



AVAILABLE

Standalone Flex Building

2396 NW 96th Ave, Doral, FL 33172

DWNTWN
REALTY ADVISORS
25.77°N -80.19°W

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Web. dwntwnrealtyadvisors.com
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Price Upon Request
Lease Price:	\$16 NNN
Building Size:	12,672 Square Feet
Lot Size:	37,500 Square Feet
Sale Price / SF:	\$260.42
Zoning:	IU-C
Year Built	1981

PROPERTY OVERVIEW

DWNTWN Realty Advisors is pleased to present 2396 NW 96th Avenue, a freestanding Industrial building for Sale and/or Lease in the heart of Doral. This 12,672 square foot flex property is a combination of office, showroom and warehouse space with 20-foot clear ceiling heights. The 4,500 square foot office and showroom area have recently been renovated.

PROPERTY HIGHLIGHTS

- Stand Alone Building
- Fully Air Conditioned Warehouse
- 20" Clear Ceiling Height
- 3 Phase Electrical
- 28 Parking Spaces
- Two Street Level 14" Clear Loading Doors
- Proforma: 6%

David Spitz // Senior Executive
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Rayza Perez // Executive
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EXTERIOR PHOTOS & AERIAL



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INTERIOR PHOTOS



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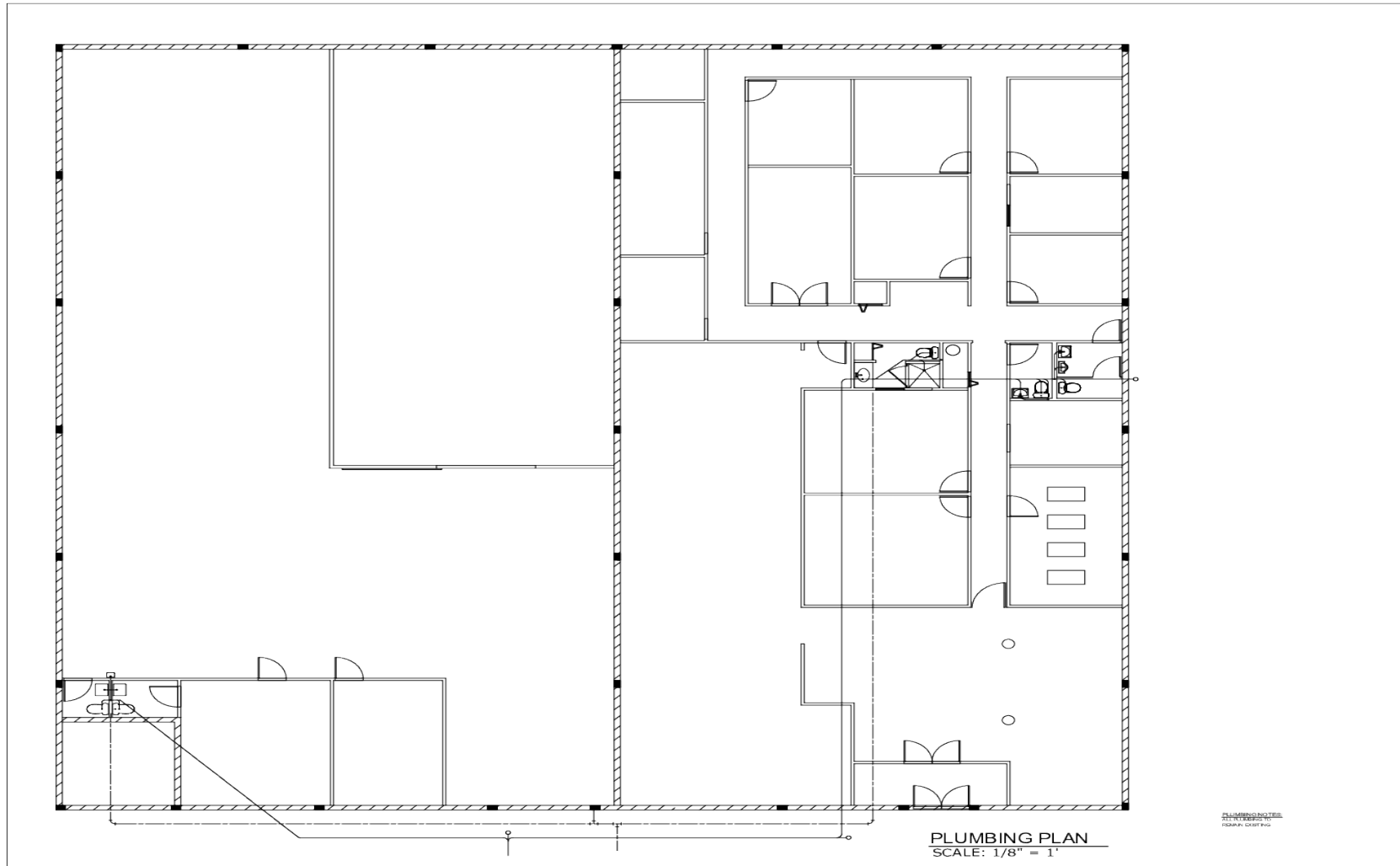
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FLOOR PLANS



DATE: 2/17/2018
JOB NO:
DRAWN: L.ANDINO
CHECKED:

2396 WAREHOUSE DORAL
2396 NW 96th Ave
Doral FL 33172

REVISIONS:

15487 MIAMI LAKEWAY N
SUITE 303
MIAMI LAKES, FL 33014
TEL: 305.720.1497

SEAL

WAREHOUSE
REMODELATIONS
PLUMBING PLANS

SHEET NUMBER
P1.0

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LOT SIZE



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RETAILER MAP



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CITY SNAPSHOT

The City of Doral

Seen as one of the fastest growing cities in the State of Florida, Doral, has a thriving and vibrant tourism industry with over 20 Hotels, including Trump National Doral, which is home to the Famous Blue Monster and Golf Course. Conveniently located just one mile from Miami International Airport and twelve miles from Downtown Miami, Doral, has become a hotspot for international buyers, big businesses and real estate developers. Currently, there are over 2 Million Square Feet in approved commercial developments, and 600,000 Square Feet currently under construction.

- **One of the fastest growing cities in the United States (Source: Census)**
- **# 1 Best place to invest in real estate in Florida - article from NerdWallet**
- **Best City in Florida for business Start-Ups by Business Week - Pro Business environments and highly educated workforce by Forbes.com**
- **The city of Doral marks 51st of best places to launch a business by CNNMoney.com**



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MIAMI'S WAREHOUSE HUB

Industry Highlights:

- Over 2,600 trade and logistics companies
- Over 250 company headquarters
- Over 100 Multi-National companies
- Over 50 banks and financial institutions
- Home to over 14 Industrial Business Parks
- Home to the Miami Free Zone, one of the largest privately owned and operated general purpose foreign trade in North America with over 850,000 square feet of facilities.

Commercial Growth Projection

Over 2 Million Square Feet in approved commercial Developments

Over 600,000 currently under construction



Major Employers:

- Carnival Cruise Lines
- Walmart Super Market
- Air Express International USA
- Amadeus North America
- Atkins North America
- Blue Cross And Blue Shield Of Florida
- Be Aerospace INC
- Bottling Group LLC
- Brinks Incorporated
- Gold Coast Beverage Distributors
- Hellman World Wide Logistics
- KLX INC
- Perry Ellis
- Univision
- Telefutera Network

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ADDITIONAL INFORMATION

ADDITIONAL PHOTOS

<https://www.dropbox.com/sh/0oo1rsozk2j84oo/AADz1wgNq-2T3MXXleMV4ta4a?dl=0>

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