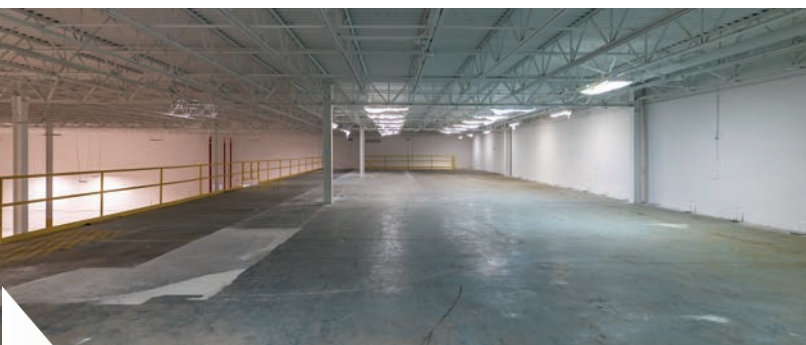


## FREESTANDING BUILDING IN DORAL

118,449 SF AVAILABLE FOR LEASE

1910 NW 97TH Avenue, Doral, FL 33172



### PROPERTY OVERVIEW

<b>ADDRESS</b>	1910 NW 97th Ave
<b>TOTAL</b>	118,449 SF
<b>OFFICE TOTAL</b>	17,559 SF
<b>MAIN OFFICE</b>	11,364 SF
<b>WAREHOUSE OFFICE</b>	1,022 SF
<b>WAREHOUSE 2ND FLOOR OFFICE</b>	5,173 SF
<b>WAREHOUSE TOTAL</b>	95,725 SF
<b>MEZZANINE STORAGE</b>	4,972 SF
<b>ELECTRICAL ROOM</b>	191 SF
<b>ZONING</b>	IU-C
<b>CLEAR HEIGHT</b>	29'
<b>BUILDING DEPTH</b>	225' & 279'
<b>DOCK DOORS</b>	21
<b>DRIVE IN DOORS</b>	1
<b>CAR PARKING</b>	AMPLE
<b>COLUMN SPACING</b>	40'W x 32'D
<b>FIRE PROTECTION</b>	WET PIPE / SPRINKLER SYSTEM
<b>INTERIOR LIGHTING</b>	LED
<b>BACK-UP GENERATOR</b>	ONE CAT 300 KW 950-Amp, 3-Phase, 277 /480V
<b>POWER</b>	1200-Amp, 3-Phase, 277 /480V



**SCAN TO VIEW  
PROPERTY  
VIDEO, FLOOR PLAN,  
3D TOUR.**

### MORE INFORMATION

**Alexander Bernaldo, SIOR**

President

786.337.7877

Alex@AmericasCRE.com

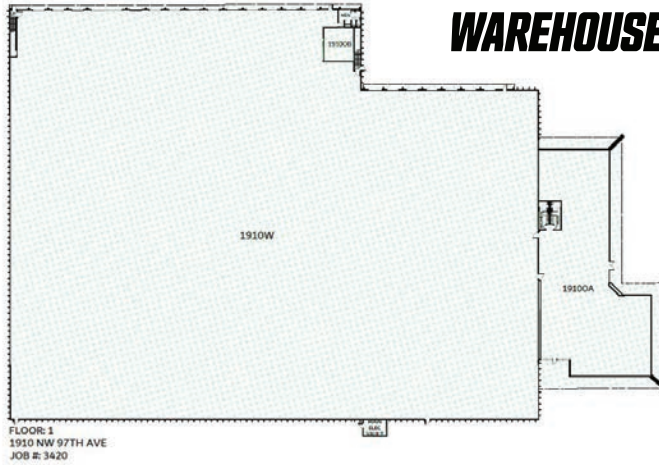


## FREESTANDING BUILDING IN DORAL

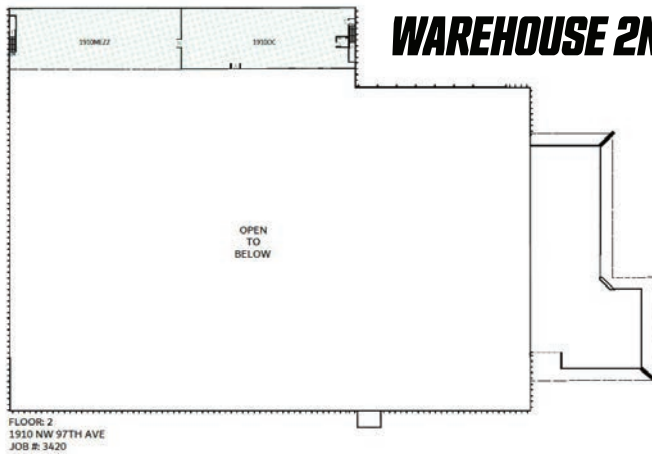
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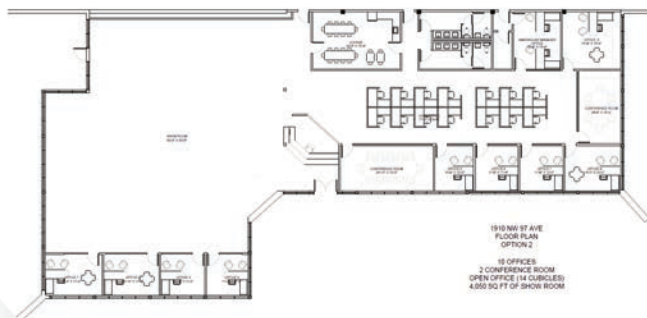
### WAREHOUSE LAYOUT



### WAREHOUSE 2ND FLOOR LAYOUT



### OFFICE LAYOUT



## MORE INFORMATION

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