

MIAMI CENTRAL COMMONS



±44,119 SF

2ND GENERATION SHOWROOM,
DISTRIBUTION/WAREHOUSE

**AVAILABLE
FOR LEASE**



AVAILABLE FOR IMMEDIATE OCCUPANCY

**2301 NW 107TH AVENUE
DORAL, FL 33172**

±44,119 SF industrial space, build-out with air-conditioned showroom available for immediate occupancy.

Strategic Main-and-Main corner location in the heart of Doral, with prime frontage along NW 25th Street and 107th Avenue. Ideal space for a user looking for the best-in-class industrial space in Doral.

- ➔ Main-and-Main
- ➔ High Exposure Location
- ➔ State-of-the-Art Building
- ➔ High End Trophy Space
- ➔ Built-Out Showroom



MIAMI
CENTRAL
COMMONS

AVAILABLE

UNIT 110
±44,119 SF



±32,951
SQUARE FEET
WAREHOUSE



±7,235
SQUARE FEET
SHOWROOM



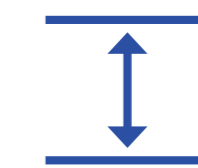
±3,255
SQUARE FEET
OFFICE



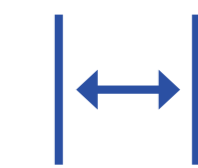
13
LOADING
DOCK
DOORS



1
DRIVE-IN
RAMP



32'
CLEAR
HEIGHT



54'
COLUMN
SPACING



1.2/1,000 SF
PARKING
RATIO



FLOOR PLAN

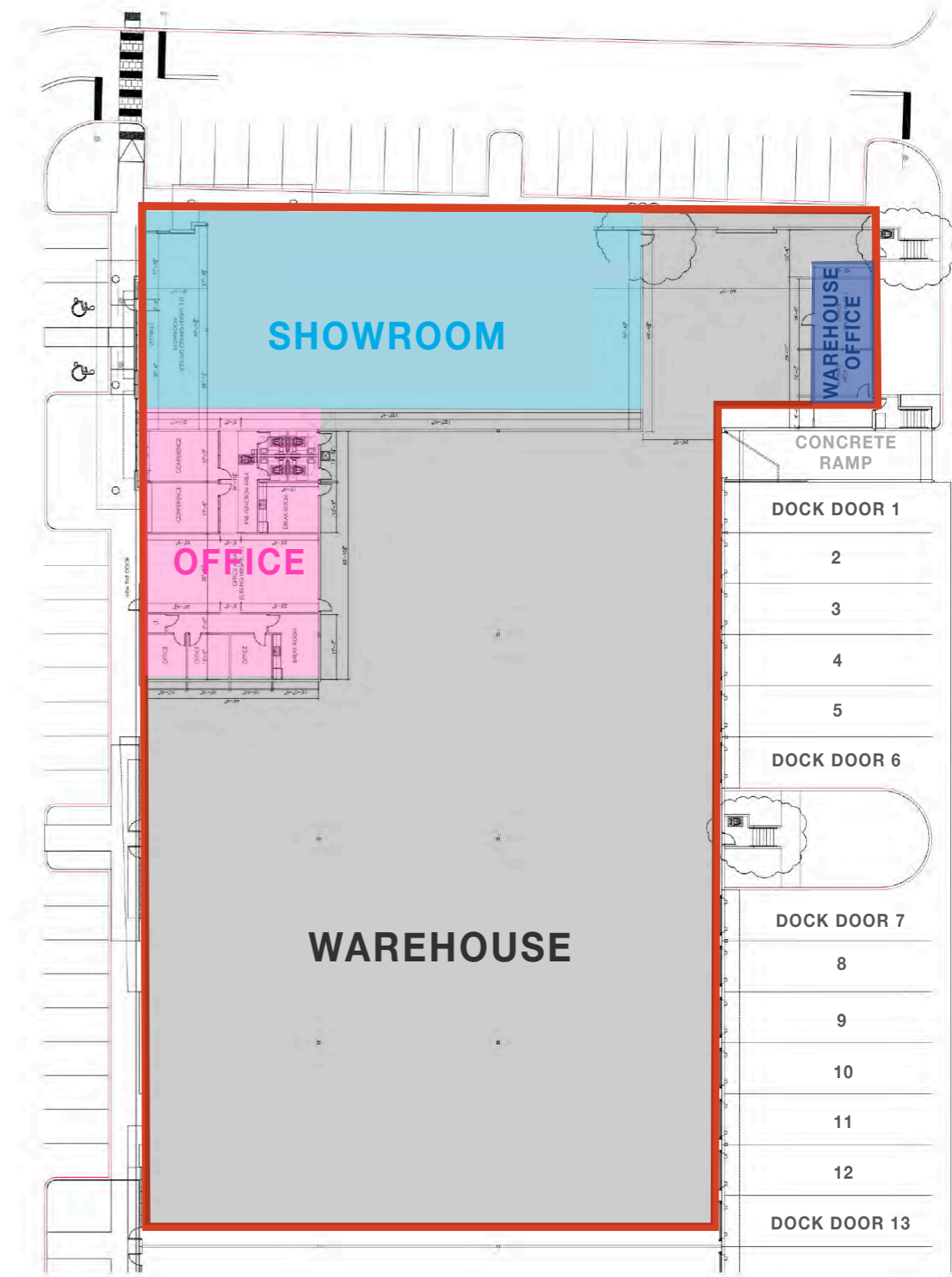
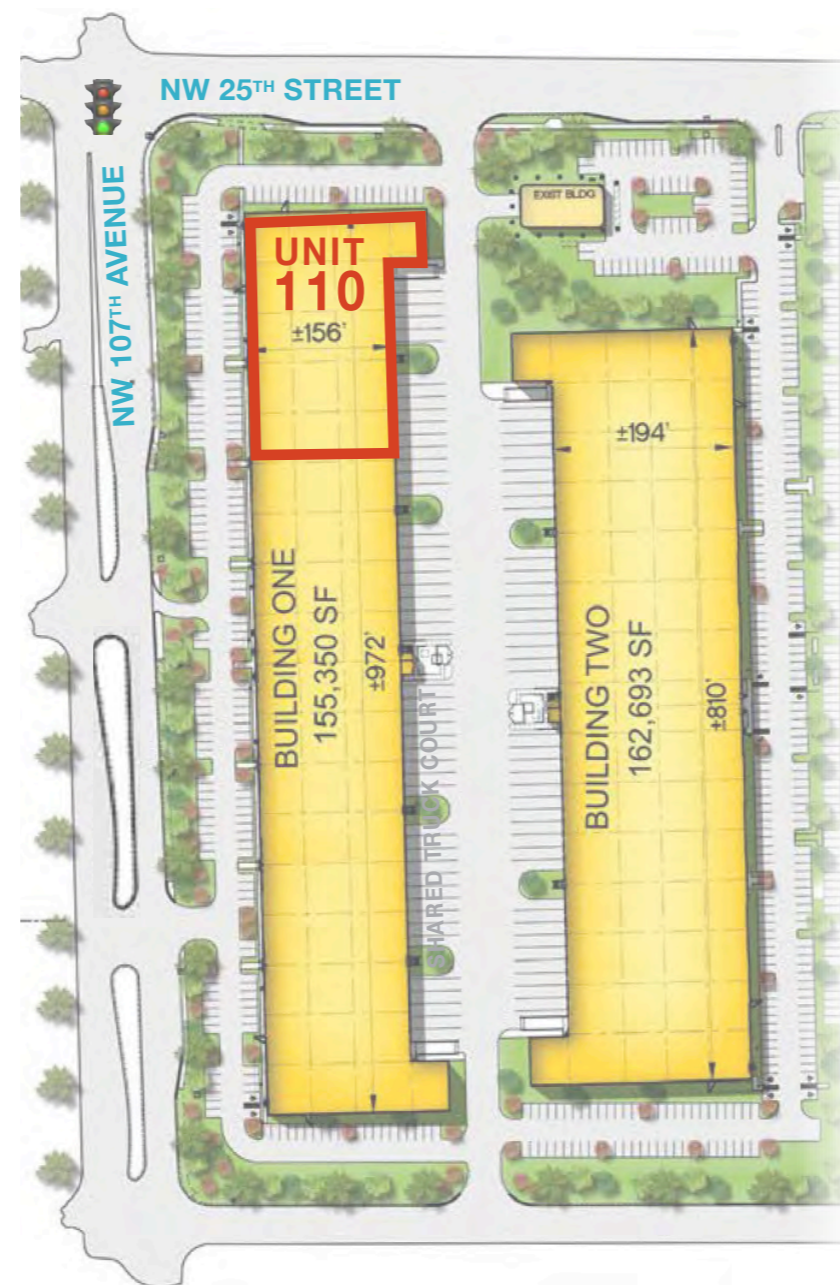
UNIT 110

Available space within Miami Central Commons, comprised of two state-of-the-art industrial buildings with a combined size of ±310,000 square feet.

Given retail nature of frontage, Unit 110 offers abundant parking, a fully built-out ±7,235 SF showroom, ±3,255 SF of executive offices, ±32,951 SF warehouse, and ±678 SF of warehouse office space. Clear height is 32' allowing for maximum storage capacity as well as 54' column spacing.

- ➔ Office: ±3,255 SF
- ➔ Warehouse Office: ±678 SF
- ➔ Showroom: ±7,235 SF
- ➔ Warehouse: ±32,951 SF
- ➔ **TOTAL: ±44,119 SF**

MIAMI CENTRAL COMMONS





VIEW
SHOWROOM
±7,235 SF



VIEW
WAREHOUSE OFFICE
±678 SF



VIEW
WAREHOUSE
±32,951 SF



VIEW
OFFICE
±3,255 SF





**PLAY
VIDEO**



DOWNTOWN MIAMI

BRICKELL

COCONUT GROVE

CORAL GABLES

**±44,119 SF
AVAILABLE**

**±25,000
VPD (2022)**

**±45,000
VPD (2022)**

NW 25TH ST

NW 107TH AVE



Strategic location within the Airport West Submarket offering excellent access and connectivity via SR-836, SR-826 and Florida's Turnpike

Located within an advantageous distribution point to service Miami-Dade County and the neighboring counties; Foreign Trade Zone (FTZ) magnet site

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

Home to Fortune 500 companies and government headquarters such as 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

High exposure location on hard corner in a high traffic area; Major traffic counts: ±25,000 VPD along NW 25th Street and ±45,000 VPD along NW 107th Avenue

FIU



Main-and-Main Location In The Heart of Doral, One of The Fastest Growing Cities in Florida

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

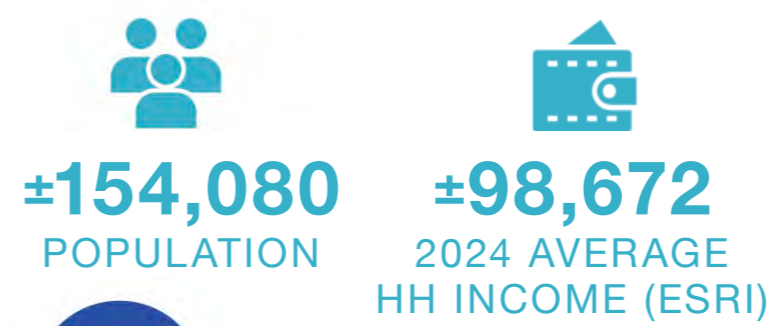
DORAL, FL

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. With a business district among the most vibrant in South Florida, and duty-free warehouse space that attracts international trade, it's no wonder that Doral's economy represents many different sectors, including logistics, health and hospitality, flower imports, and the number one tile district in the country.

±82K
DORAL
RESIDENTS

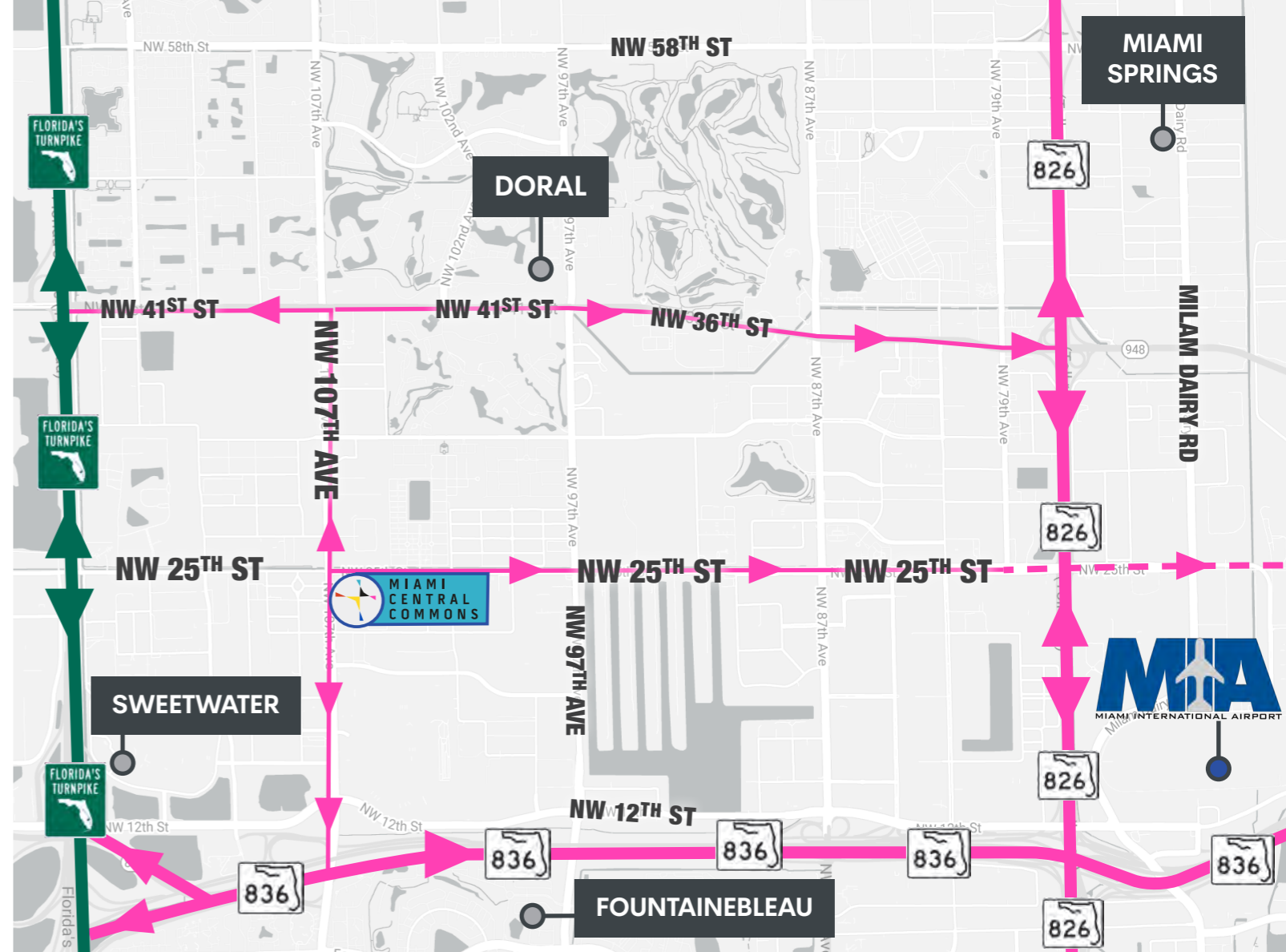
3-MILE DEMOGRAPHICS



KEY DISTANCES

Miami International Airport	±5 miles
Medley	±5 miles
Hialeah	±7 miles
Hialeah Intermodal Rail Yard	±9 miles
Coral Gables	±9 miles
Coconut Grove	±11 miles
Downtown Miami	±12 miles
Brickell	±13 miles
PortMiami	±14 miles
Miami Beach	±19 miles
Key Biscayne	±20 miles
Fort Lauderdale-Hollywood International Airport	±35 miles
Port Everglades	±20 miles

Strategic accessibility and connectivity in the heart of Miami's Airport West Submarket






2301 NW 107TH AVENUE, DORAL, FL

Miami Central Commons is strategically located near SR-836, SR-826, and Florida's Turnpike. This location is ideal for access and distribution citywide as well as to neighboring Monroe, Broward, and Palm Beach counties.

The Property offers excellent access to the MIA Cargo viaduct which provides a dedicated, expedited and safe ground transport connection for MIA's valuable cargo business.

TRANSIT

 ±10 MIN	 ±5 MIN	 ±7 MIN
 ±5 MIN	 ±15 MIN	 ±15 MIN

SOUTH FLORIDA'S ECONOMIC ENGINES

Aside from excellent population growth, South Florida also benefits from being a critical logistics hub, with some powerful economic engines fueling further industrial demand. In particular:



MIAMI INT'L AIRPORT ±5-mi or ±10-min from MCC

Post-COVID, MIA became the nation's busiest airport and the 11th busiest in the world. MIA ranks #1 in the nation regarding international freight and #3 in cargo traffic. An estimated ±83% of all imports and ±79% of all exports between the US and Latin America flow through MIA.



PORT MIAMI ±15-mi from MCC

It currently handles over 1.1M TEUs and has experienced a tremendous ±18% increase in volume in recent years. The Port contributes an estimated \$43B to the economy, which is continuously growing.



PORT EVERGLADES ±35-mi from MCC

Port Everglades is also one of the nation's leading ports, it handles ±1.1M TEUs and has continued to grow in efficiency and total volume. Interestingly, ±69% of the product that enters Port Everglades is destined for Miami.

MIAMI CENTRAL COMMONS



**THRIVING
MARKET**

2,600+

TRADE AND LOGISTICS
RELATED COMPANIES

#1

TILE DISTRICT
IN THE U.S.A.

100+

MULTINATIONAL
COMPANIES

50+

BANKING & FINANCIAL
INSTITUTIONS

250+

COMPANY
HEADQUARTERS

**±44,119 SF
AVAILABLE**

**±45,000
VPD (2022)**

**±25,000
VPD (2022)**

**According to 2021 U.S. Census,
American Community Survey estimates,
the City of Doral's population grew by
42.3% (21,744 residents) since 2015,
making it one of Miami-Dade County's
fastest growing sub-economies.**

The City of Doral Economic Analysis Report, Update 2024

**According to the Greater Miami
Association of Realtors 2Q/2023
South Florida Market Report, the
median price of a single-family
home in the City of Doral was
\$917,500 and the median
sale price of townhomes/
condominiums \$450,000.**

*The City of Doral Economic
Analysis Report, Update 2024*

**BEST
-IN-
CLASS**

MIAMI CENTRAL COMMONS



Fairchild Partners[®]
Licensed Real Estate Brokers

LEASING CONTACTS



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VIEW MORE INFO



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