

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!



commercial group inc

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

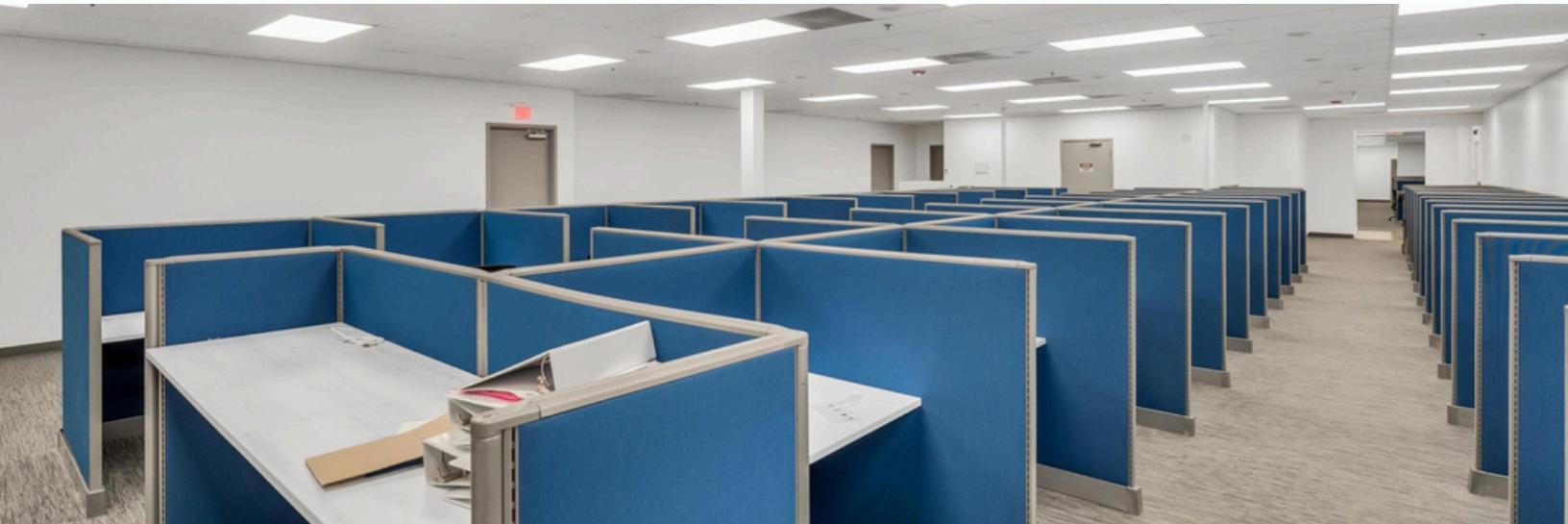
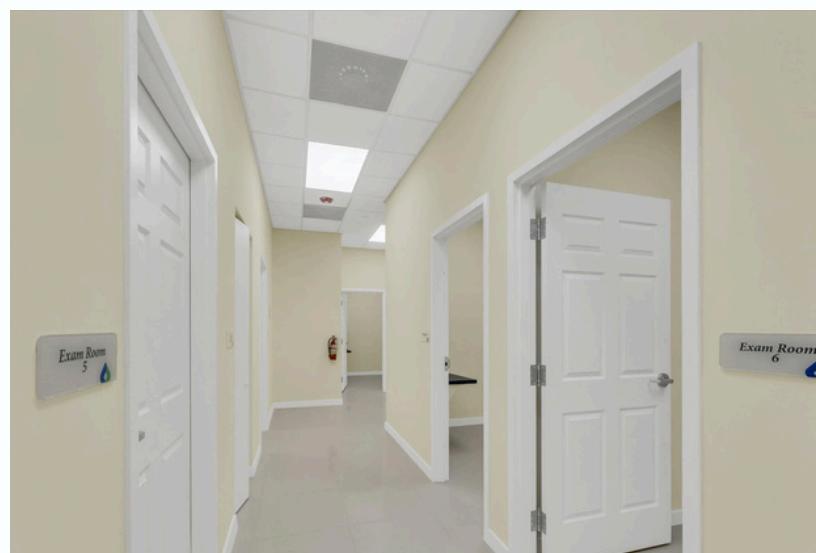
Broker Associate

786-205-5579

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

PHOTOS



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