

STATE-OF-THE-ART TURNKEY MEDICAL FACILITY AVAILABLE FOR LEASE



ALL NEW BUILD-OUT
CLICK HERE FOR VIDEO TOUR

3301 NW 107TH AVENUE, DORAL, FL 33178 | ~28,000 SF ON 4 AC LOT

PROPERTY HIGHLIGHTS

FULLY A/C'D FREE-STANDING FLEX BUILDING WITH **EXPOSURE!**

~28,000 SF AVAILABLE TOTAL ON ~**4 AC LOT**

- ~5,500 SF TURNKEY MEDICAL FACILITY
- ~10,000 SF MODERN CALL CENTER / CO-WORKING AREA
- ~8,000 SF CLIMATE-CONTROLLED WAREHOUSE & PRODUCTION AREA
- ~5,000 SF OF BREAK ROOM/OFFICES/GENERAL USE SPACE

~320 PARKING SPACES

BRAND NEW ELECTRICAL SYSTEM WITH **~40,000 AMP** CAPACITY FOR HEAVY POWER USAGE

A major renovation, including a newly built clinical facility, new HVAC system, and new electrical panels—never occupied after a significant investment by the previous tenant. The space is in pristine condition and ready for immediate use.

NO OTHER PROPERTY LIKE THIS IN DORAL!



**LOCATED ON
HIGH-TRAFFIC CORNER
(NW 33 ST & NW 107 AVE)**

**LEASE RATE: \$39 PSF
NN + FL Sales Tax**



Reshma Parvani, SIOR
Broker

305-342-9576

rparvani@parvanigroup.com

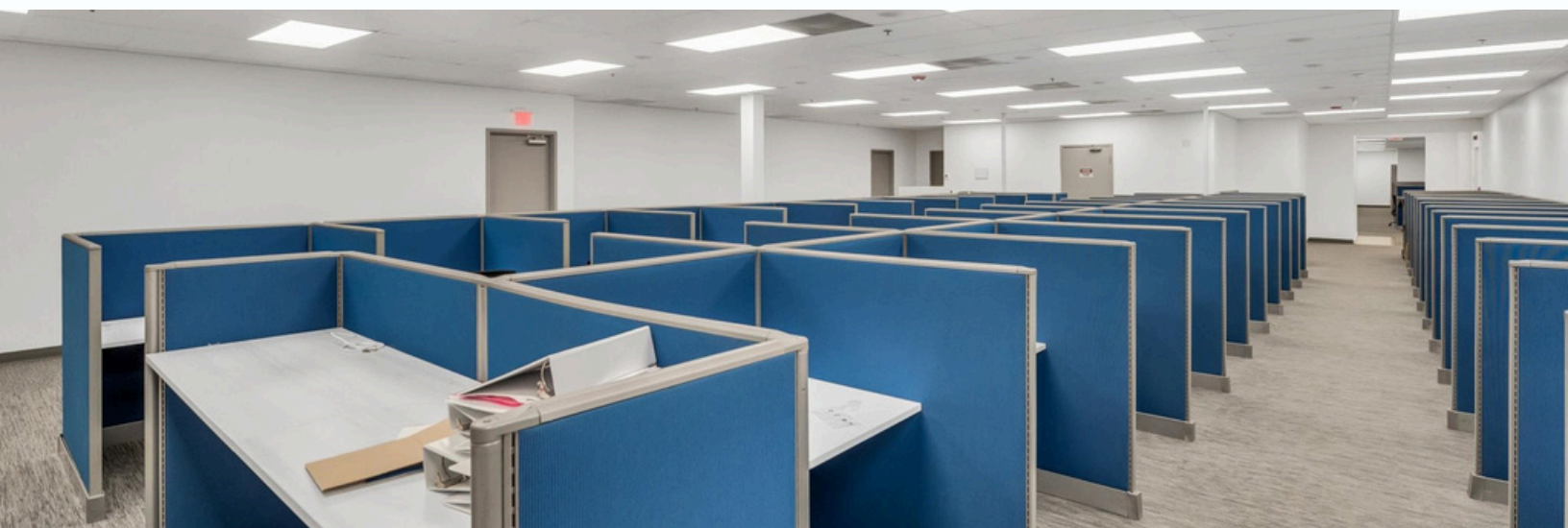
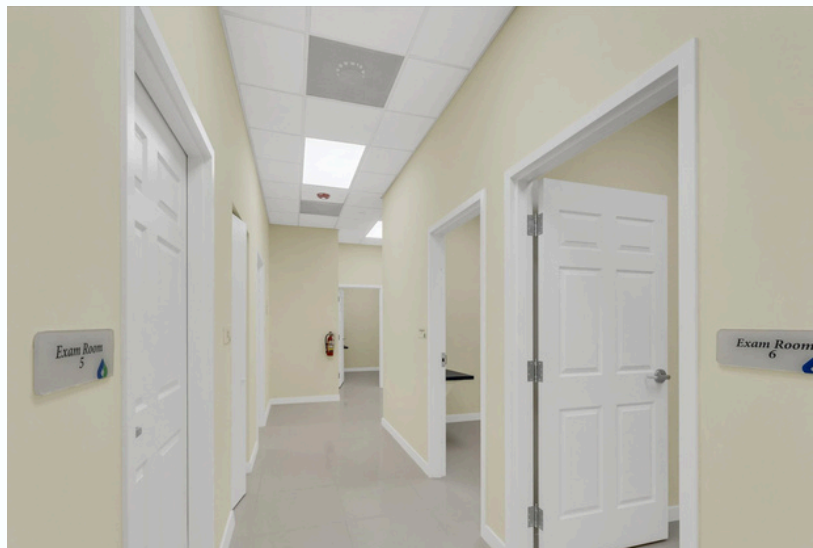
Vishal Parvani
Broker Associate

786-205-5579

vparvani@parvanigroup.com

NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice.

PHOTOS



PHOTOS

