

# FOR SALE/LEASE

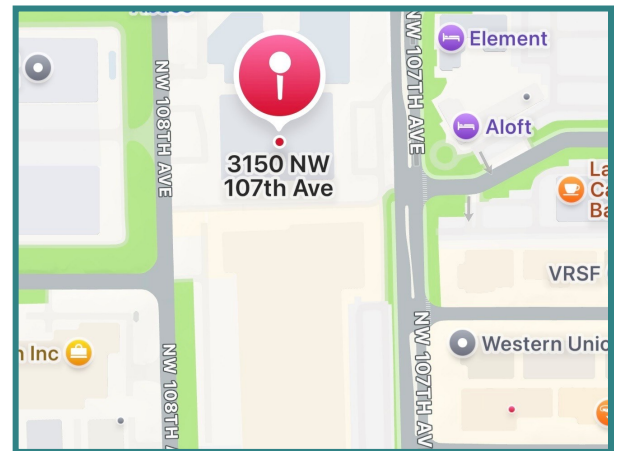
64,100+/- Sq.Ft.

OFFICE/WAREHOUSE FACILITY



**3150 NW 107th Ave, Doral, FL.**

- 6,800+/- Sq.Ft. first floor office
- 6,800+/- Sq.Ft. second floor office
- 50,500+/- Sq.Ft. warehouse
- Elevator serving both office levels
- 26' clear ceiling height
- 9 dock height doors, 1 ramp
- Fully Sprinklered
- 3-phase power
- Forklift charging station
- Prime Doral location with immediate access to SR-836, SR-826, and Florida's Turnpike



**LEASE RATE: \$19.50 PSF NNN**



THE **KATSIKOS**  
GROUP, INC.  
LICENSED REAL ESTATE BROKER

Offered Exclusively By:

**Lee D. Katsikos, PA**

Phone: (305) 717-1880

ldkatsikos@thekatsikosgroup.com

**Lee S. Katsikos**

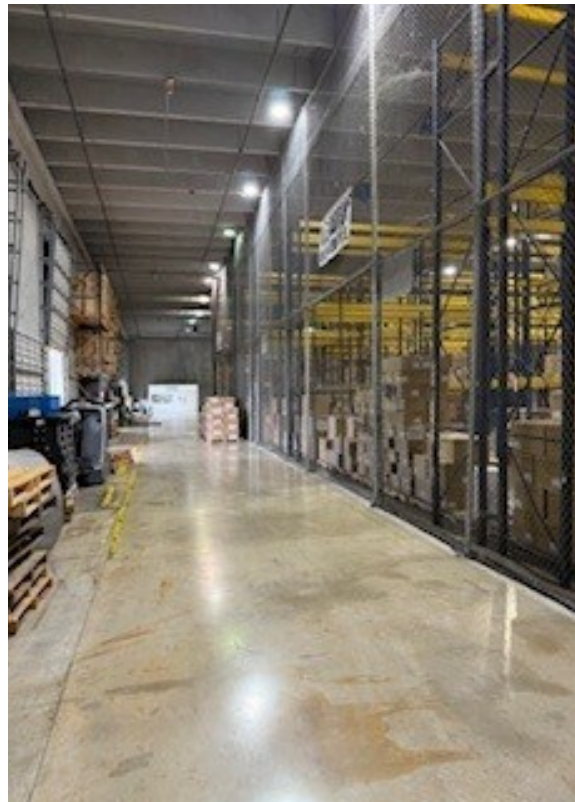
Phone: (305) 970-4532

lkatsikos@thekatsikosgroup.com

8669 NW 36 Street, Suite 315, Miami, FL. 33166

*Note: This offering subject to errors, omissions, prior sale or withdrawal*

# OFFICE & WAREHOUSE





# Aerial View



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