

FOR LEASE

Owned and Operated by  **LINK**

International Corporate Park #4

9950 NW 17th Street, Miami, FL 33172

±42,542 SF



**LEASING INFO
& CONTACT**

Steve Medwin, SIOR, CCIM
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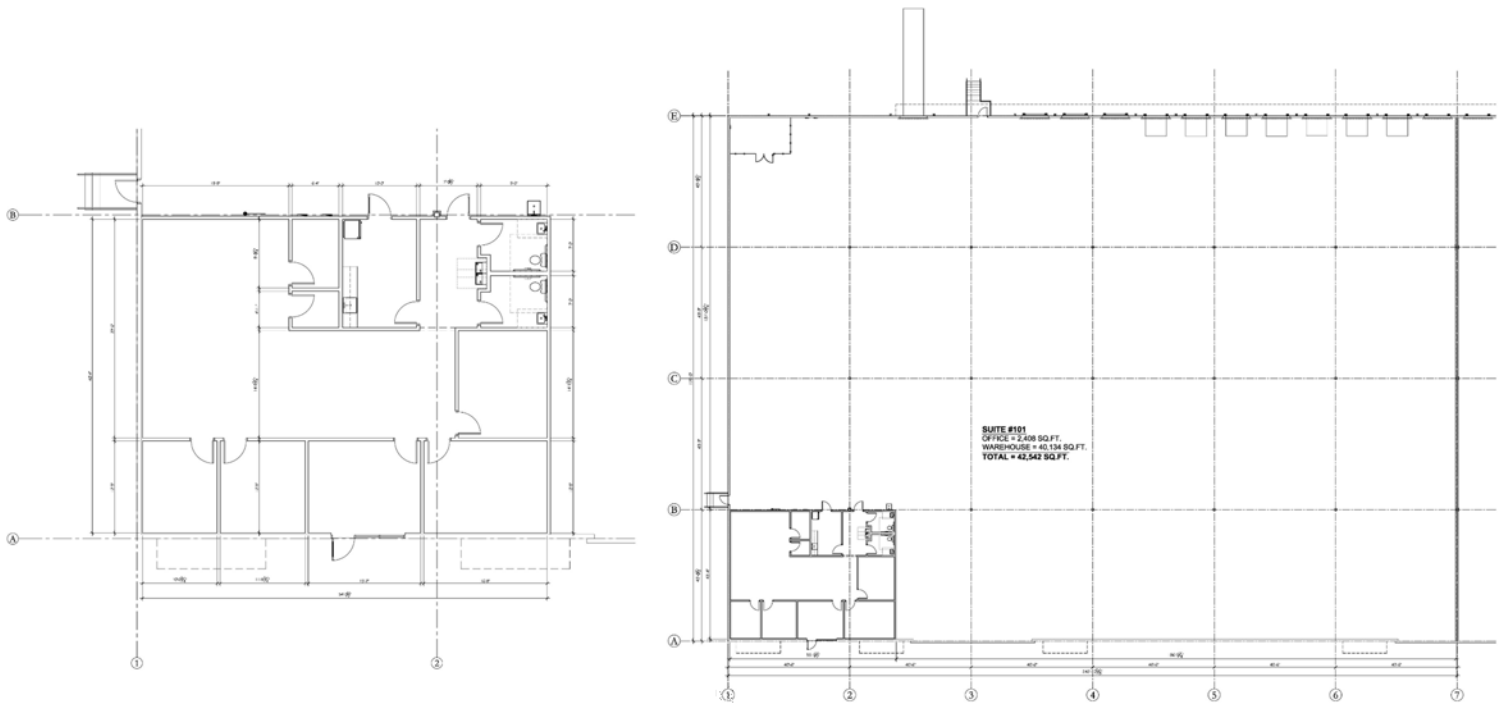
NEWMARK

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



PROPERTY SUMMARY

The property available for lease is International Corporate Park #4, situated at 9950 NW 17th Street, Miami, FL 33172. Managed by industry professionals Steve Medwin and Nick Wigoda of Newmark, this prime real estate encompasses a generous 42,542 square feet. It boasts an excellent location with easy access to major roads, airports, and the Port of Miami, making it an enticing option for businesses seeking connectivity and convenience. The property is well-equipped with modern amenities including office space, dock levelers, a truck court, and fire sprinklers, ensuring a versatile and safe environment for various business operations.



PROPERTY FEATURES

Available	±42,542 SF
Office Space	±2,408 SF
Dock High & Grade Level Loading	12 doors: 7 pit levelers & 4 edge of dock levelers
Truck Court	±117' (non-shared fenced & secured)
Fire Sprinklers	ESFR
Clear Height	±24'
Lighting	LED lights with motion sensors

LOCATION

Situated within Doral's prestigious International Corporate Park, the subject property is located off of NW 97th Avenue and NW 17th Street. It's just minutes from the Dolphin Expressway (SR 836) which provides direct access to the Port of Miami, Miami International Airport, and Downtown Miami. Additionally, the Florida Turnpike and Palmetto Expressway (SR 826) are close by and provide north and south access to the tri-county area.