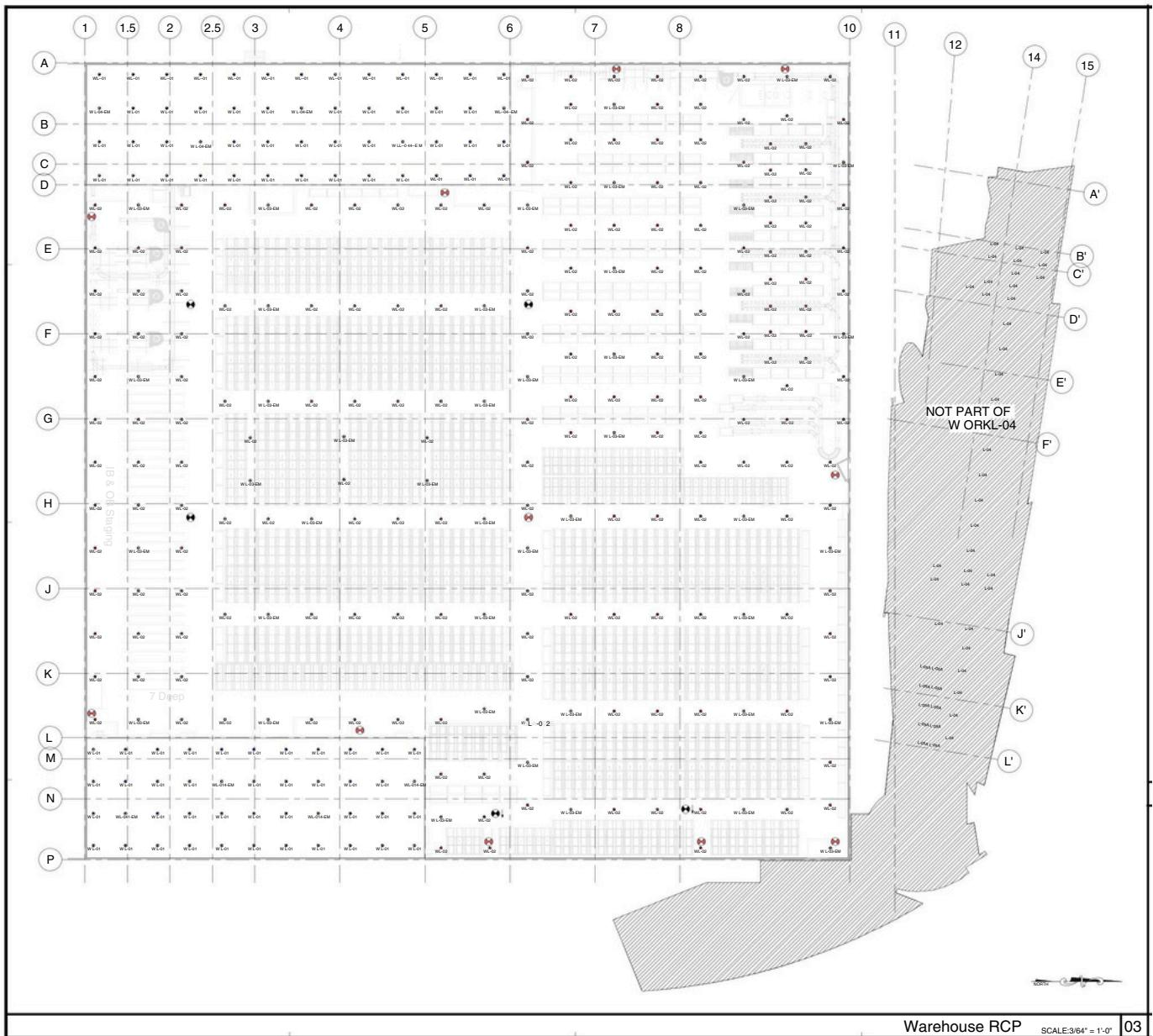
- + 5 Executive offices with privates' bathrooms
- + 17 Offices
- + 4 Conference rooms

3 RD FLOOR OFFICE PLAN

- + Owners Offices: 3, with full privates' bathrooms, 1 conference room, 1 break room
- + 5 Executive offices with privates' bathrooms
- + 13 Offices
- + 3 Conference rooms



WAREHOUSE FLOOR PLAN

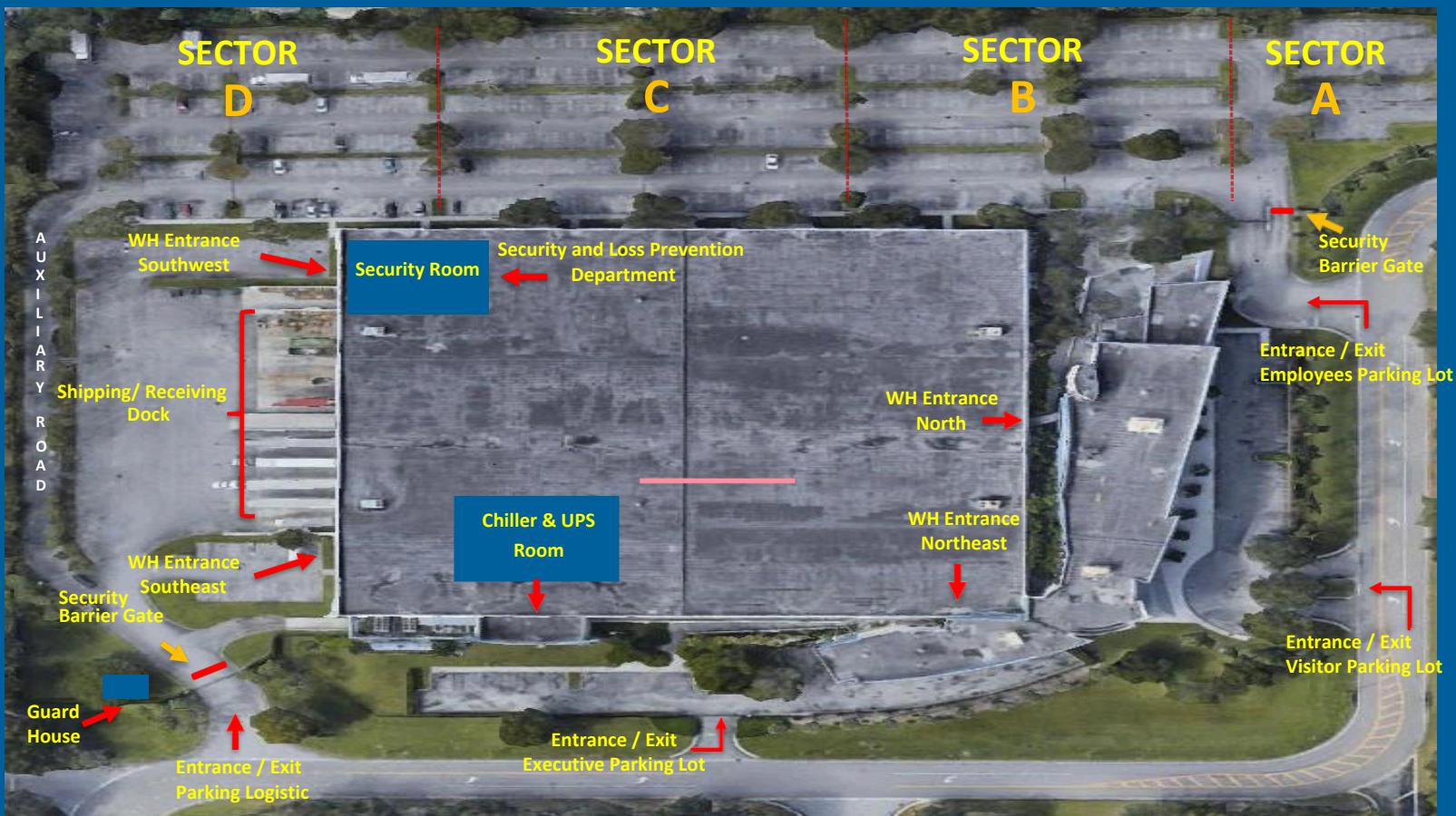


Warehouse RCP SCALE:3/64" = 1'-0" 03

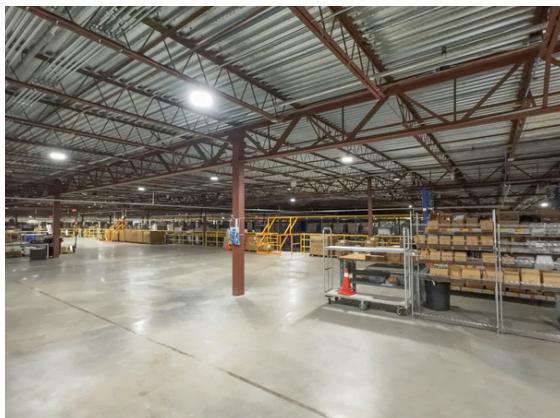
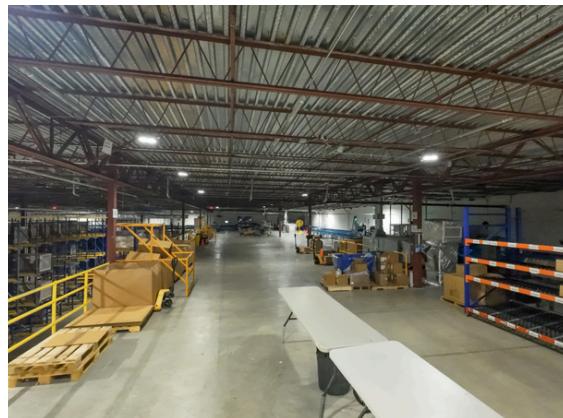
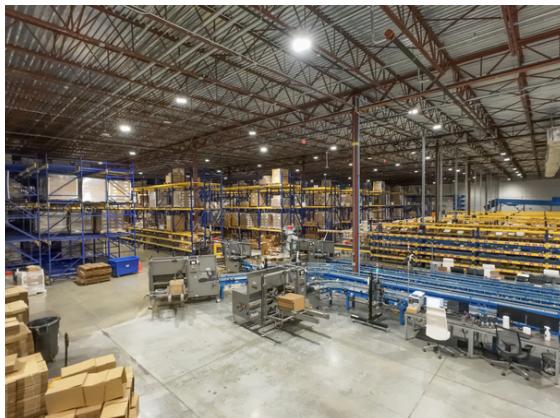
- Fully secured employee and truck parking
- Generators: 1600kw, bi-fuel injected with 14,400 gal capacity
- Battery Back-up: (1) 80kva UPS for office space and (1) 100kva UPS for warehouse space
- 20,935 sf of mezzanine storage space
- 100% A/C
- 8 dock levelers
- Furniture + Racking available

PARKING BREAKDOWN

SECTOR A (33 Spaces)	SECTOR B (110 Spaces)	SECTOR C (144 Spaces)	SECTOR D (125 Spaces)
Contractor/Vendor/Services Visitor (Long Stay)	Office Building Employees Fulfillment Warehouse Employees Facilities Services (1 Space Short Stay) Handicap/Disability (6 Spaces)	Office Building Employees Mezzanine Offices Employees	Warehouse Employees Facilities Employees Group Services Employees
Warehouse Entrance Southwest (12 Spaces)	Warehouse Entrance Southeast (16 Spaces)	Executive Parking Lot (24 Spaces)	Visitor Parking Lot (19 Spaces)
Security and Loss Prevention Employees Health & Safety Employees Managers and Supervisors Facilities Services (1 Space Short Stay)	Managers and Supervisors Facilities Services (1 Space Short Stay)	Right Area: Chairman CEO Monat President Family Left Area: Senior Vice President Handicap/Disability (2 Spaces)	Visitor (Short Stay) Guest VIP (Short Stay) Handicap/Disability (2 Spaces)

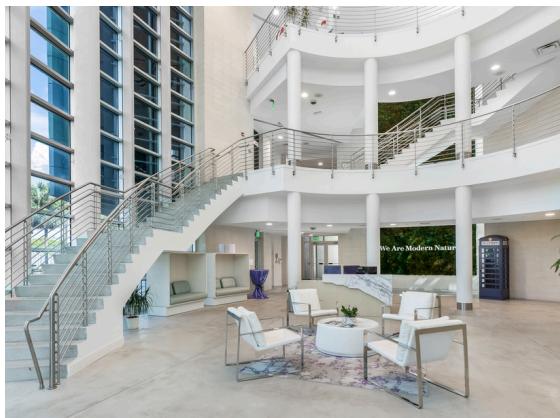


PICTURES



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