



# AVAILABLE FOR LEASE OR SALE

**±45,105 TOTAL SF**

2980 NW 108th Ave  
Doral, FL 33172

## PROPERTY FEATURES

<b>TOTAL SF</b>	± 45,105 TOTAL SF
<b>OFFICE SIZE</b>	9,000
<b>LOT SIZE</b>	2.14 ACRES
<b>CEILING HEIGHT</b>	24' CEILING HEIGHT
<b>LOADING</b>	(9) DOCK HIGH DOOR
<b>RAMP</b>	(1) RAMP
<b>POWER</b>	480/277V THREE PHASE
<b>PARKING</b>	57 SPACES

## PROPERTY DESCRIPTION

Prime opportunity in Doral's industrial hub at 2980 NW 108th Ave, Doral, FL 33172. This ±2.14-acre lot features a ±36,105-square-foot warehouse, ±9,000 square feet of office space, a 480/277V three-phase power system, and a fully integrated sprinkler system. With its strategic location and versatile design, this property is ideal for modern business needs.



## CALL FOR PRICING & DETAILS

- Frank Trelles, SIOR  
786.302.1223
- Doony Marrero  
305.497.3722
- Jason Gonzales  
305.796.8846

# PROPERTY IMAGES

