

Colliers

SUBLEASE AVAILABLE

10000 NW 17<sup>th</sup> Street

Doral, FL 33172

Sublease  
available through  
**June 30, 2028**

**26,290**

Total SF

**\$19.50**

PSF NNN

+ **\$5.16** PSF OpEx  
(estimated)

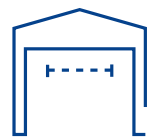
## Building Highlights



Institutionally  
Owned



±24' Clear Ceiling  
Height



±40' X ±41'  
Column Spacing



170' Shared  
Truck Court

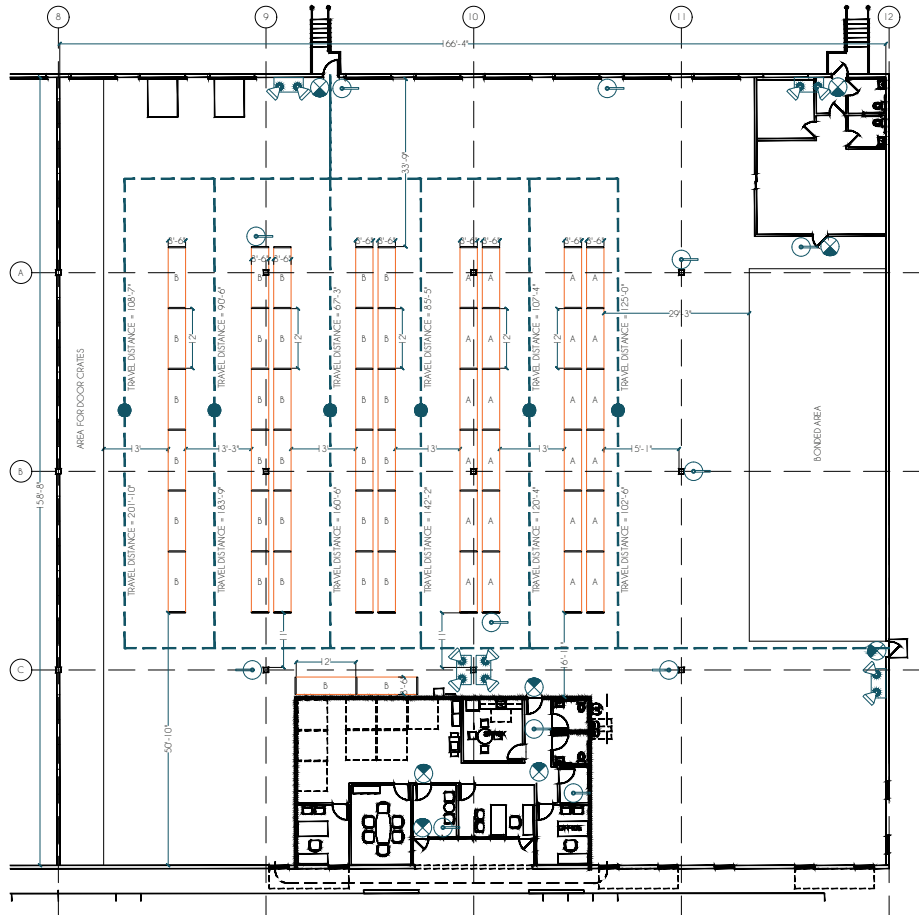


160' Building  
Depth



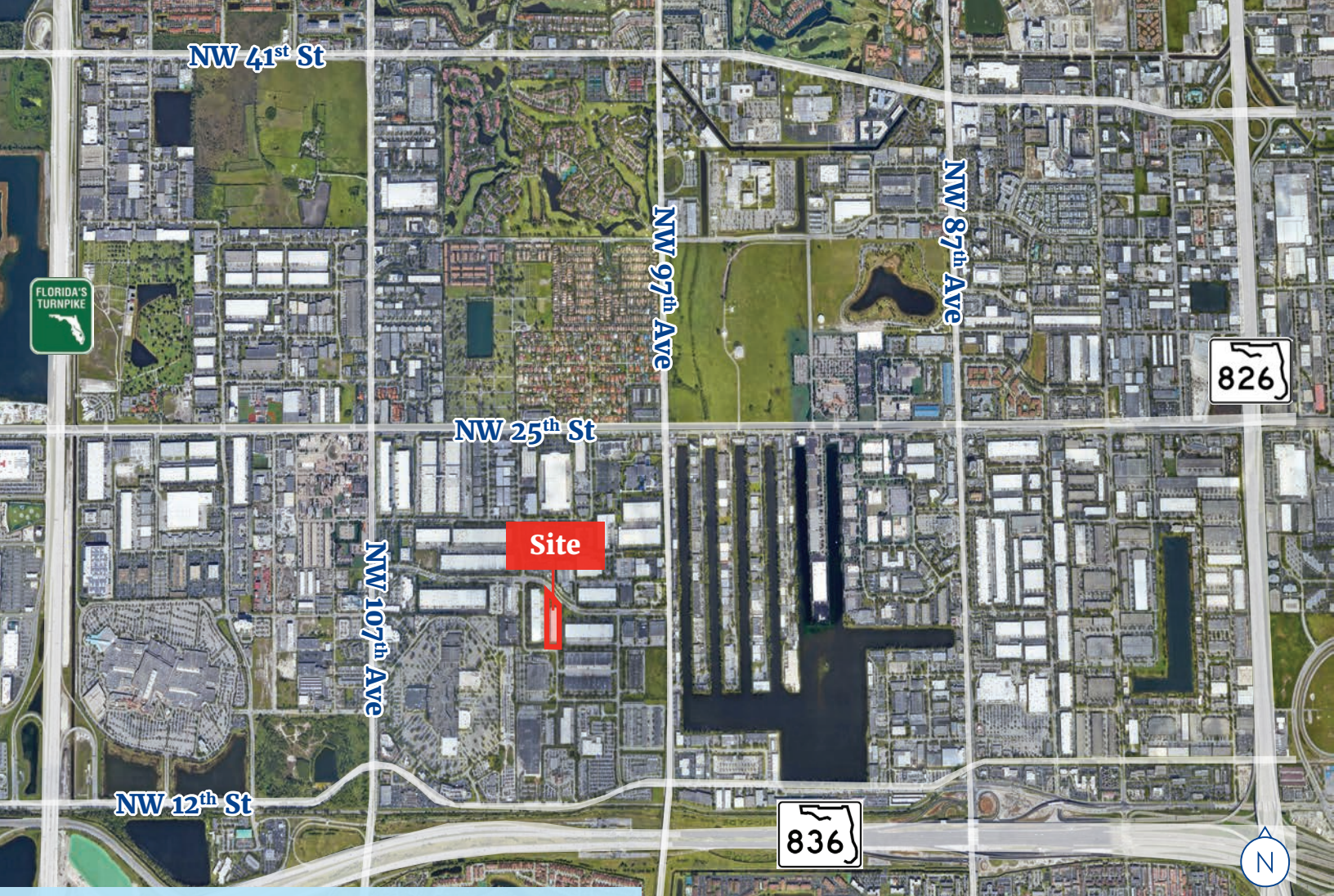
9 Dock Height  
Doors with 3 Pit  
Levelers & 1 Ramp

# Floor Plan



## Specifications

|                        |   |
|------------------------|---|
| <b>Total Available</b> | ±26,290 SF  |
| <b>Office Size</b>     | ±1,800 SF Modern Office (plus ±600 SF office at loading dock) |
| <b>Loading</b>         | 9 Dock Height Doors with 3 Pit Levelers and 1 Ramp            |
| <b>Power</b>           | 480a/277v 3p  |
| <b>Sprinklered</b>     | Yes   |
| <b>Parking</b>         | 106 Surface Spaces; Ratio 1.20/1,000 SF                       |
| <b>Accessibility</b>   | Excellent access to 826, 836 & Florida's Turnpike             |
| <b>Racking</b>         | Available   |



## Demographics



2023 population  
(5 mi radius)

**366,963**



2023 Households  
(5 mi radius)

**124,580**



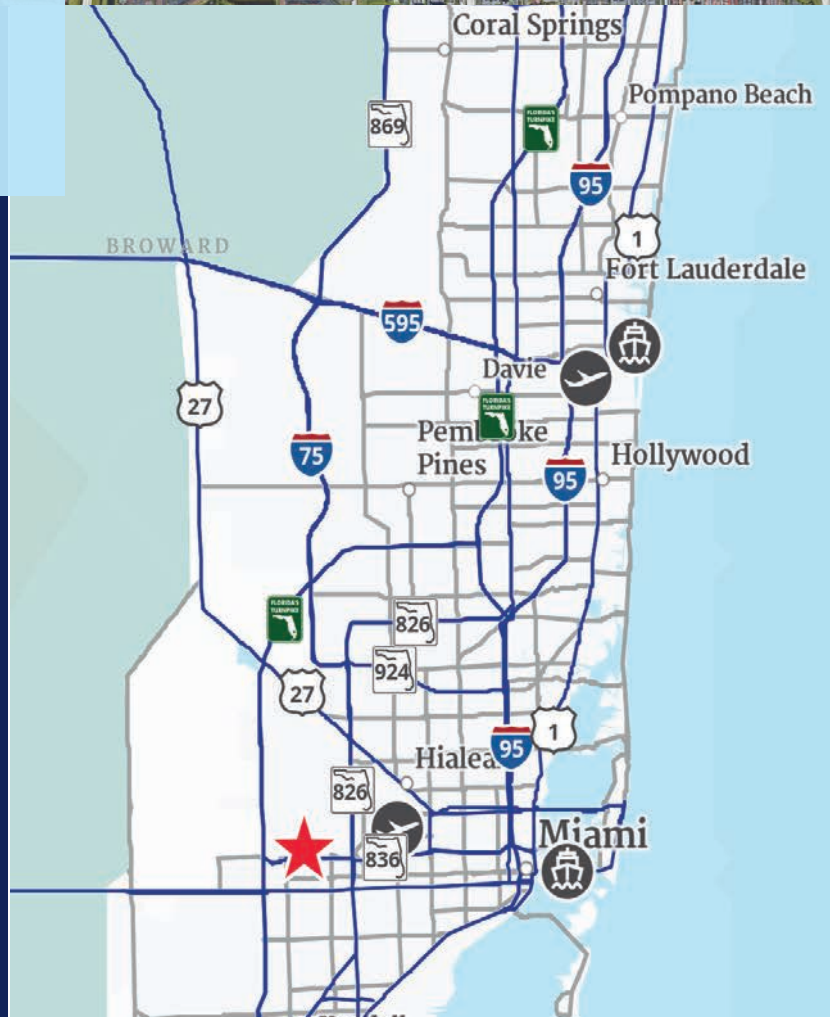
to MIA Cargo  
Entrance

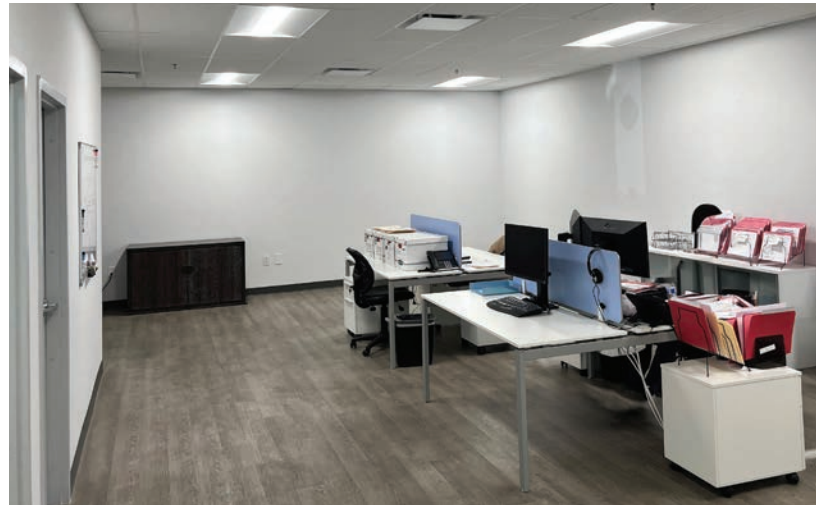
**5.2 mi**



to Port  
Miami

**14 mi**





## Contact us:

**Sal Bonsignore, SIOR, CCIM**  
Senior Vice President  
+1 954 452 4608  
sal.bonsignore@colliers.com



**Colliers International**  
Florida, LLC  
200 E Broward Boulevard  
Suite 120  
Fort Lauderdale, FL 33301  
**colliers.com**

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