

**AVAILABLE  
FOR LEASE**



**±28,331 TOTAL SF**  
INDUSTRIAL PROPERTY

2797 NW 105th Avenue  
Doral, FL 33172

CONTACT US  
**FOR PRICING**

**305.817.8899**  
vivogroup.net

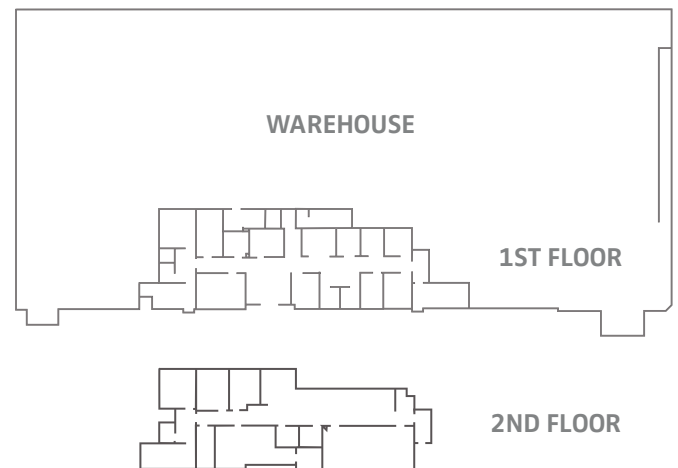
**VIVO**  
REAL ESTATE GROUP

# PROPERTY FEATURES



SITE PLAN

TOTAL SF	±28,331 SF
WAREHOUSE	±22,331 SF
OFFICE SIZE	±6,000 SF ON (2) FLOORS
CEILING HEIGHT	20' CEILING HEIGHT
LOADING	(1) CONCRETE RAMP
DOCKS	(6) DOCK HIGH DOORS
PARKING AVAILABLE	YES
HIGHLIGHTS	FULLY RACKED WAREHOUSE



## PROPERTY DESCRIPTION

Exceptional opportunity to lease a freestanding warehouse located in Miami's most sought-after industrial submarket.

The property features approximately ±28,331 SF of total space on a ±57,725 SF lot. The offices are ±6,000 SF with high end finishes situated on two floors providing a perfect blend of open areas and private offices delivering operational proficiency and administrative functionality, catering to the comprehensive needs of any business.

The warehouse is ±22,331 square feet with 20' ceiling height, 6 dock high doors and 1 concrete ramp. One of the dock high doors offers a 45' recessed area ideal for securely storing a container within the warehouse. The warehouse is fully racked, providing 1,200 pallet positions and fully fire sprinklered with over 18 cameras throughout the building.



# PROPERTY IMAGES



## EXTERIOR



## WAREHOUSE





# PROPERTY IMAGES



## INTERIOR

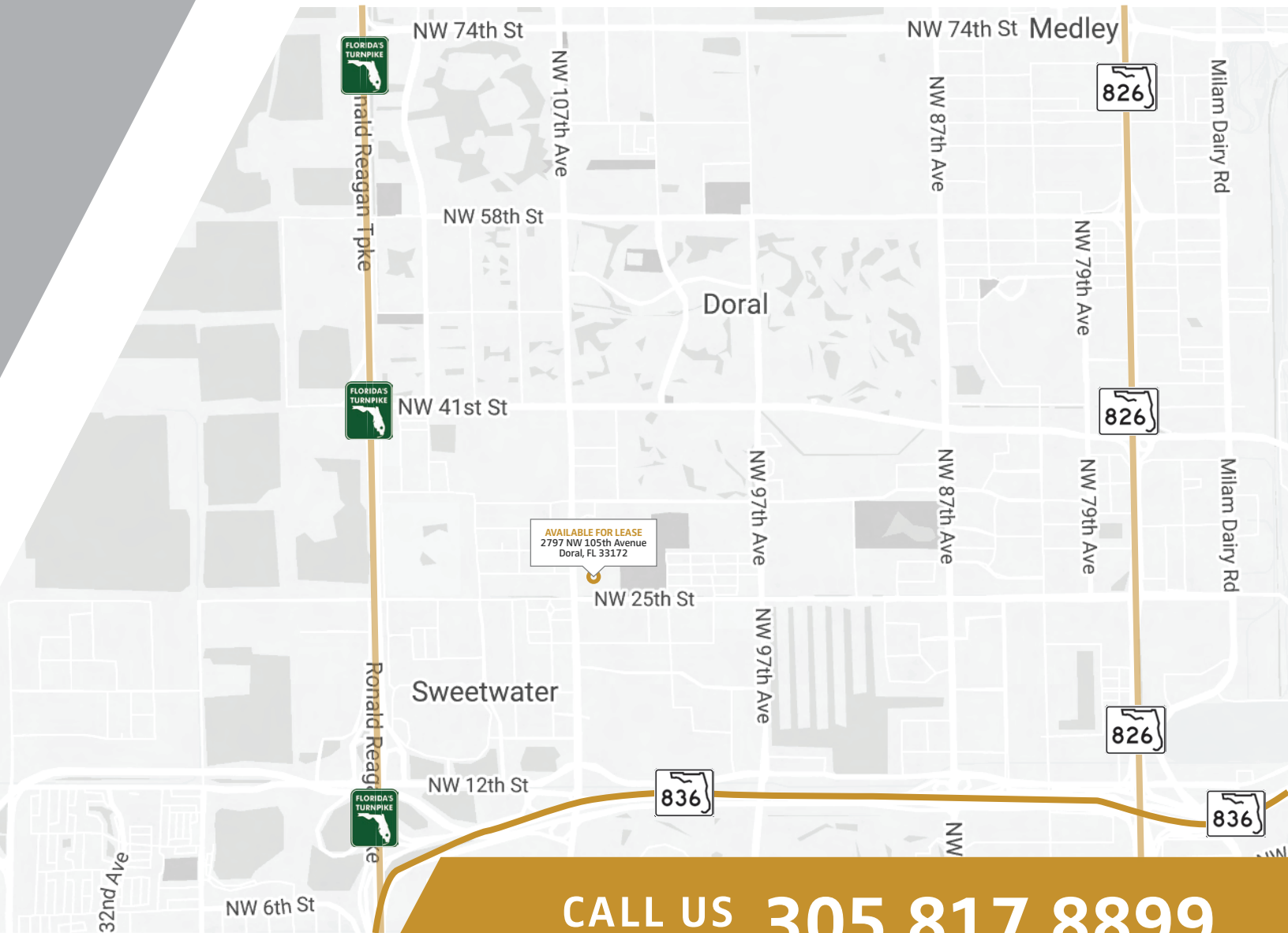


## OFFICES



# LOCATION DESCRIPTION

Strategically located just east of NW 107th Avenue and north of NW 25th Street, the location offers unmatched accessibility to Miami International Airport with immediate access to major thoroughfares such as the Turnpike, Palmetto and Dolphin expressways, ensuring efficient logistical operations.



**CALL US** **305.817.8899**  
FOR MORE INFORMATION



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