

# 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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# FLOOR PLANS





