

SCARCE SMALL-BAY — OWNER-USER OR INVESTOR

AIRPORT WEST | DORAL, FL 33172
10800 NW 21 ST #190
TURNKEY OFFICE + WAREHOUSE

\$1,850,000

LIST PRICE

±3,856 SF

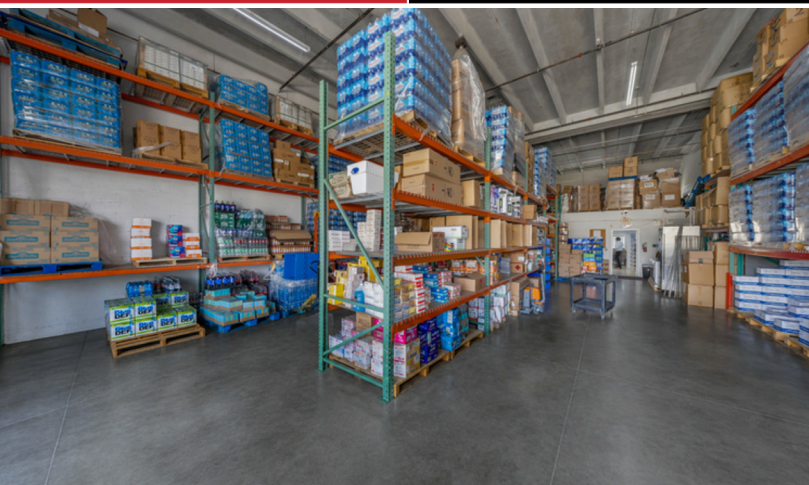
BUILDING SIZE

2 DOCK-HIGH

LOADING

I-1

ZONING



LOCATION ADVANTAGES

- Minutes to Miami International Airport, SR-826, SR-836 & the Turnpike
- Airport West asking rents run ~\$17–\$22/SF NNN, a clear metro premium
- Developers don't build spec inventory this size — supply stays tight

FAUSTO COMMERCIAL PRESENTS

A rare chance to own — not lease — in the institutional core of Miami-Dade's industrial market, where logistics and trade tenants fight for every clean bay. County vacancy just hit a five-year high near 8%, yet demand for small, well-located space hasn't cooled, so turnkey owner-user product this size rarely trades. Inside, a move-in-ready buildout meets heavy warehouse, ready to occupy now or lease into deep, durable demand. For a firm priced out of leasing or a buyer chasing hard-to-find inventory, it's a foothold in South Florida's trade engine.

PROPERTY HIGHLIGHTS

- 22' clear ceiling height maximizes racking and vertical storage
- Finished office buildout: reception, private offices, impact glass
- Six assigned parking spaces, precast double-tee roof, 24/7 patrol

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