



INVESTMENTS REALTY

FLEX SPACE FOR LEASE

Climate Controlled Industrial Space (Doral Submarket)

1601 NW 97th Ave, Doral, FL 33172

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HIGHLIGHTS

Climate Controlled Flex Space for Lease with Direct Frontage and Exposure on 97th Avenue

- Conveniently situated on 97th Ave, a main North/South transit artery in Doral. Property benefits from nearby SR 836/Dolphin Expressway (3 minutes away), SR 826/Palmetto Expressway , (ten minutes away), Florida's Turnpike and Miami International Airport (15 minutes away).
- Unique asset in the heart of Doral's logistic area, a light industrial warehouse and flex space with direct frontage on 97th Avenue providing exposure to 16,000 +/- vehicles per day.
- Turnkey, fully improved flex unit offering a refined showroom on the first floor and an executive-style mezzanine office with integrated kitchen and restroom; space delivered without furniture.
- Fully Air Conditioned space provides a climate controlled environment.
- 21 foot ceiling clearance with Two Street Level Doors.
- Ample onsite Parking Two of which are covered spaces.

PRICE: \$20/psf NNN

**Climate Controlled Warehouse
Space**

LOUIS MCMILLAN | VP Commercial

louis@glirealty.com

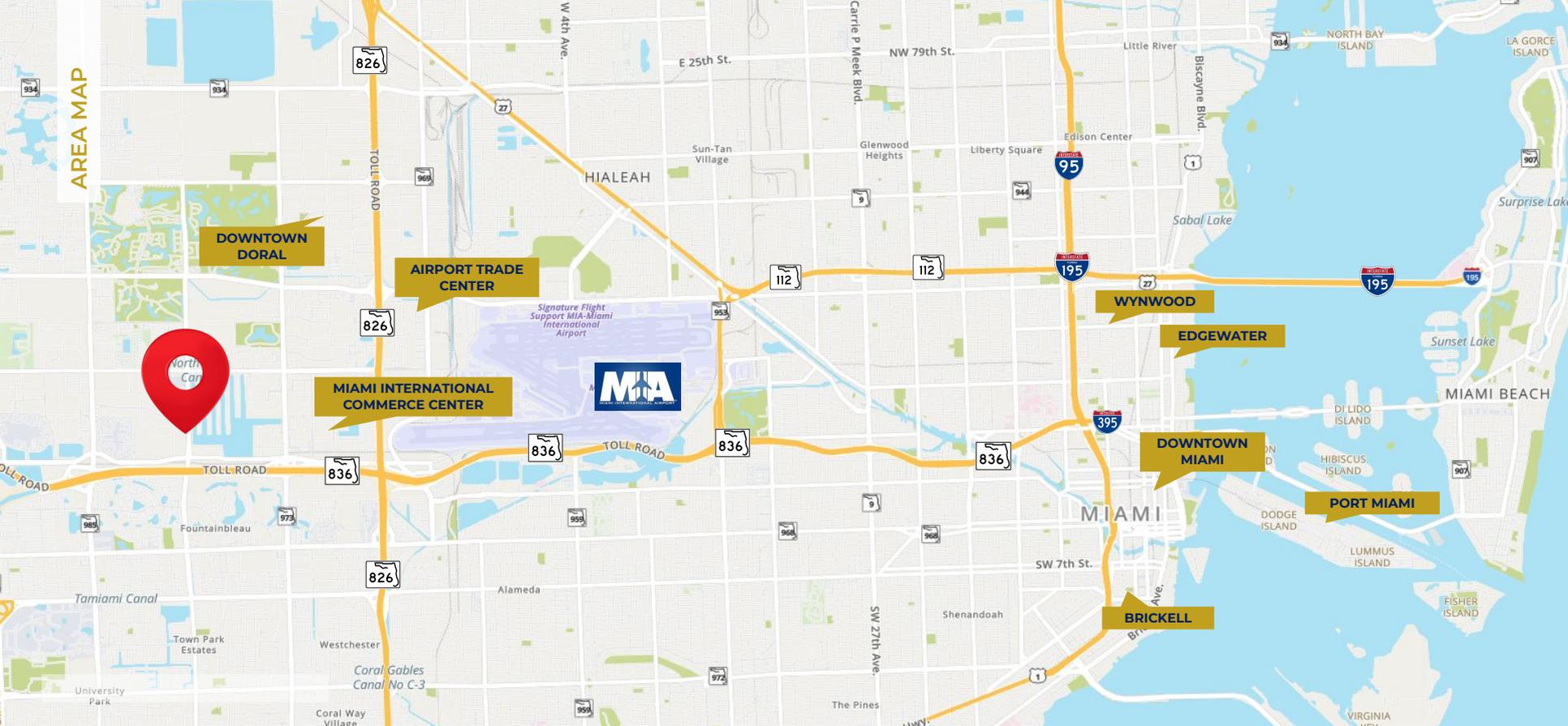
**O. 305.635.3005
C. 305.496.8400**

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PROPERTY SUMMARY

Property Type:	Industrial / Flex
Parking:	+11 Surface Parking
Spaces:	
Year Built:	1991
Leasable:	4,275 SF
Ceiling Height:	21'
Zoning:	I
Use:	Industrial / Retail / Flex



AREA MAP

DOWNTOWN DORAL

AIRPORT TRADE CENTER

MIAMI INTERNATIONAL COMMERCE CENTER



WYNWOOD

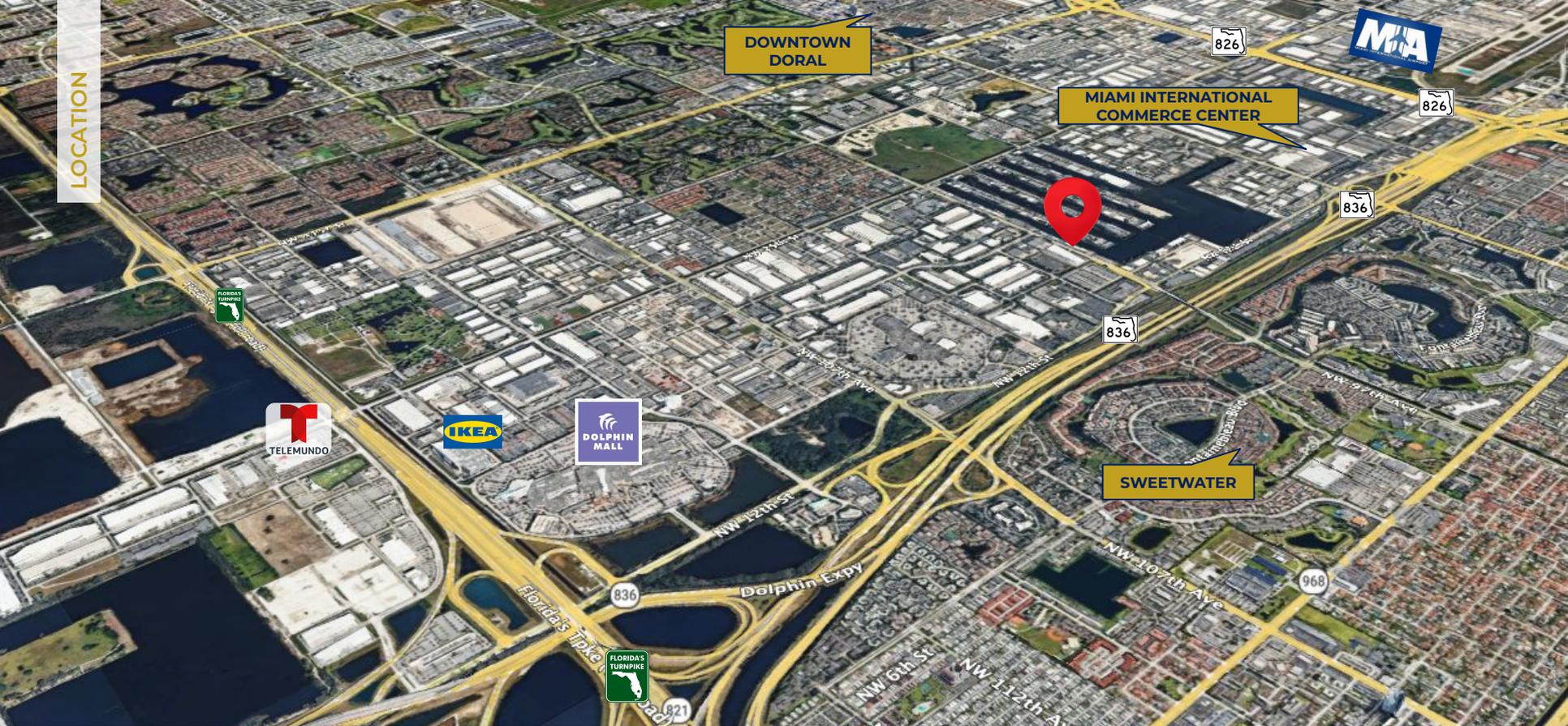
EDGEWATER

DOWNTOWN MIAMI

PORT MIAMI

BRICKELL

LOCATION



STREET VIEW



STREET VIEW



STREET VIEW



INTERIOR



INTERIOR



INTERIOR



INTERIOR



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MEZZANINE



MEZZANINE



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INVESTMENTS REALTY



Louis McMillian
VP | Commercial
Global Investments Realty

louis@glirealty.com
C. 305.496.8400

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