

CLASS A+

HIGH-END
CORPORATE HQ

BUILD-TO-SUIT WAREHOUSE IN DORAL'S PREMIER BUSINESS PARK

10405 NORTHWEST 19TH STREET
DORAL, FL 33172

OFFERING MEMORANDUM

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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MARKET ADVISORS

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the



SITE OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents a rare, high-spec warehouse ideal for owner-users seeking a corporate-level facility. This free-standing building offers shell office space ready for custom buildout, making it an exceptional fit for high-end tech, medical use, or cold storage solutions. Offering 40,445 SF of prime industrial space, this free-standing facility is designed for high-end tech, medical, or cold storage users. With 32-foot clear heights, 8 exterior dock doors, and 1 drive-in bay, the property is tailored for efficient logistics and modern operations. It features 3,500 SF of shell office space for custom buildout, ESFR sprinkler systems, and 36 parking spaces. Situated on a secure 2.52-acre lot, this facility delivers HQ-level standards for owner-users.

Located within International Corporate Park in the heart of Doral, this property offers unparalleled access to key transportation routes, including direct connectivity to Florida's Turnpike, Dolphin Expressway (SR 836), and Palmetto Expressway (SR 826). Just 3 miles from Miami International Airport's cargo terminals, the site ensures rapid air freight operations. The surrounding area provides excellent amenities, with hotels, restaurants, and shopping malls within walking distance, making it an ideal location for businesses seeking both convenience and premier infrastructure.



For more information, please contact one of the following individuals:

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PROPERTY HIGHLIGHTS

- New Corporate-Level Warehouse with Prime Access to Miami International Airport



Scarce Prime Developable Land:

40,445 SF free-standing, build-to-suit industrial space
3,500 SF of shell office space ready for customization
8 exterior dock doors
1 drive-in bay
36 parking spaces
2.52-acre secure site



Prime Location:

Located within International Corporate Park in the heart of Doral.



Exceptional Freeway Access:

Direct connectivity to Florida's Turnpike, Dolphin Expressway (SR 836), and Palmetto Expressway (SR 826)

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Class A+ Build-to-Suit Warehouse in Doral's Premier Business Park
STREET ADDRESS	10405 Northwest 19th Street
CITY, STATE, ZIP	Doral, FL 33172
COUNTY	Miami Dade
MARKET	South Florida
NEAREST AIRPORT	Miami International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	7600 - Industrial
LOT SIZE	2.52 Acres
APN #	35-3032-022-0035
LOT FRONTAGE	411.49 ft
LOT DEPTH	315.69 ft

BUILDING INFORMATION

BUILDING SIZE	40,445 SF
TENANCY	Single
CEILING HEIGHT	32 ft
OFFICE SPACE	3,500 SF
YEAR BUILT	2024
CONSTRUCTION STATUS	Build to suit

PARKING & TRANSPORTATION

NUMBER OF PARKING SPACES	36
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DORAL CORPORATE HEADQUARTERS'



FLORIDA GREEN BUILDING CERTIFIED




FLORIDA GREEN BUILDING CERTIFICATION (FGBC)

State-recognized program promoting environmentally sustainable construction and development practices. It provides guidelines and benchmarks for energy efficiency, water conservation, indoor air quality, and sustainable materials, tailored specifically to Florida's unique climate. Buildings certified through FGBC not only reduce environmental impact but also offer long-term savings on energy costs and improve the health and comfort of occupants.

The program applies to residential, commercial, and community projects, encouraging developers to meet higher sustainability standards while enhancing property value.

WATER EFFICIENCY




This Building Proudly Incorporates Water Efficient Fixtures and Fittings.

Conserving Water, Preserving Tomorrow

Water is life. It's essential for our well-being and the health of our planet. By using efficient fixtures throughout this building, we're helping to protect this precious resource. Conserving water not only reduces our environmental impact but also ensures a sustainable future for generations to come.


RESPONSIBLE MATERIALS



This Building Proudly Incorporates Recycled and Regional Materials

By Choosing Recycled Materials, We Give Waste a Second Life, Reducing Environmental Impact. And by Prioritizing Regional Sourcing, We Support Local Communities and Minimize Transport Emissions. Together, We Build a Sustainable Tomorrow.

HUMAN HEALTH

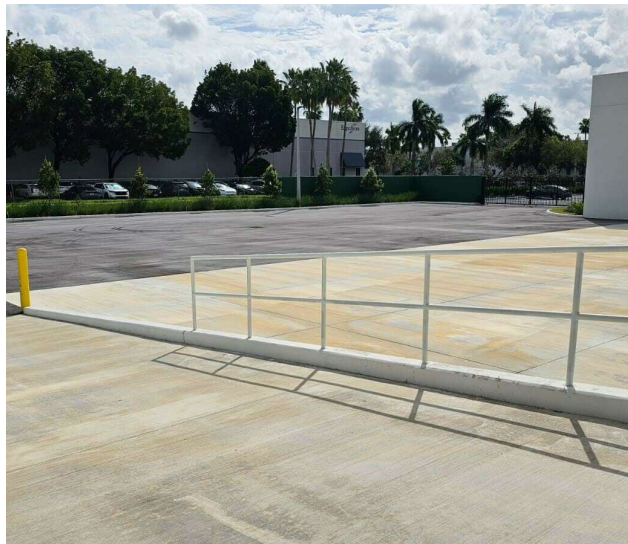
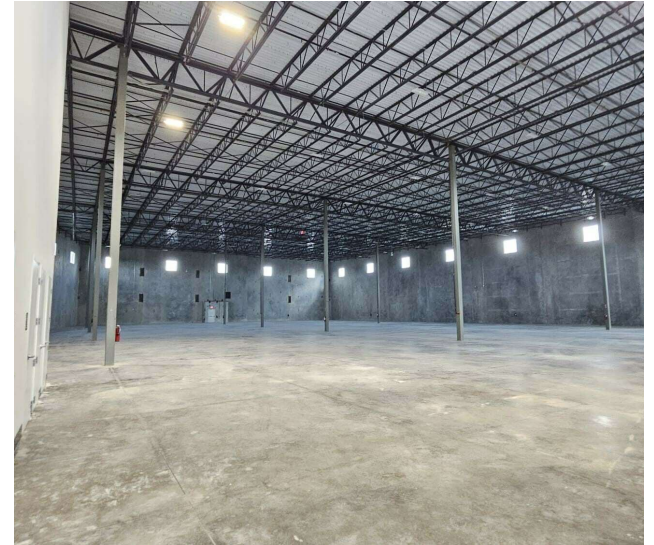


This Building Was Designed with Your Well-being in Mind

Healthy Building, Healthy You: Clearing the Air for Wellness

Step into a space that prioritizes your health. We've placed walk-off mats at the entrance to keep pollutants out. Our choice of low-emitting materials reduces VOCs, volatile organic compounds known to be harmful to health. Plus, our selection of carpets and healthy flooring reduces the quantity of indoor air contaminants, ensuring a comfortable, safe, and odor-free environment for everyone.

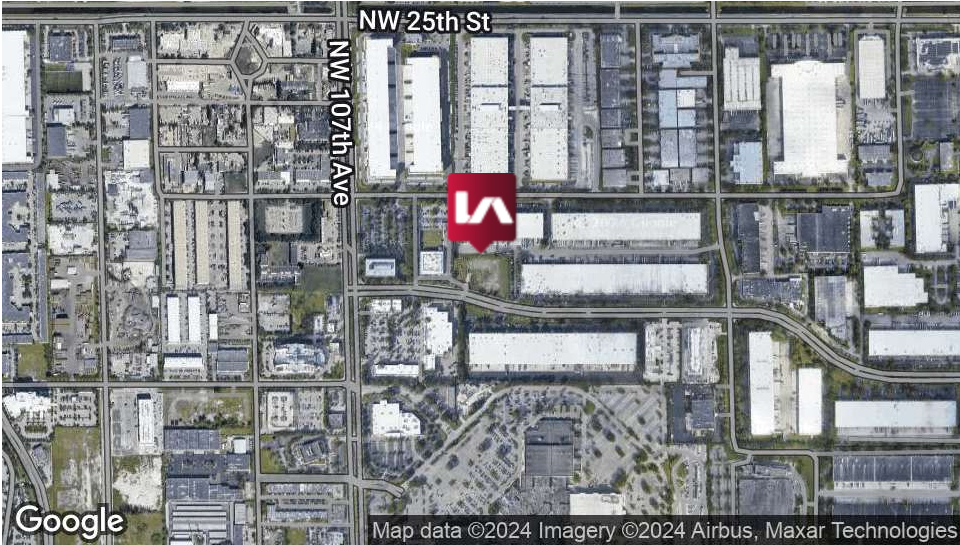
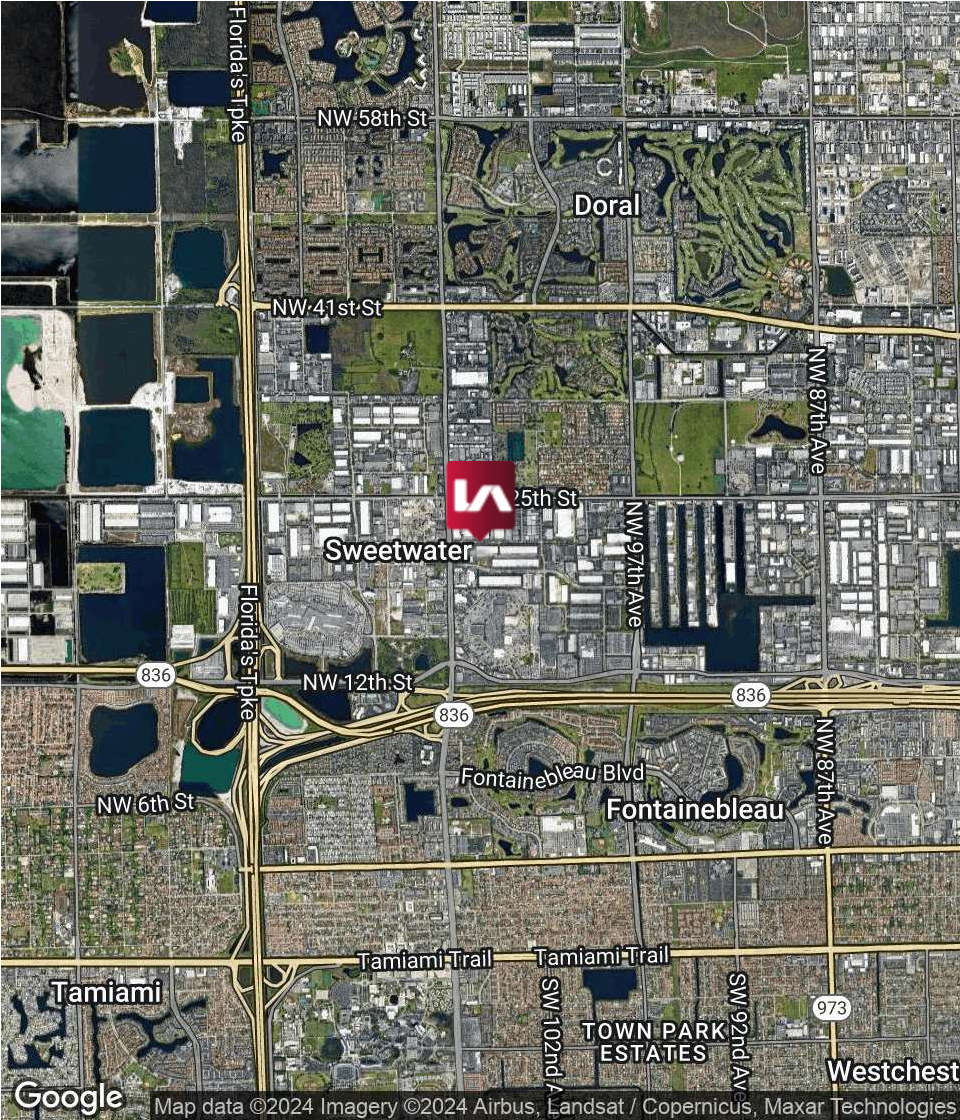
WAREHOUSE





LOCATION INFORMATION

REGIONAL MAP



LOCATION OVERVIEW

Located in the heart of Doral, within Miami's sought-after Airport West submarket, the property benefits from unparalleled access to Miami International Airport and major regional highways, including the Palmetto Expressway (SR 826) and Dolphin Expressway (SR 836).

CITY INFORMATION

CITY:	Doral
MARKET:	South Florida
NEAREST AIRPORT:	Miami International Airport

AREA OVERVIEW



HIGHWAY ACCESSIBILITY MAP



Google Earth

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DEMOGRAPHICS

DEMOGRAPHIC PROFILE

— KEY FACTS —

310,200
Total Population

\$98,944
Average Household Income

43.1
Median Age

2.9
Average Household Size

EDUCATION

17%
No High School Diploma

23%
High School Graduate

21%
Some College

39%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes

EMPLOYMENT TRENDS

14% Services

20% White Collar

66% Blue Collar

1.1% Unemployment Rate

COMMUTING TRENDS

1% Took Public Transportation

9% Carpooled

1% Walked

0% Bicycled

NEARBY AMENITIES

1,169
Number of Restaurants

5,014
Retail Businesses

DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
387,918	243,909	144,009

BUSINESS

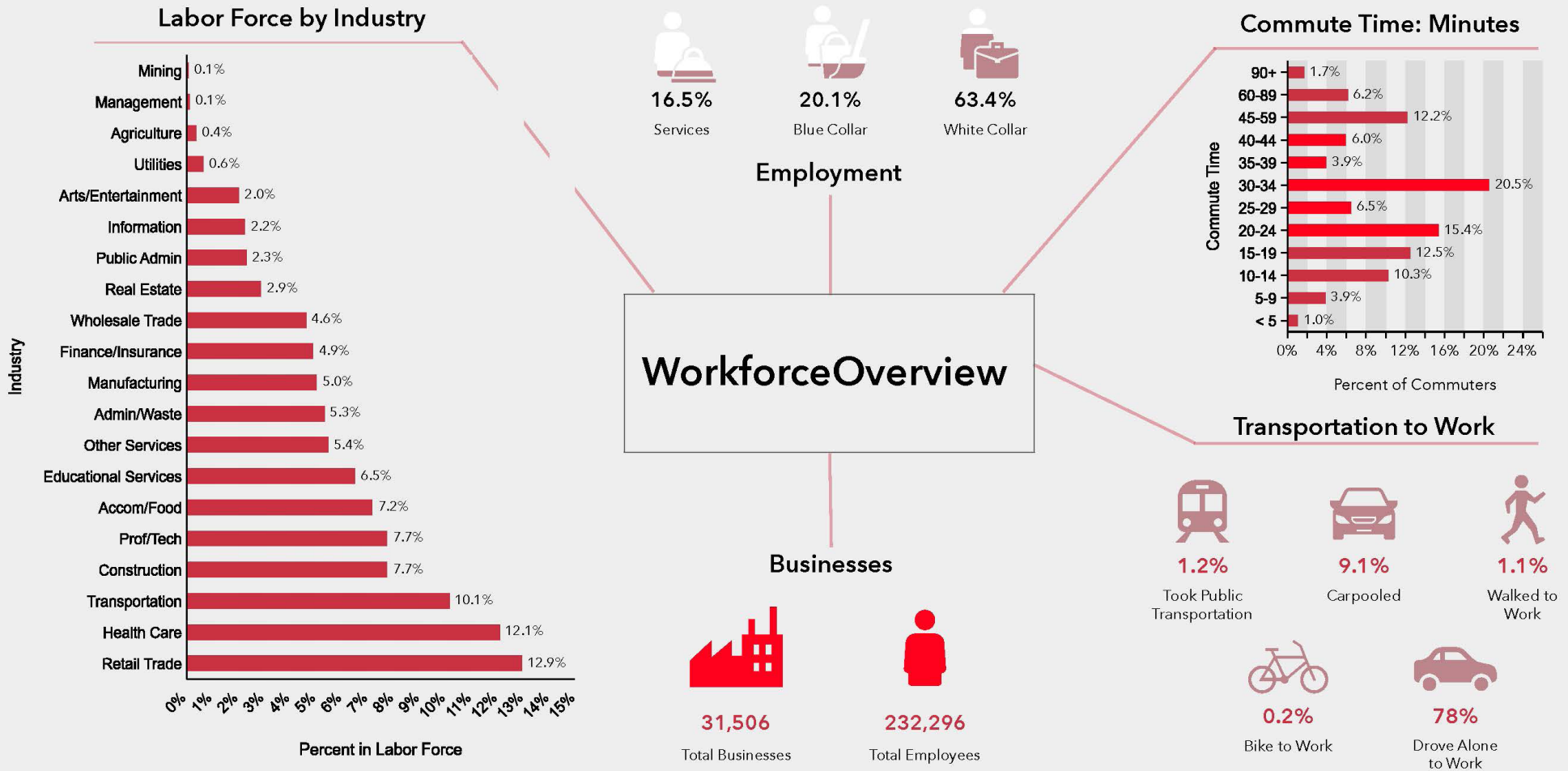
30,715 Total Businesses	228,856 Total Employees	43,180,774,794 Total Sales
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ECONOMIC DEVELOPMENT PROFILE

Economic Development Profile

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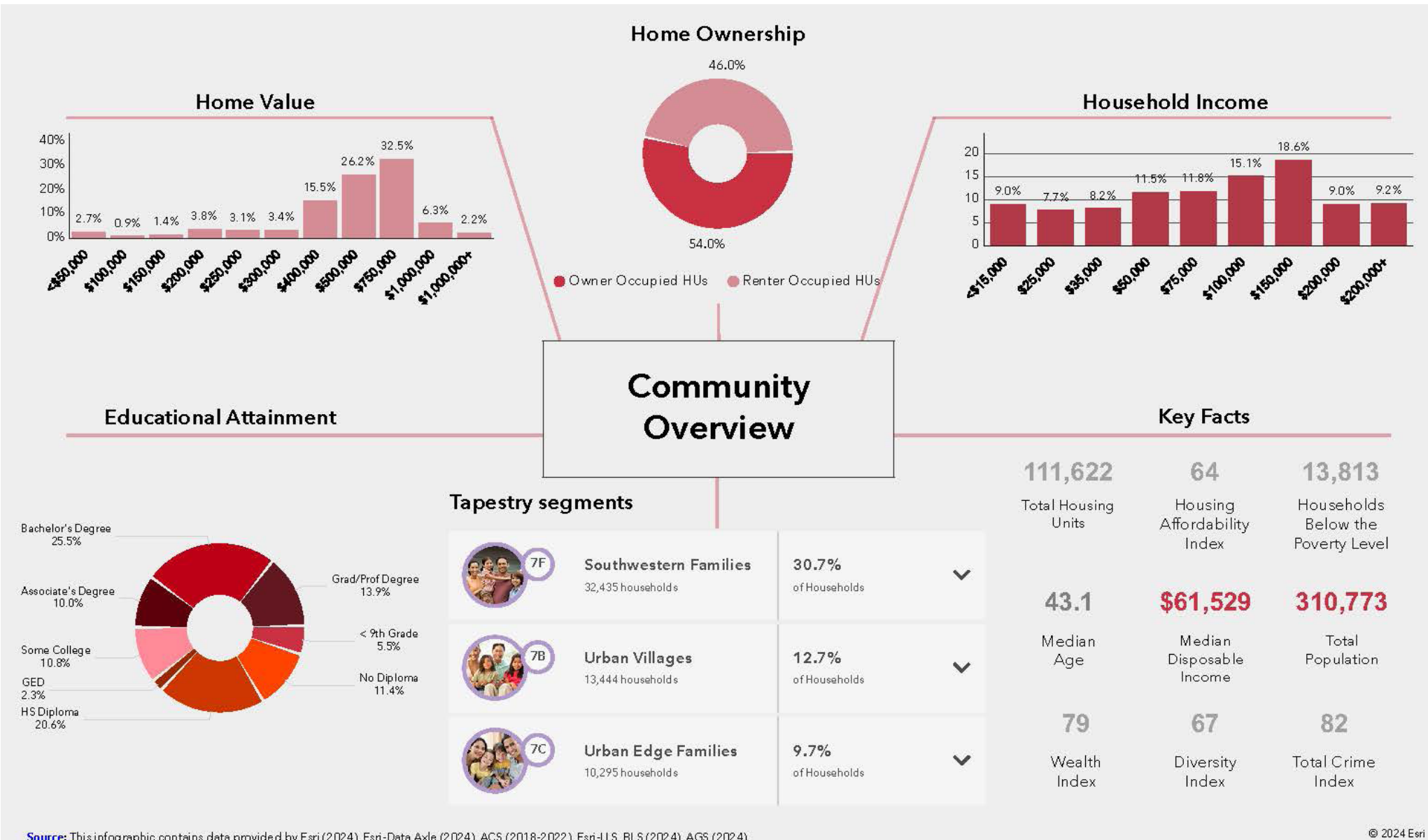
Drive time of 15 minutes



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ECONOMIC DEVELOPMENT PROFILE



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CONTACT US

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PROFESSIONAL BACKGROUND

Michael D. Hinton, CCIM, brings over 25 years of expertise in commercial real estate to his role as Principal at Lee & Associates South Florida. Having built a stellar reputation across the South Florida market, Michael specializes in investment sales, property valuation, and tenant representation, contributing to over \$200 million in transactions. His deep knowledge and strategic approach have made him a sought-after advisor for a range of clients, including Union Planters Bank/Regions Bank, Commercebank/Mercantil Bank, and Principal Global Real Estate Investments. Michael's extensive industry involvement is underscored by his leadership roles, including his position as President Elect of the Florida CCIM Chapter and past presidency of the Miami Commercial Board.

Prior to joining Lee & Associates, Michael held several influential positions in the commercial real estate sector. He served as Senior Associate at Apex Capital Realty and worked closely with CBRE, managing a national bank portfolio spanning three states and 150 locations. His experience extends to leading teams as the Director of Commercial Real Estate at Weichert Realtors Best Beach, where he built and trained a group of commercial agents. Michael's vast industry experience, coupled with his expert witness services in property valuation, has earned him numerous accolades, including the 2022 Commercial Realtor of the Year award from the Miami Commercial Realtors.

Michael earned his CCIM designation in 2018, marking his commitment to the highest standards of professionalism in commercial real estate. He is the 2025 President-Elect of the Florida CCIM Chapter and remains actively involved in industry leadership. A Purdue University Global graduate with a Bachelor of Science in Business Administration, Michael is also dedicated to giving back to the community. He served as Vice Chair of Urban Promise Miami during its operation, contributing to youth empowerment programs in the Miami area, and continues to work with board members to help set up a new Charity in the near future.

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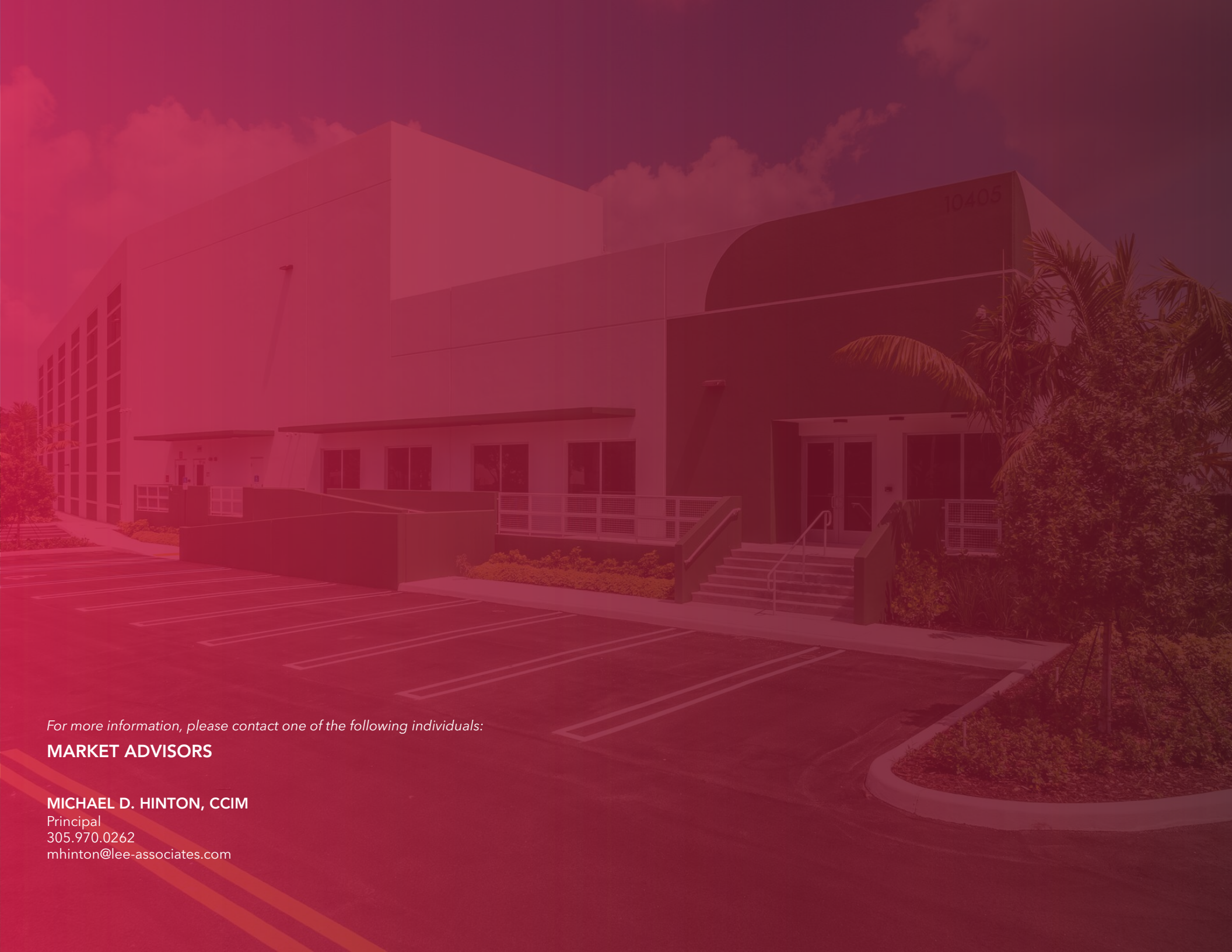
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

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