

INTERNATIONAL CORPORATE PARK



1530 NW 98TH COURT - BUILDING 18
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 within Building 18, the Property 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.

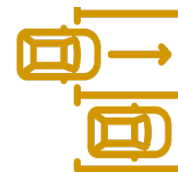
This Property offers easy access to major transportation arteries such as the Palmetto Expressway, Golden Glades Interchange, I-95, Florida's Turnpike, SR-9, and SR-441. Located in the heart of Doral, the Property offers a strategic location just ±5-miles from Miami International Airport, ±13-miles from the Port of Miami, and is an ideal choice for businesses with logistics and distribution needs.



±44,892 SF
TOTAL AVAILABLE
SQUARE FEET



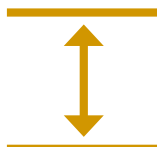
±2,803 SF
OFFICE
AREA



179
PARKING SPACES
1.2 PER 1,000 SF



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

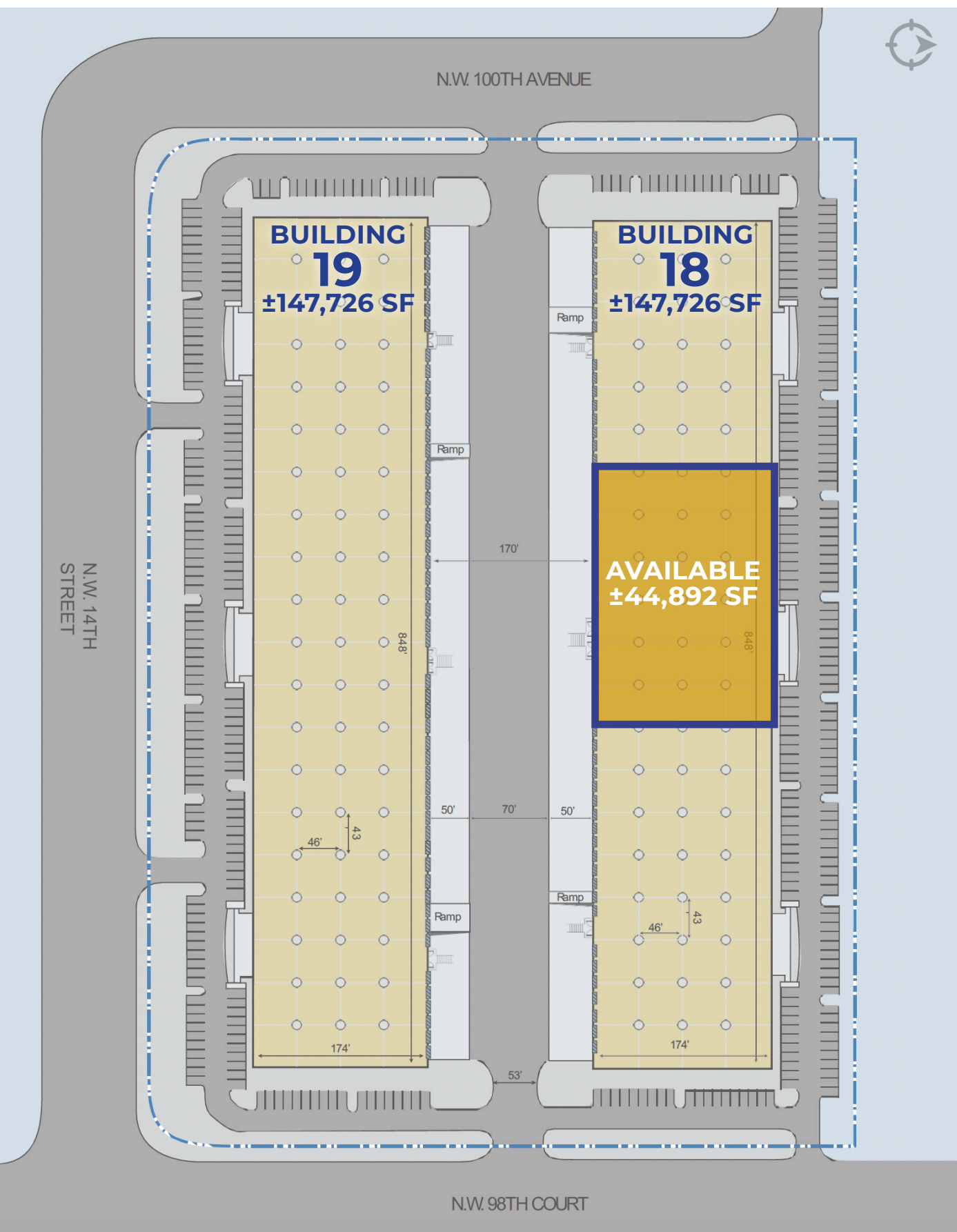


24'
CLEAR
HEIGHT

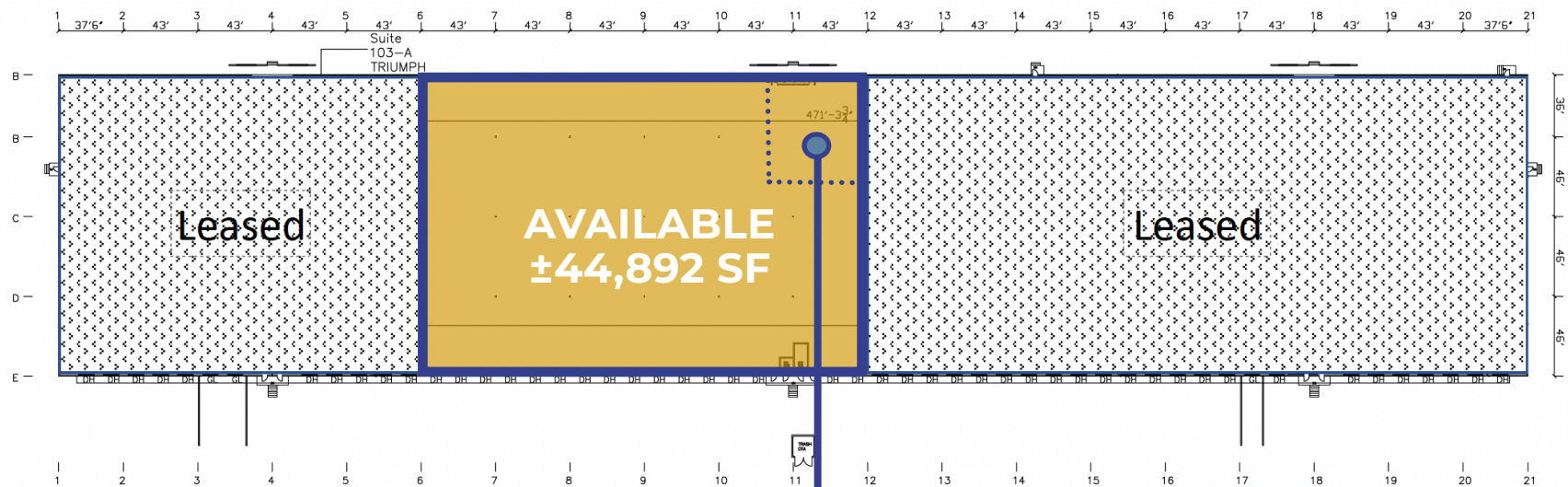


46' x 43'
COLUMN
SPACING

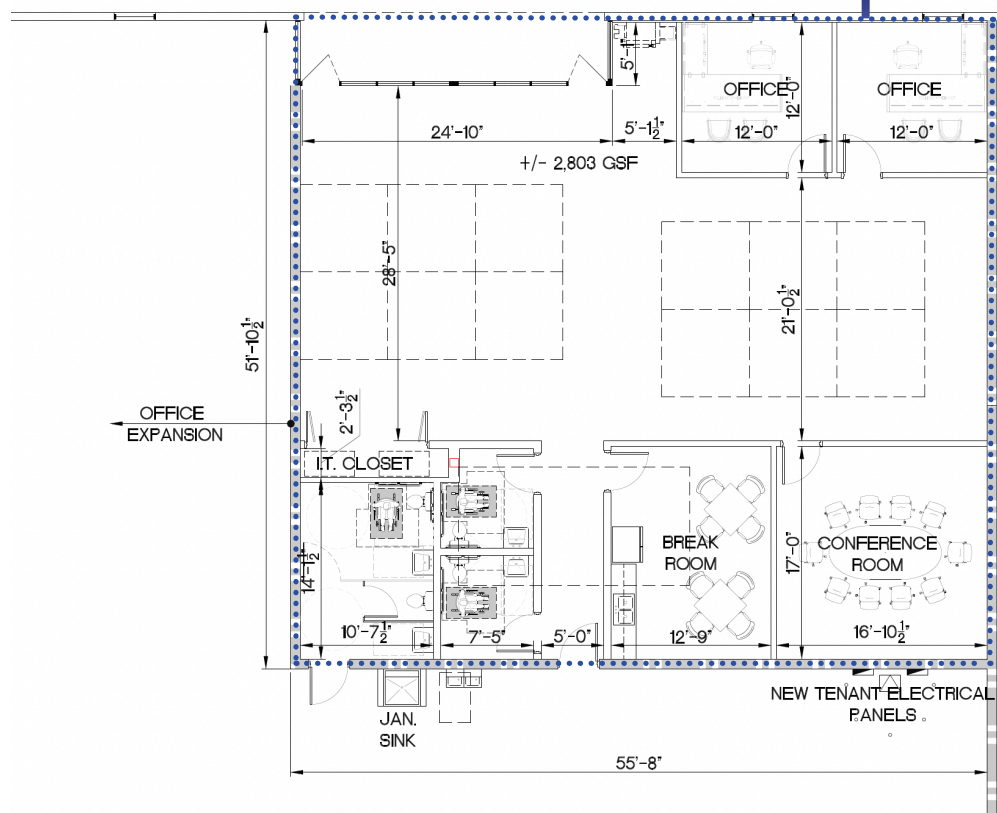
INTERNATIONAL CORPORATE PARK FLOOR PLAN



BUILDING 18 SITE PLAN



OFFICE FLOOR PLAN



±44,892
TOTAL SF AVAILABLE

±2,803
SQUARE FEET OF OFFICE

±42,089
SQUARE FEET OF WAREHOUSE

6 BAYS **16** DOCKS **1** METAL RAMP

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.

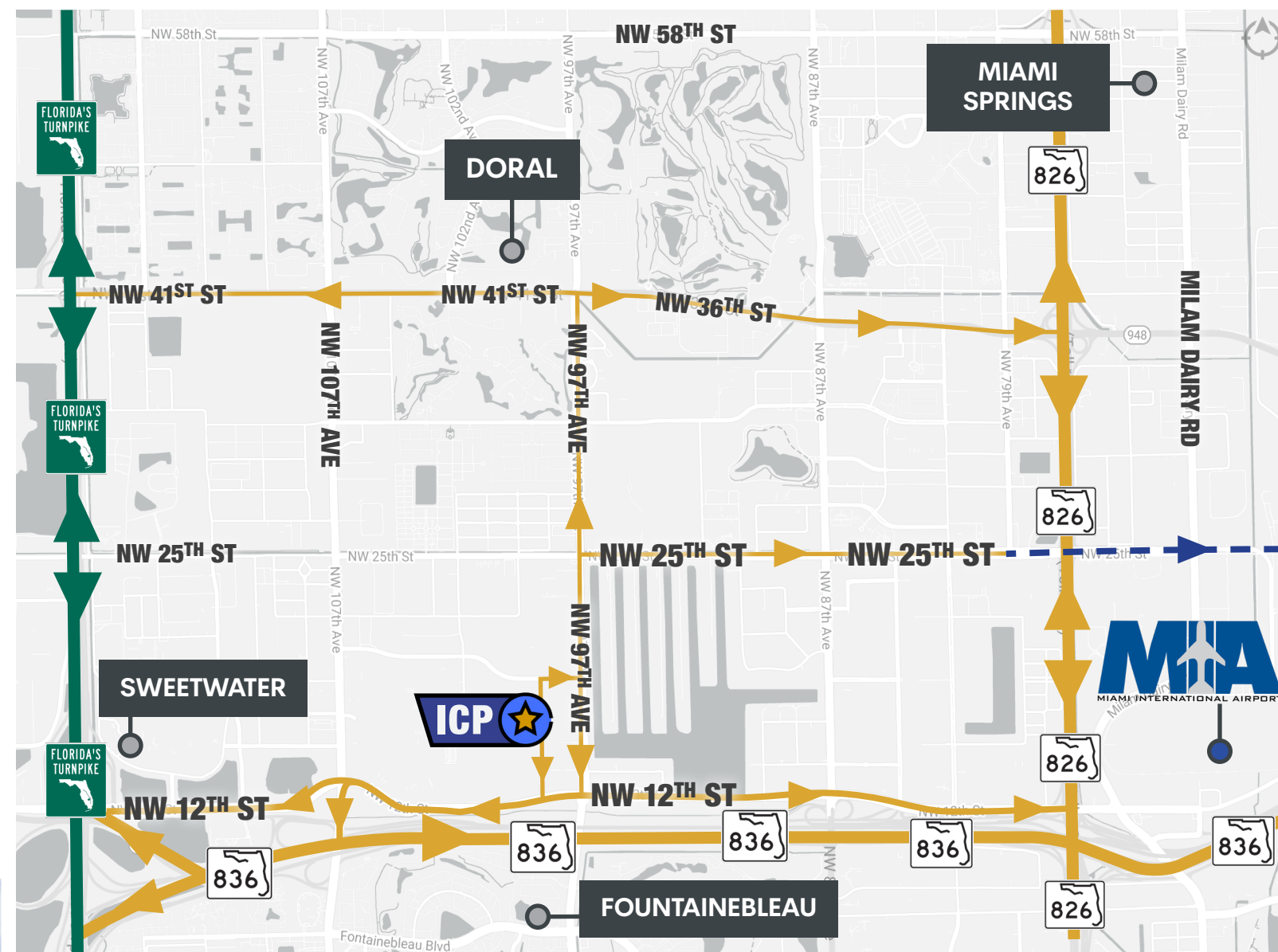
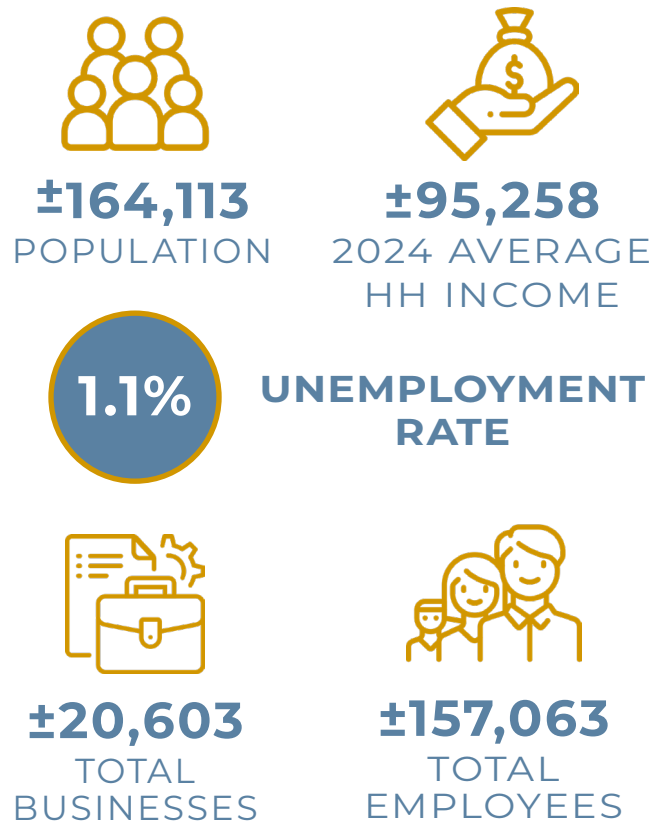
MIAMI DADE COUNTY'S AIRPORT WEST SUBMARKET DORAL, FL

The city of Doral is one of 34 municipalities in Miami-Dade County, Florida. Conveniently located just 1-mile from Miami International Airport and 12-miles from Downtown Miami, Doral is home to nearly 82,000 residents and is just 15 square miles bordered on the west by the Ronald Reagan Turnpike, to the north by the Town of Medley, to the east by the Palmetto Expressway and to the South by the City of Sweetwater. Recognized as an epicenter of international trade and commerce, Doral is well known as an excellent place to do business. Part of what makes Doral such an ideal place for commerce is its location. More than ±150,000 travel to Doral each day for work at one of its 9,000 businesses, including several Fortune 500 companies as well as government headquarters.

Conveniently located west of Miami International Airport (MIA), the Airport West Submarket includes the City of Doral, Sweetwater, and unincorporated areas of Miami-Dade County located directly west of the Miami International Airport. The region features a significant concentration of businesses in service, transportation, public utilities, finance, insurance, and real estate sectors.

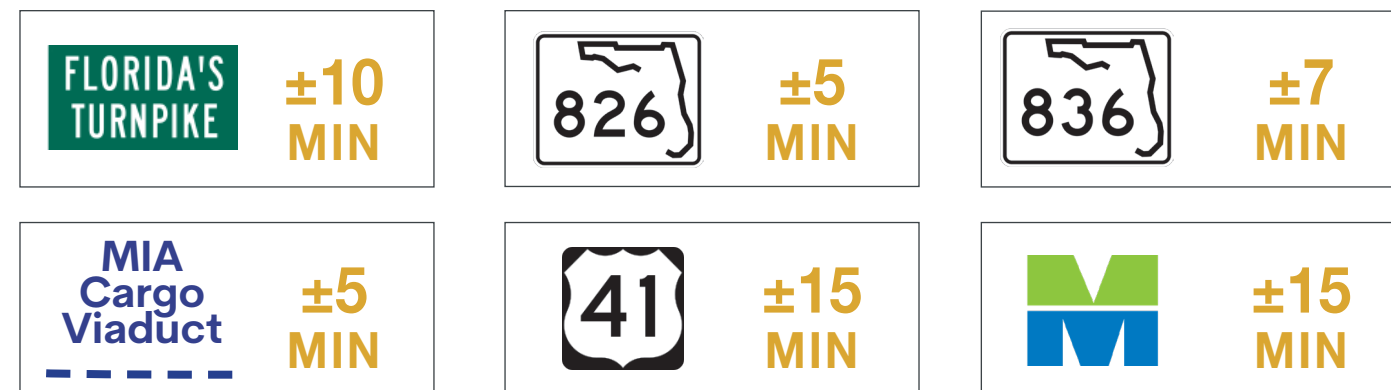
SOURCES: ESRI and <https://www.cityofdoral.com>

3-MILE DEMOGRAPHICS



TRANSIT


International Corporate Park (ICP) offers unmatched proximity to major thoroughfares and just ±1.5-mi to 836 (Dolphin), ±2-mi to Florida's Turnpike and ±2.5-mi to 826 (Palmetto). This location is ideal for access and distribution citywide as well as to neighboring Monroe, Broward, and Palm Beach counties. The Property also offers convenient access to the MIA Cargo viaduct which provides a dedicated, expedited and safe ground transport connection for MIA's valuable cargo business.





FIU



 **±136,635**
VPD (2022)

 **±97,590**
VPD (2022)

±44,892 SF
AVAILABLE

ICP
BUILDING
19

ICP
BUILDING
18



Strategic location within the Airport West Submarket offering excellent access and connectivity via SR-836, SR-826 and Florida's Turnpike; Advantageous distribution point to service Miami-Dade County and the neighboring counties



Just ±5-mi from Miami International Airport, the #1 U.S. Airport in International Freight (9th Worldwide) and ±35-min from one of the Leading Container Ports in the Nation, PortMiami



The area is home to several Fortune 500 companies and government headquarters including Carnival Cruise Lines, Leon Medical Centers, Walmart, Univision, and Blue Cross Blue Shield of Florida



Dense demographics with access to a strong and diverse labor pool; Doral is one of the fastest growing cities in the State by % with YOY population growth



INTERNATIONAL CORPORATE PARK

1530 NW 98TH COURT, MIAMI, FL

Fairchild Partners[®]
Licensed Real Estate Brokers

www.FairchildPartners.com



SEBASTIAN JUNCADELLA, SIOR
CEO
C: 786.223.3689
sebjuncadella@fairchildpartners.com



JOSE JUNCADELLA, SIOR
Founder | Principal
C: 786.229.8358
jjuncadella@fairchildpartners.com



PATRICK J. WILLIS
Senior Advisor
C: 214.263.2948
pwillis@fairchildpartners.com