

CANTEL WEST UNIT FOR SALE

10420 NORTHWEST 37TH TERRACE, DORAL, FL 33178

CONFIDENTIAL OFFERING MEMORANDUM



Robert Meneses, PA | Broker | 305.500.5554 | robert@kaizenre.com

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
DEMOGRAPHICS	12
ADVISOR BIOS	14

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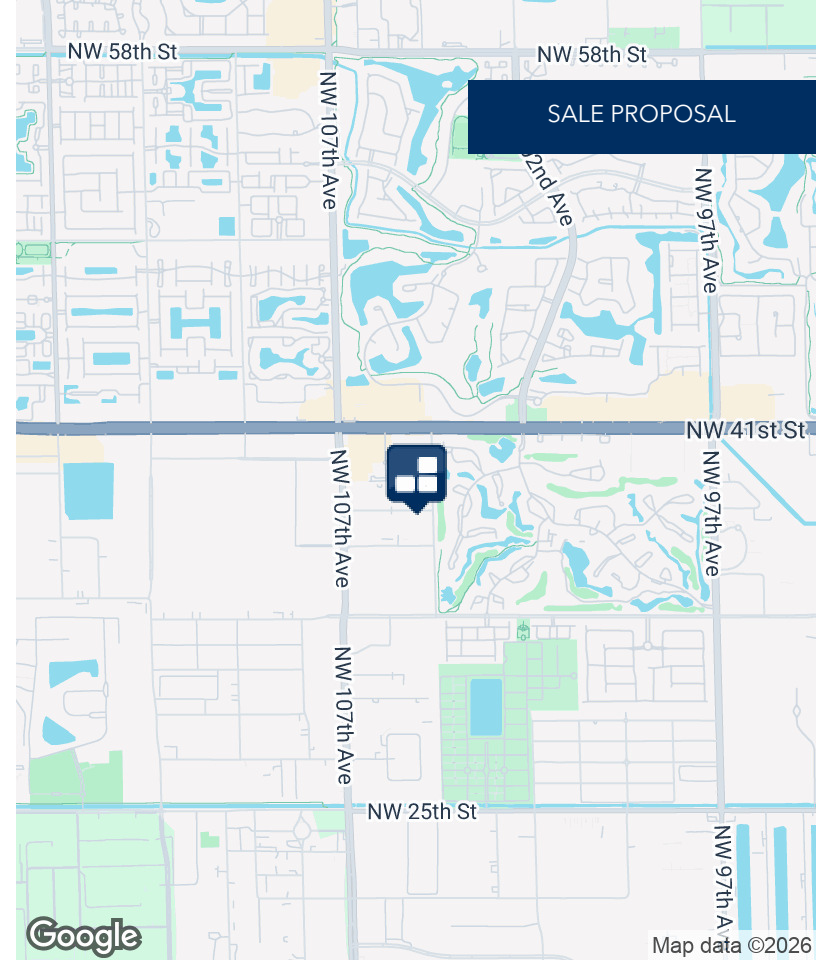
PROPERTY INFORMATION

Executive Summary

Property Description

Property Details

Complete Highlights



OFFERING SUMMARY

Sale Price:	\$2,950,000
Building Size:	6,592 SF
Price / SF:	\$447.51
Year Built:	2000
Zoning:	Industrial
Market:	Airport West

PROPERTY OVERVIEW

Discover an exceptional opportunity in the heart of the Airport West area. This impressive 6,592 SF dock high industrial facility, constructed in 2000, offers tailored features for manufacturing, distribution, or light production purposes. With a clear span floorplan, substantial truck court, and modern utilities designed to meet industrial demands, this property caters to efficient workflows and flexible configurations. The durable concrete construction, secure perimeter fencing, and ample parking ensure optimal safety and convenience. Strategically designed for long-term tenancy with adaptable interior divisions, this property is primed for quick occupancy, offering exceptional structural integrity while minimizing maintenance expenses. Embrace the potential of this industrial gem, perfectly suited to elevate your operations and drive long-term success.

PROPERTY HIGHLIGHTS

- 6,592 SF Total with 1,700 of office. Industrial facility tailored for manufacturing, distribution, or light production.
- Substantial truck court for efficient dock and ramp loading.
- 20 ' Clear span floorplan for flexible racking or assembly configurations.
- Durable concrete construction supporting heavy equipment and operations.
- Secure perimeter fencing safeguards valuable goods and equipment.
- Ample parking for employees, visitors, and contractors.
- Modern utilities designed for industrial electrical and mechanical demands.
- Strategic layout minimizes internal obstructions for streamlined workflows.
- Well-proportioned drive aisles ease vehicle circulation.



PROPERTY DESCRIPTION

Discover an exceptional opportunity in the heart of the Airport West area. This impressive 6,592 SF dock high industrial facility, constructed in 2000, offers tailored features for manufacturing, distribution, or light production purposes. With a clear span floorplan, substantial truck court, and modern utilities designed to meet industrial demands, this property caters to efficient workflows and flexible configurations. The durable concrete construction, secure perimeter fencing, and ample parking ensure optimal safety and convenience. Strategically designed for long-term tenancy with adaptable interior divisions, this property is primed for quick occupancy, offering exceptional structural integrity while minimizing maintenance expenses. Embrace the potential of this industrial gem, perfectly suited to elevate your operations and drive long-term success.

LOCATION DESCRIPTION

Discover the potential of the vibrant Airport West market in Doral, FL. This thriving industrial and manufacturing hub offers proximity to major transportation arteries such as Miami International Airport and PortMiami, ensuring seamless global connectivity for businesses. Enjoy easy access to major highways, including the Palmetto Expressway and Florida's Turnpike, enhancing distribution and logistics capabilities. The area's strategic location attracts a wide range of businesses and industries, offering ample opportunities for growth and collaboration. Embrace the energy of this prime industrial and manufacturing district, surrounded by a dynamic mix of commercial, retail, and dining establishments. The Airport West market is primed for investment and expansion, making it an appealing prospect for prospective investors like you.

Sale Price **\$2,950,000**

PROPERTY INFORMATION

Property Type Industrial
 Property Subtype Manufacturing
 Zoning Industrial

LOCATION INFORMATION

Building Name Cantel West Unit for Sale
 Street Address 10420 Northwest 37th Terrace
 City, State, Zip Doral, FL 33178
 County Miami-Dade
 Market Airport West
 Road Type Private
 Market Type Large
 Nearest Airport Miami International Airport

PARKING & TRANSPORTATION

Street Parking Yes

UTILITIES & AMENITIES

BUILDING INFORMATION

Building Size 6,592 SF
 Number of Dock High Doors 1
 Number of Drive in Bays 1
 Ceiling Height 20 ft
 Office Space 1,700 SF
 Number of Floors 1
 Year Built 2000



PROPERTY HIGHLIGHTS

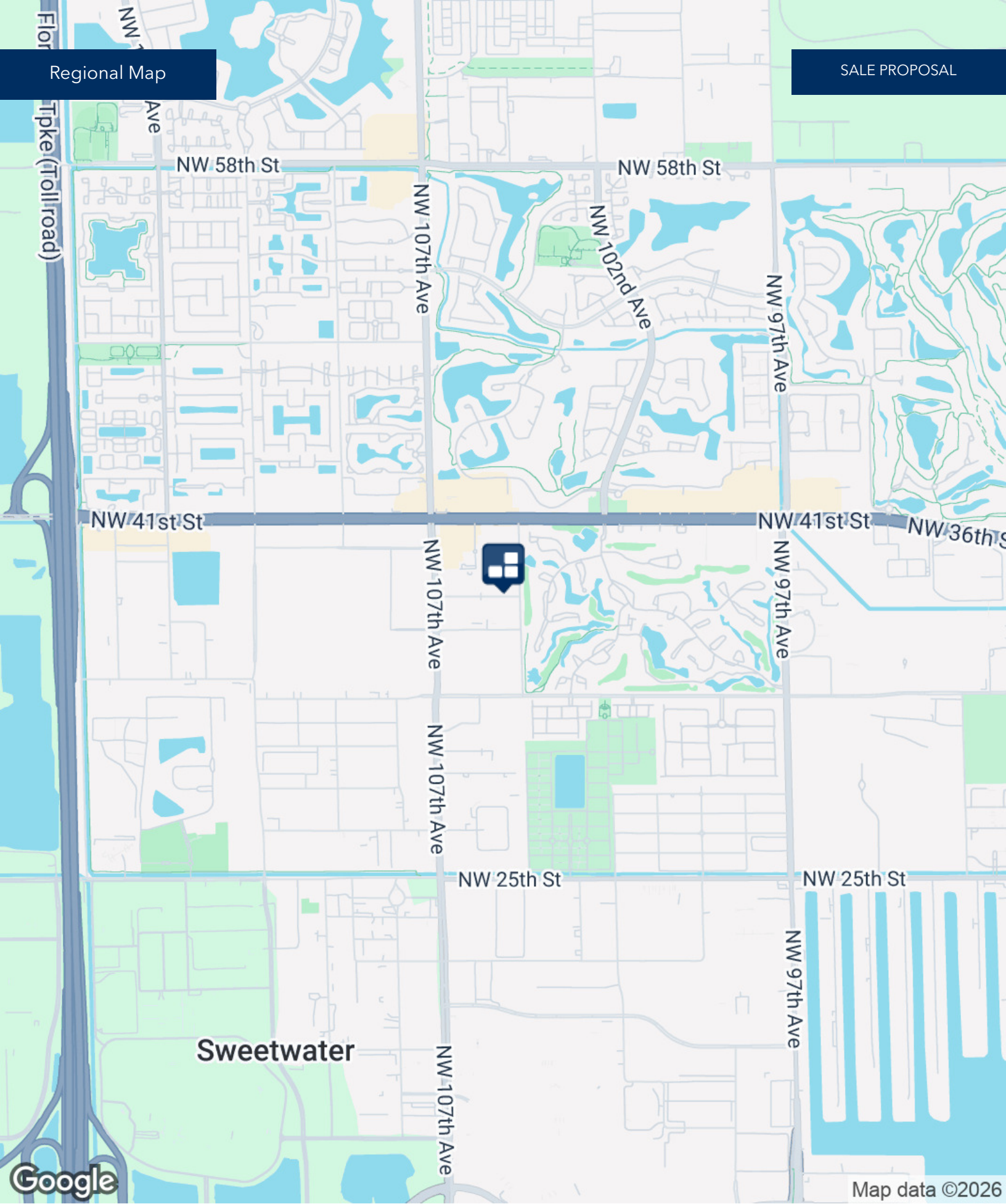
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- Modern utilities designed for industrial electrical and mechanical demands.
- Strategic layout minimizes internal obstructions for streamlined workflows.
- Well-proportioned drive aisles ease vehicle circulation.
- Exceptional structural integrity reduces maintenance expenses.
- Optimized for long-term tenancy with adaptable interior divisions.
- Prepared for quick occupancy with reliable infrastructure in place.

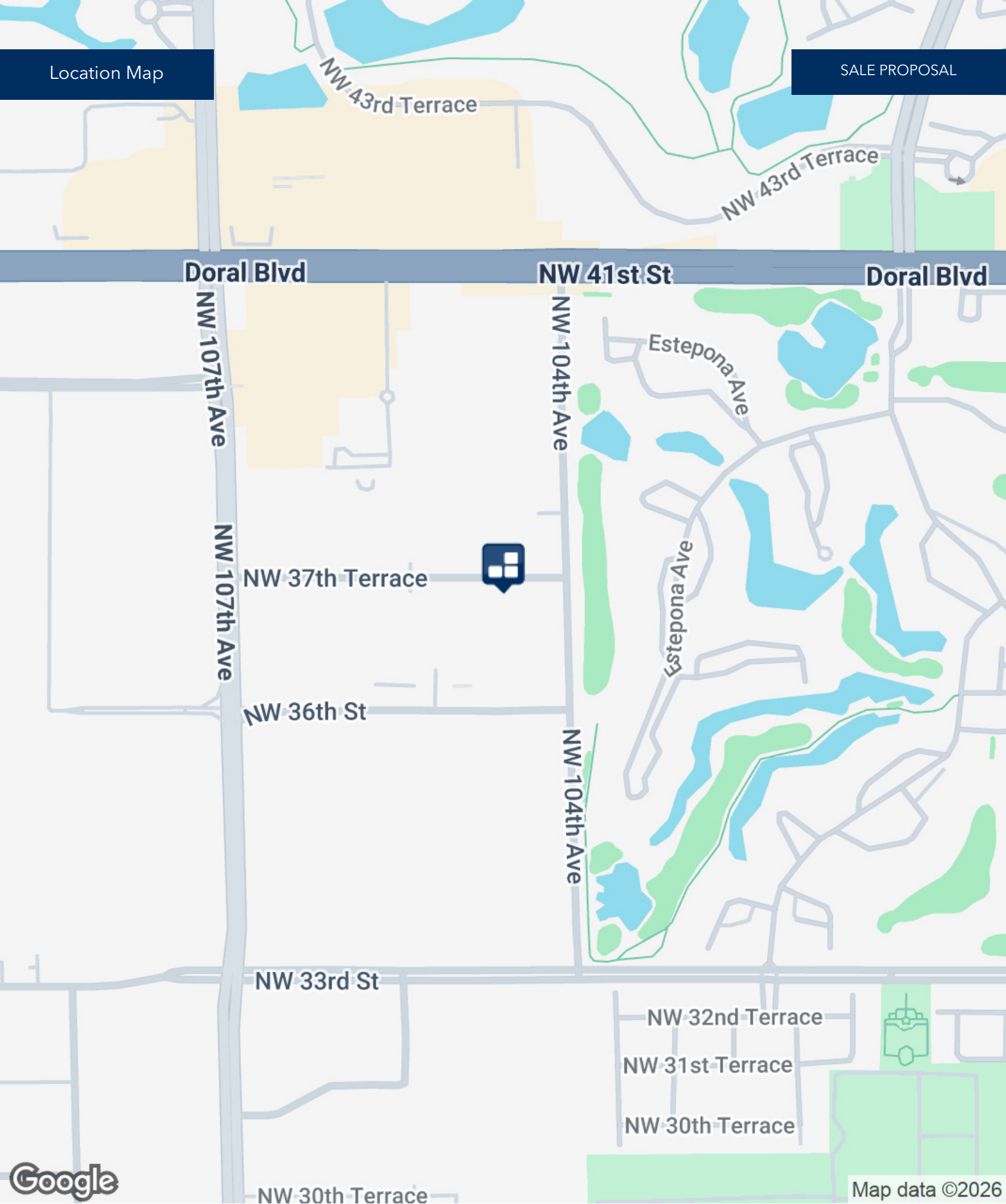
LOCATION INFORMATION

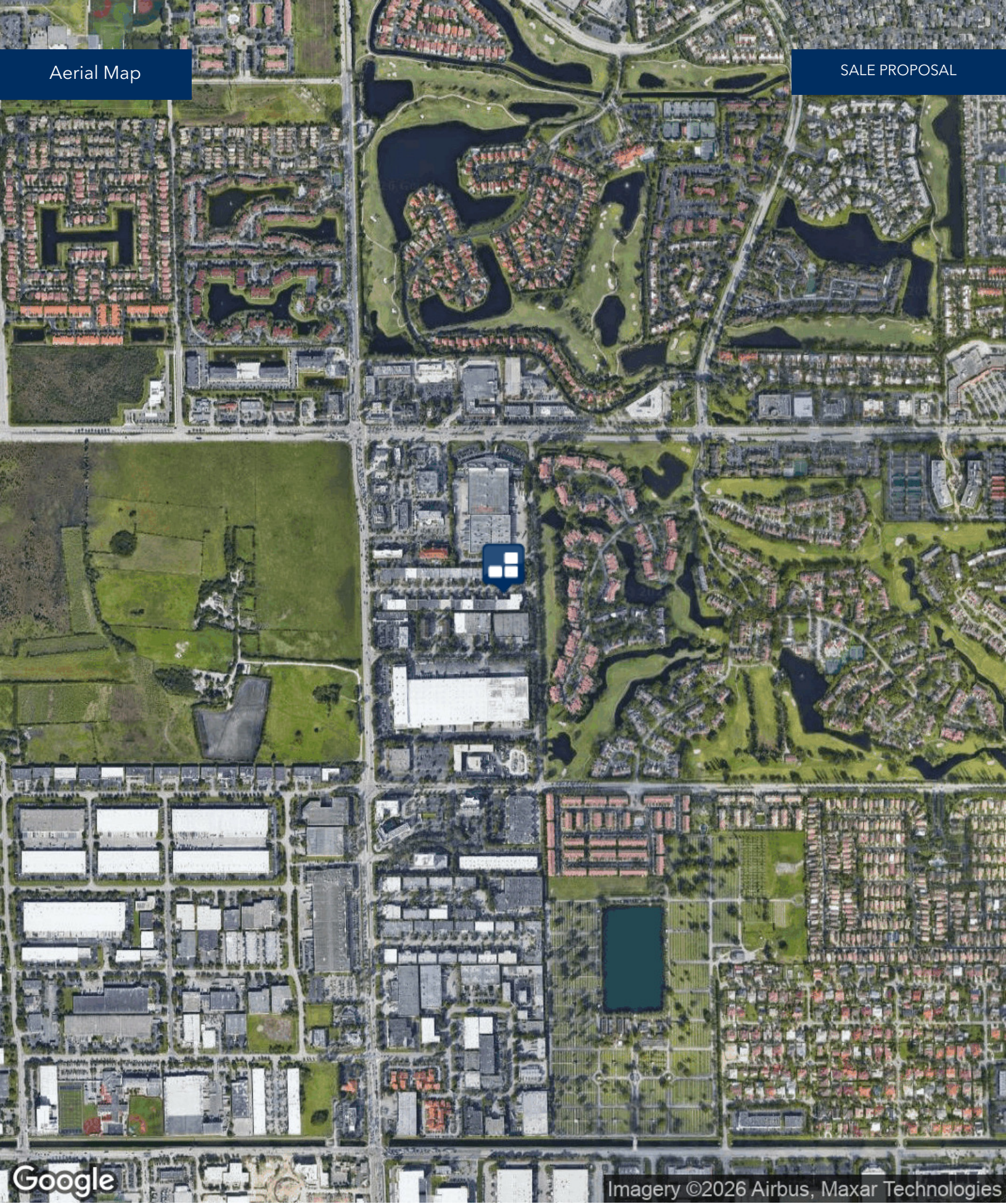
Regional Map

Location Map

Aerial Map

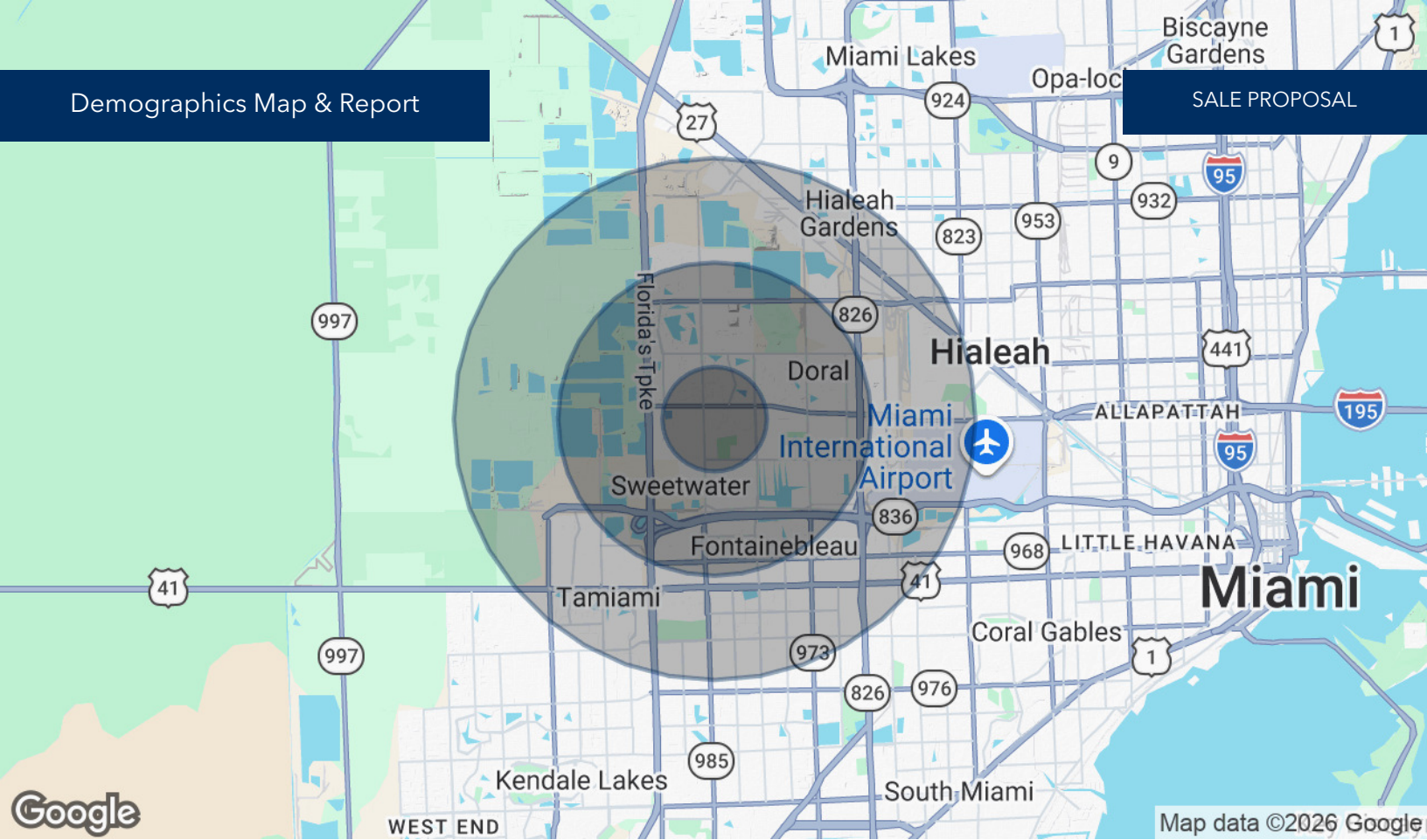






DEMOGRAPHICS

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,143	115,646	302,103
Average Age	42.2	40.4	43.2
Average Age (Male)	39.6	38.2	40.8
Average Age (Female)	42.5	41.3	44.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,089	39,901	104,147
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$119,936	\$95,075	\$91,010
Average House Value	\$501,174	\$428,538	\$426,618

2023 American Community Survey (ACS)

ADVISOR BIOS

Advisor Bio 1



ROBERT MENESES, PA

Broker

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FL #0631973

PROFESSIONAL BACKGROUND

Robert A. Meneses, P.A., licensed real estate broker; has specialized in the Doral, Miami Airport West, Coral Gables, Medley, Hialeah markets. In addition, he has extensive knowledge in the South Florida real estate market. He has amassed a wealth of knowledge and experience since 1995 in the areas of sales, leasing, investments, consulting and development.

A leader in the community, Mr. Meneses has an ability to consistently streamline negotiations which have resulted in significant savings, and increased productivity to his clients. He has corporate experience in communicating effectively with multi-level and international organizations. "Detail oriented, highly organized, and deal maker" are words that can describe Mr. Meneses.

His skills in crisis management provide resolve in situations with sudden deadlines and chaotic situations. His relationships with clients, brokers, attorneys, and lenders allow him to excel in most situations.

His current and past representation assignments includes the following clientele: Turnberry and Associates, Cabi Developers, JAS Forwarding, Tamach Group, Valls Group, National Constructors

Robert A. Meneses, P.A. is a highly energetic, motivated, dedicated, ethical, and professional individual. He is a graduate of Florida International University with majors in Marketing and Real Estate. Currently he is a member of:

- FIU Real Estate Affinity Alumni Council
- Board Member- CIASF
- Governor - Realtor Association of Miami and the Beaches
- Past Governor - Commercial Real Estate Alliance
- Member- National Association of Realtors
- Licensed Real Estate Broker- State of Florida since 1995
- Certified International Property Specialist (CIPS)
- Certified Commercial Investment Member (CCIM)
- Rotary Club of Doral
- Doral Business Council
- Aventura Marketing Council

EDUCATION

He is a graduate of Florida International University with majors in Marketing and Real Estate

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