

FOR LEASE DORAL FLEX PARK

DMA PROPERTY GROUP
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50,000 SQUARE FOOT LIGHT INDUSTRIAL BUILDING

Please Contact:

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For More Information,

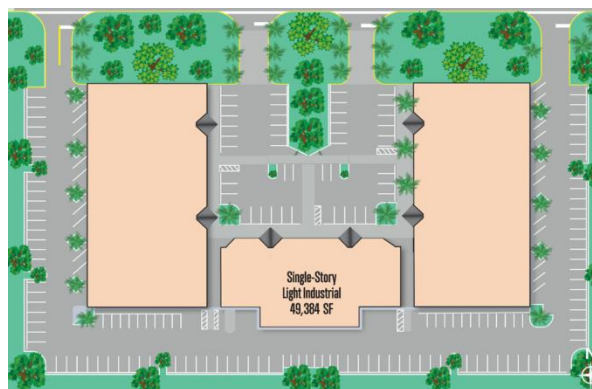
LIGHT INDUSTRIAL SPACE DORAL FLEX PARK



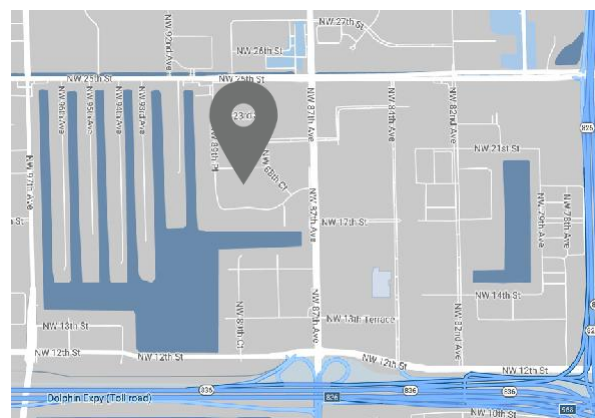
PROPERTY HIGHLIGHTS

Address	8880 NW 20 th St, Doral, FL
Industrial Type	Light Industrial / R&D
Land	161,280 SF (3.7 Acres)
Year Built	1987
NRA (SF)	49,384
Clear Height (FT)	16
Loading	Rear - Street Level
Roll-up Doors	18
Parking Spaces	178
Parking Ratio	3.60

PROPERTY LAYOUT



LOCATION



POSITIVE MACRO-ECONOMICS

One of the largest demand drivers of small bay industrial projects similar to Doral Flex Park is population growth. Miami-Dade County has experienced an average of 1.4% annual growth rate over the past 16 years, greater than that of the nation. This trend is expected to continue with an additional 6.7% population expansion through 2022.

LOGISTICS & AMENITIES

Tenants have easy access to all major highways and within a ten minute drive to Miami International Airport and Dolphin Mall. Numerous retail establishments and restaurants are within a few blocks of the property

Including these major destinations:

Dolphin Expressway (SR 836)	0.8 miles
Florida's Turnpike	1.2 miles
Palmetto Expressway (SR 826)	1.9 miles
Miami International Airport	2 miles
Miami International Mall	3 miles
Dolphin Mall	3.1 miles

OWNER SPECIAL

Suite C-D: 7,920 SF \$19.00 NNN
Entire Space Air Conditioned
Ample Parking
Available Immediately