

FREESTANDING BUILDING IN DORAL

118,449 SF AVAILABLE FOR LEASE

1910 NW 97TH Avenue, Doral, FL 33172



PROPERTY OVERVIEW

ADDRESS	11910 NW 97th Doral
TOTAL	118,449 SF
OFFICE TOTAL	12,385 SF
MAIN OFFICE	11,364 SF
WAREHOUSE OFFICE	1,022 SF
WAREHOUSE 2ND FLOOR OFFICE	5,173 SF
WAREHOUSE TOTAL	95,725 SF
MEZZANINE STORAGE	4,972 SF
ELECTRICAL ROOM	191 SF
ZONING	IU-C
CLEAR HEIGHT	29'
BUILDING DEPTH	225' & 279'
DOCK DOORS	21
DRIVE IN DOORS	1
CAR PARKING	AMPLE
COLUMN SPACING	40'W x 32'D
FIRE PROTECTION	WET PIPE / SPRINKLER SYSTEM
INTERIOR LIGHTING	LED
BACK-UP GENERATOR	ONE CAT 300 KW
POWER	480/277-Volt mains 3-phase, 4- wire, to 2 x 600-amp panels & 1 x 800-Amp panel. Step Downs: 480/277-Volt to 208/120- Volt Service.
PROPERTY VIDEO	https://youtu.be/kCVP_Q_QTmU

LEASE RATE

**CONTACT US FOR
PRICING RATE**

MORE INFORMATION

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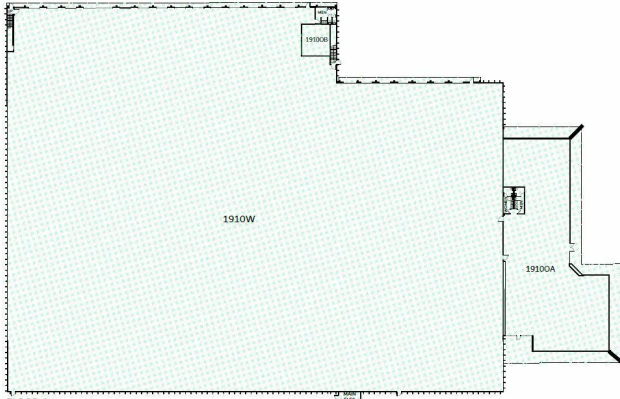
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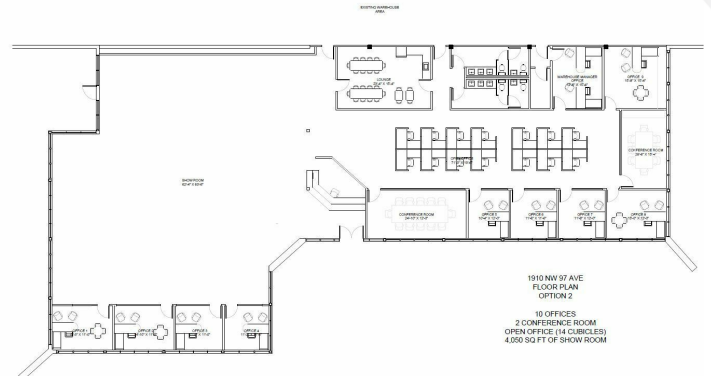
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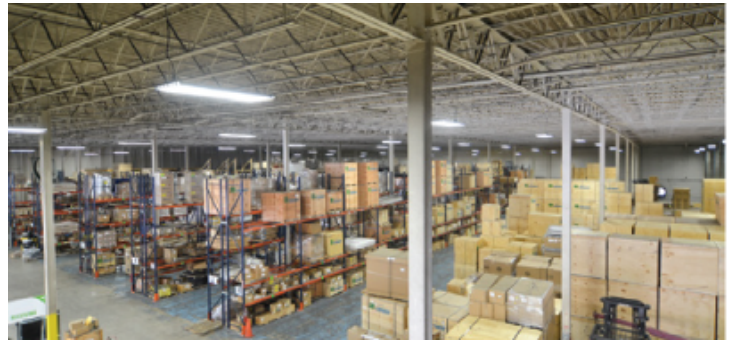
Layout 1st and 2nd Floor



Office Layout



SHOWROOM



WAREHOUSE AREA



DOCK LEVEL LOADING / GATE IN EVERY DOOR



GATED PARKING / LOADING AREA

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