



INTERNATIONAL CORPORATE PARK



1530 NW 98TH COURT - BLDG 18 UNIT 101
DORAL, FLORIDA

AVAILABLE
FOR LEASE



AVAILABLE FOR IMMEDIATE OCCUPANCY

Prime warehouse with office space within International Corporate Park (ICP), available for immediate occupancy.

Located at 1530 NW 98th Court, Unit 101 in Building 18, includes ±2,803 SF of new, fully built out office space; ±42,089 SF of warehouse space with 24' clear height ceilings; 46' x 43' column spacing; 16 total rear-loading dock doors (one of which has a metal ramp); 800 Amps of power; shared 170' truck court with concrete aprons; and ample parking.

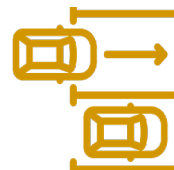
This Property offers easy access to major transportation arteries such as the Palmetto Expressway, Golden Glades Interchange, I-95, Florida's Turnpike, SR-9, and SR-441. Located in the heart of Doral, the Property offers a strategic location just 5 miles from Miami International Airport and 14 miles from the Port of Miami, making it an ideal choice for businesses with logistics and distribution needs.



±44,892 SF
TOTAL AVAILABLE
SQUARE FEET



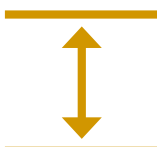
±2,803 SF
OFFICE
AREA



54
PARKING SPACES
1.2 PER 1,000 SF



16
DOCK-HIGH DOORS
INCLUDING ONE
(1) METAL RAMP



24'
CLEAR
HEIGHT



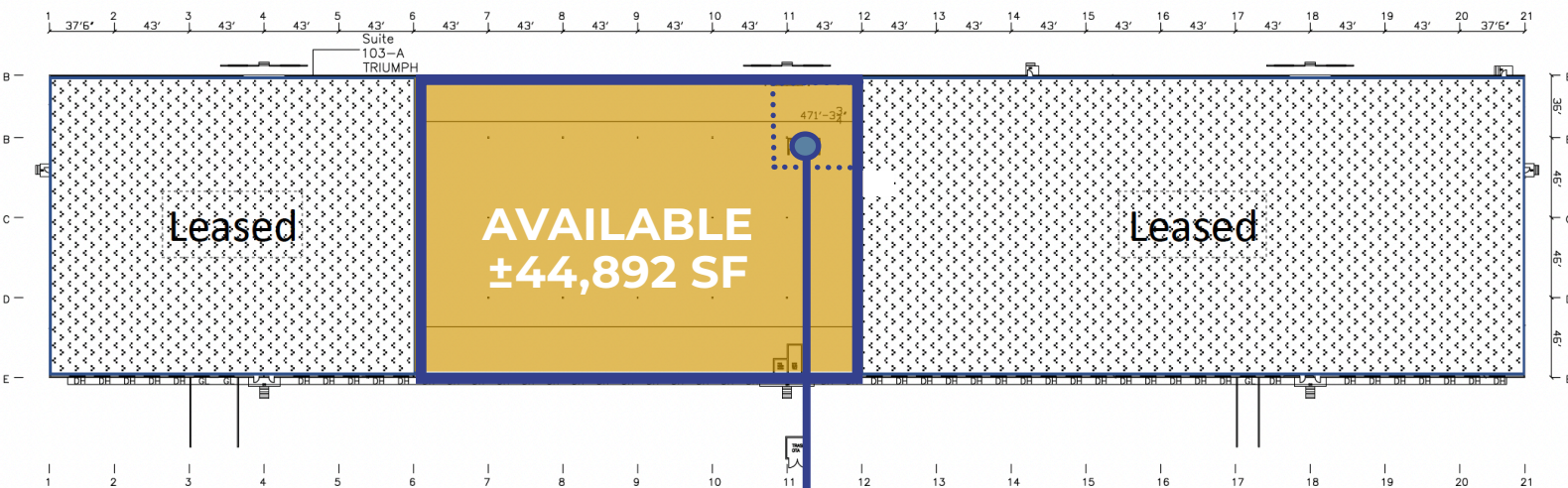
46' x 43'
COLUMN
SPACING



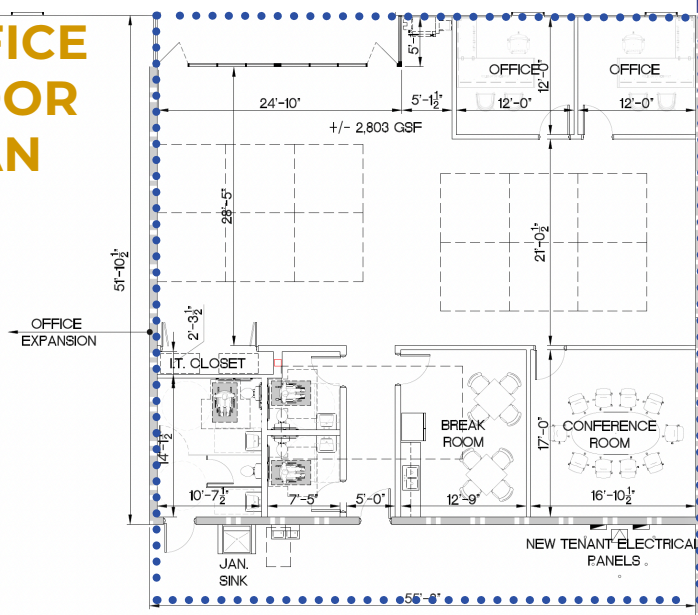
INTERNATIONAL CORPORATE PARK FLOOR PLAN

BUILDING 18 UNIT 101

SITE PLAN



OFFICE FLOOR PLAN



**±44,892 SF
TOTAL AVAILABLE**

**±2,803 SF
OFFICE**

**±42,089 SF
WAREHOUSE**

**6 16
BAYS DOCKS**

**1
METAL RAMP**

**VIEW
INSIDE**



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Disclaimer: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. The images and floorplans are for illustrative purposes only and may be out-of-date and not current.