Wolf Co.

REAL ESTATE

9950 NW 17th Street WAREHOUSE

FOR LEASE

9950 NW 17th Street, Suite 102, Miami, FL

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Rare opportunity to sublease 30,000 SF - 106,313 SF in a high-performance distribution facility in Doral's Airport West submarket. The space features 33 dock-high doors, 21 levelers, 24' clear height, and ESFR sprinklers—ideal for logistics, 3PL, and e-commerce users requiring scale and efficiency. Strategically located just minutes from Miami International Airport with immediate access to major highways, this is a plug-and-play solution for operators looking to avoid costly buildout and accelerate operations. Available through December 2028.

Operations & Use

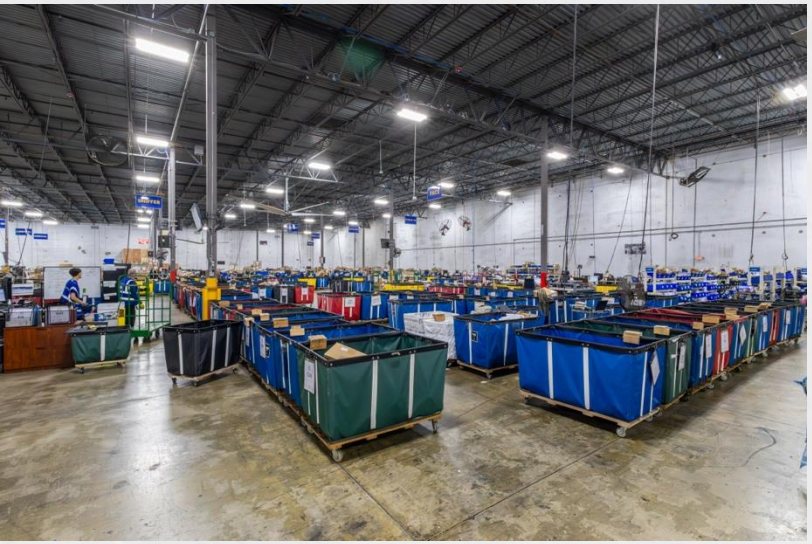
- Permitted for warehouse + distribution
- Strong fit for:
- Freight / logistics operators
- E-commerce fulfillment
- Import/export businesses
- Heavy operational flexibility with full utility responsibility

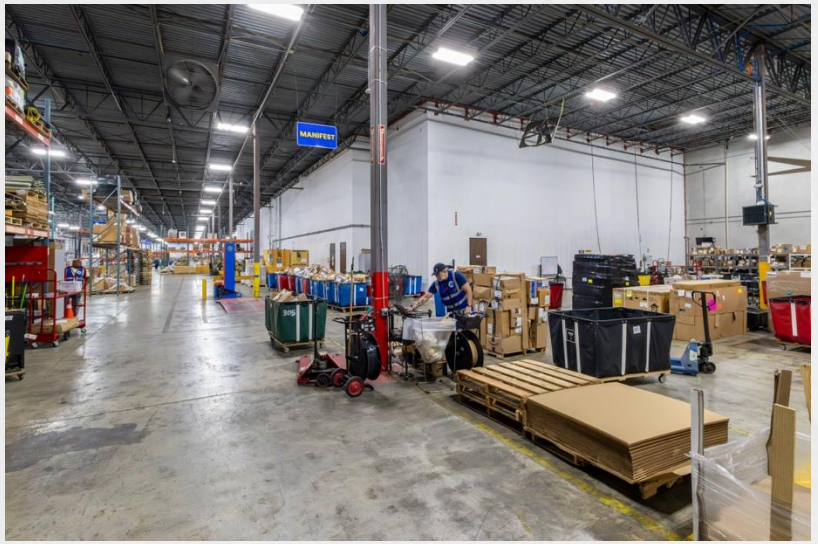
Location

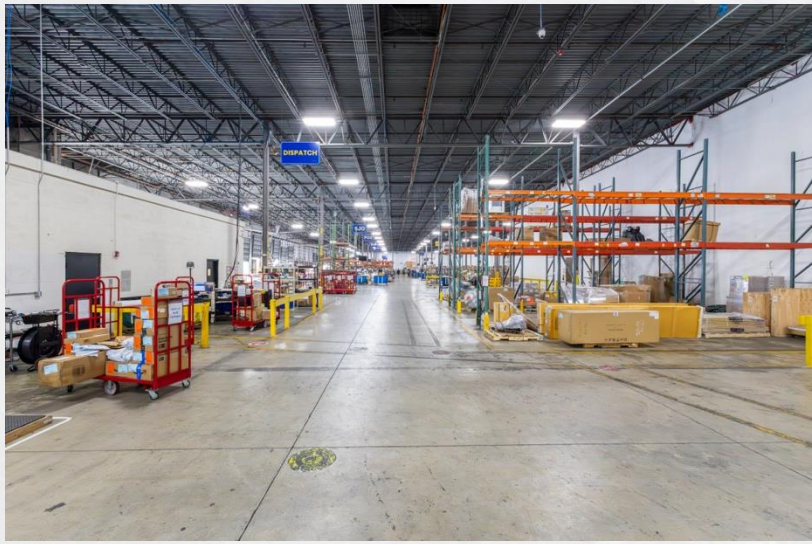
LOCATION HIGHLIGHTS

Prime Doral Industrial location.
Surrounded by established logistics and freight companies

- 10–15 minutes to Miami International Airport
- Immediate access to Dolphin Expressway (836)
- Close to Palmetto Expressway (826) and Florida’s
- Turnpike




MANIFEST


DISPATCH

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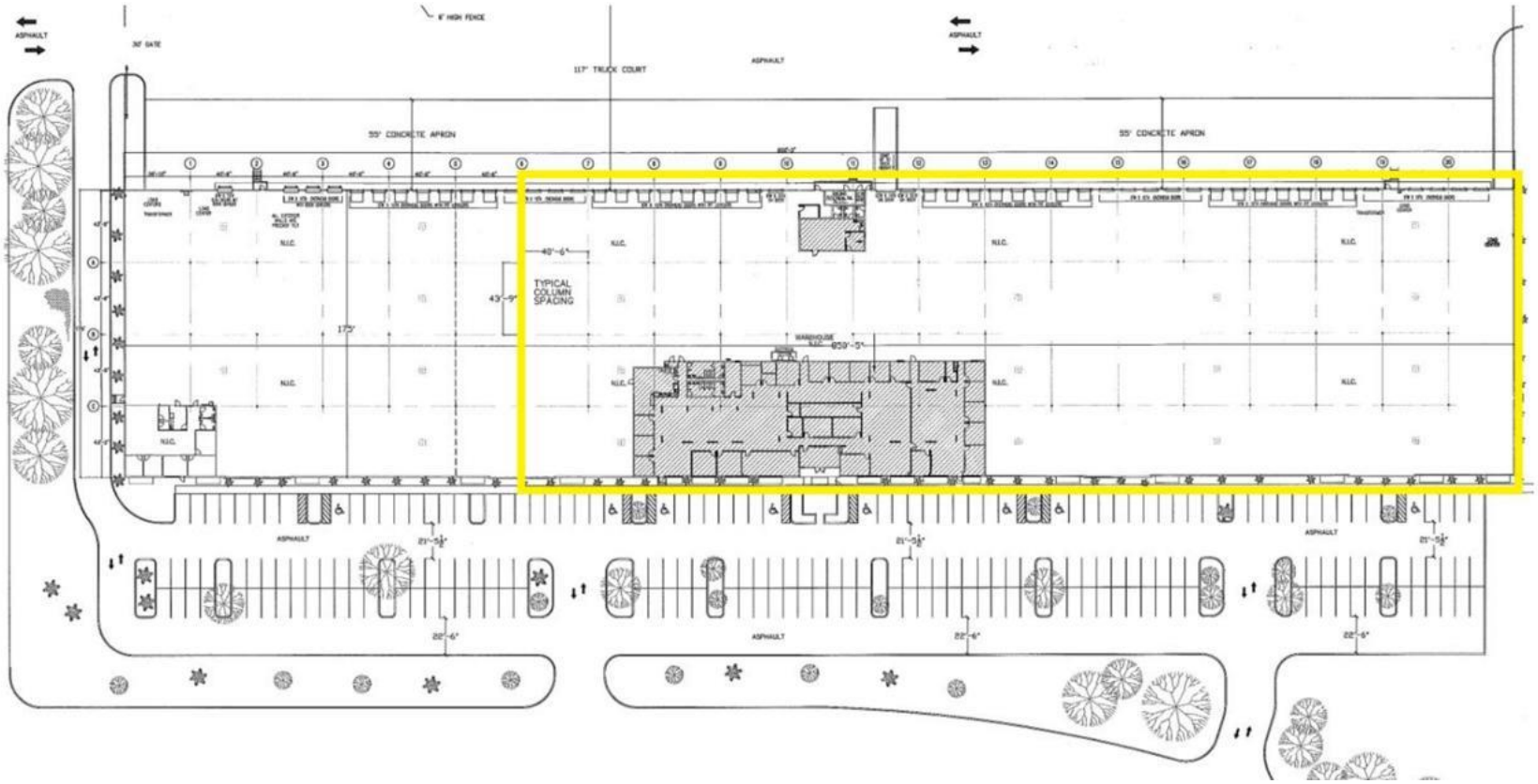

Floor Plan

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