

TEMPERATURE-CONTROLLED FLEX SPACE AVAILABLE FOR LEASE

3301 NW 107TH AVENUE DORAL, FL 33178

+/- 27,468 SF ON 4 AC LOT



PROPERTY HIGHLIGHTS

Former Sears building

~ 27,468 SF Available Total on ~ **4 AC Lot**

Up to ~ **320 Parking Spaces** Available

Flex Space - Warehouse **Fully A/C'd** with **1 Street Level Door**

Located on busy corner of NW 33rd Street and NW 107th Avenue

Zoned Industrial District (I)

Great for **pharmaceutical uses** such as a **medical facility or vaccination center**.

Other uses include retail/showroom, professional offices, educational/religious/recreational facilities, or general warehousing.

NO other property like THIS in Doral!



LEASE RATE:
\$25 PSF NNN
+ FL SALES TAX

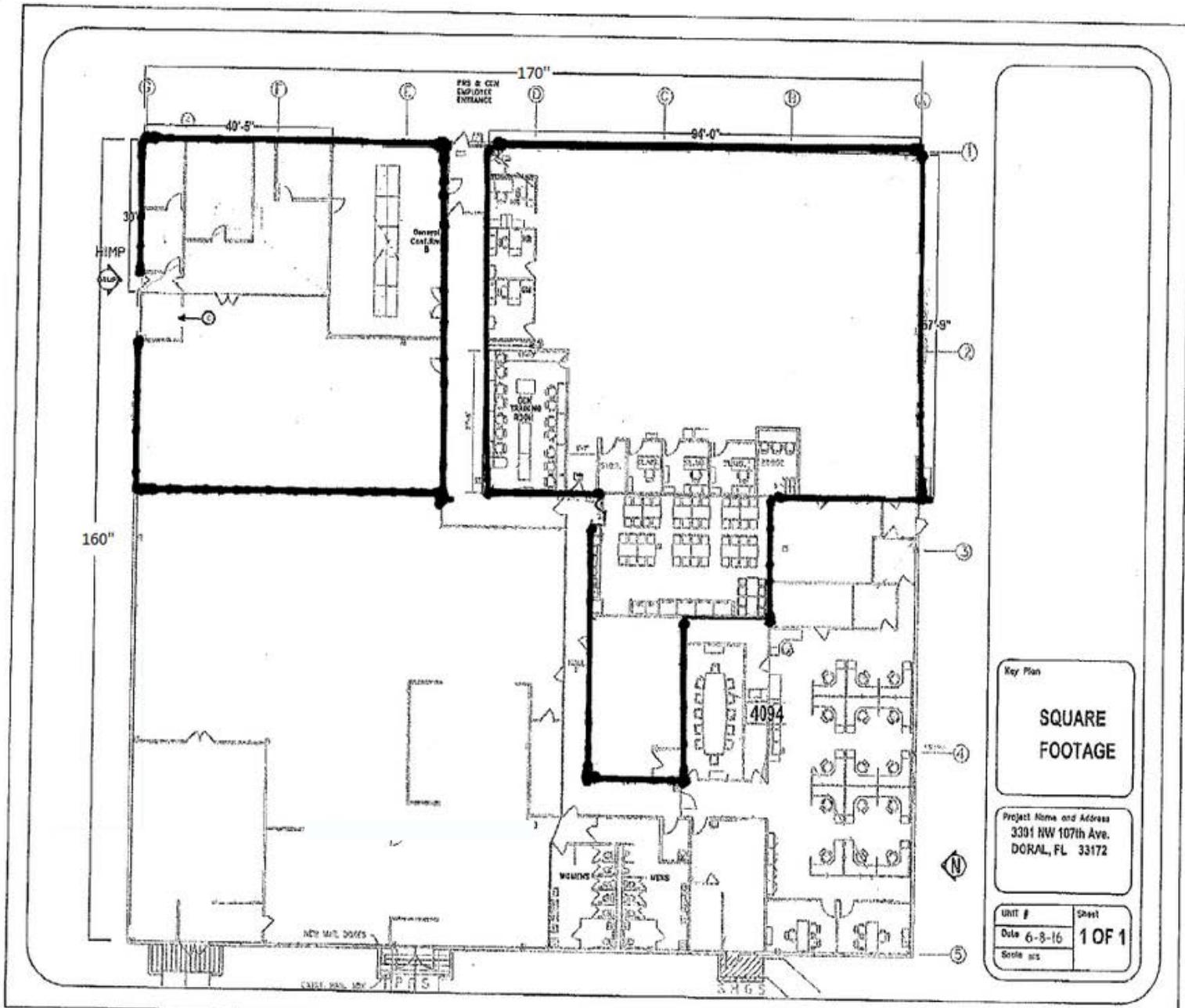


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NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice.

FLOOR PLANS



SURVEY

VICINITY MAP (Not to Scale)



GENERAL SURVEY NOTES:

1. This "Boundary Survey" was made in accordance for the State of Florida.
2. The Basis of Bearings for this survey is the Nort N89°43'56"E (Assumed).
3. The property described herein is the same as I Insurance Company's Commitment No. 21702933, that all easements, covenants and restrictions rel apparent from a physical inspection of the site or otherwise noted as to their effect if
4. Said described property is located within an ar Federal Emergency Management Agency (FEMA), 1 12086CO284L, with a date of identification of Sep 12004, in the City of Doral, State of Florida, whi for the community in which said premises is situat
5. The Property has direct access to NW 107th Ave public streets or highway
6. The total number of striped parking spaces on designated handicap spaces.
7. There is no observed evidence of current earth building additions.
8. There are no proposed changes in street right of Florida. There is no observed evidence of recent
9. There is no observed evidence of site use for n
10. Utility Note: The underground utilities shown Information and existing drawings. The surveyor utilities shown comprise all such utilities in the ai surveyor further does not warrant that the under location indicated although he does certify that t from information available. The surveyor has not utilities.
11. No evidence of wetland flag markings were o
12. The building height, shown heron, was meas building and the finished floor elevation in the ap drawing.

