



SUBLEASE AVAILABLE

10000 NW 17th Street

Doral, FL 33172

Sublease
available through
June 30, 2028

26,290
Total SF

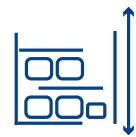
\$19.50
PSF NNN

+ \$5.16 PSF OpEx
(estimated)

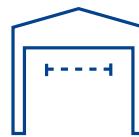
Building Highlights



Institutionally
Owned



$\pm 24'$ Clear Ceiling
Height



$\pm 40'$ X $\pm 41'$
Column Spacing



170' Shared
Truck Court

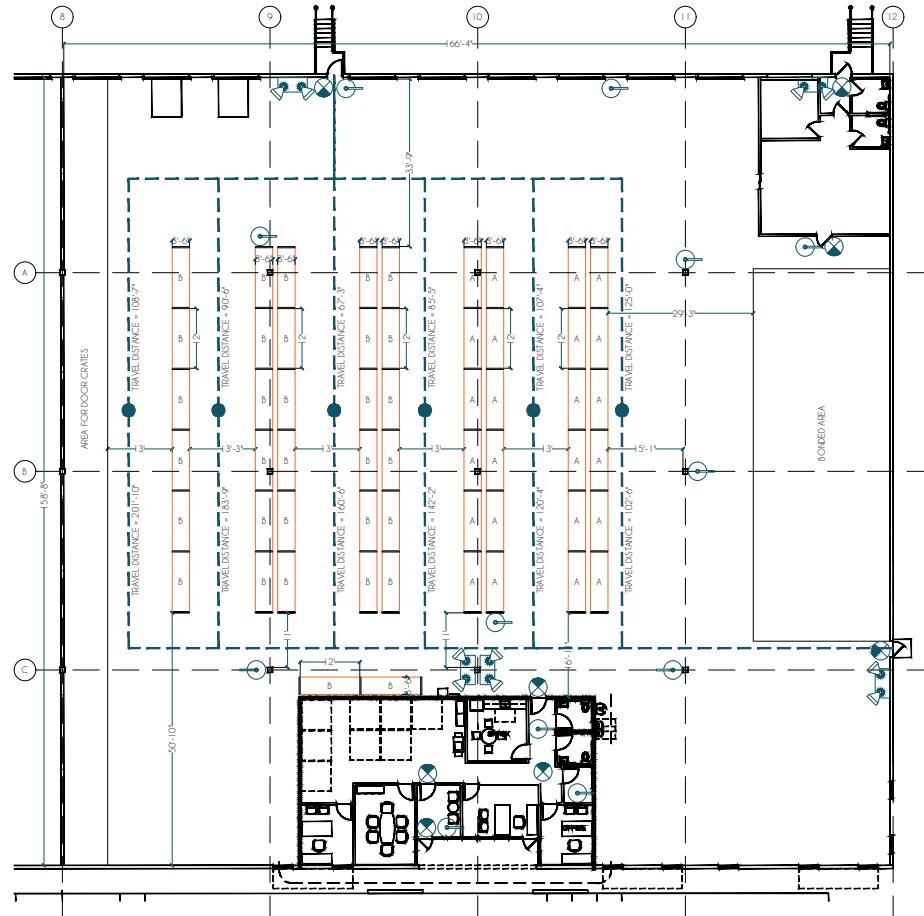


160' Building
Depth



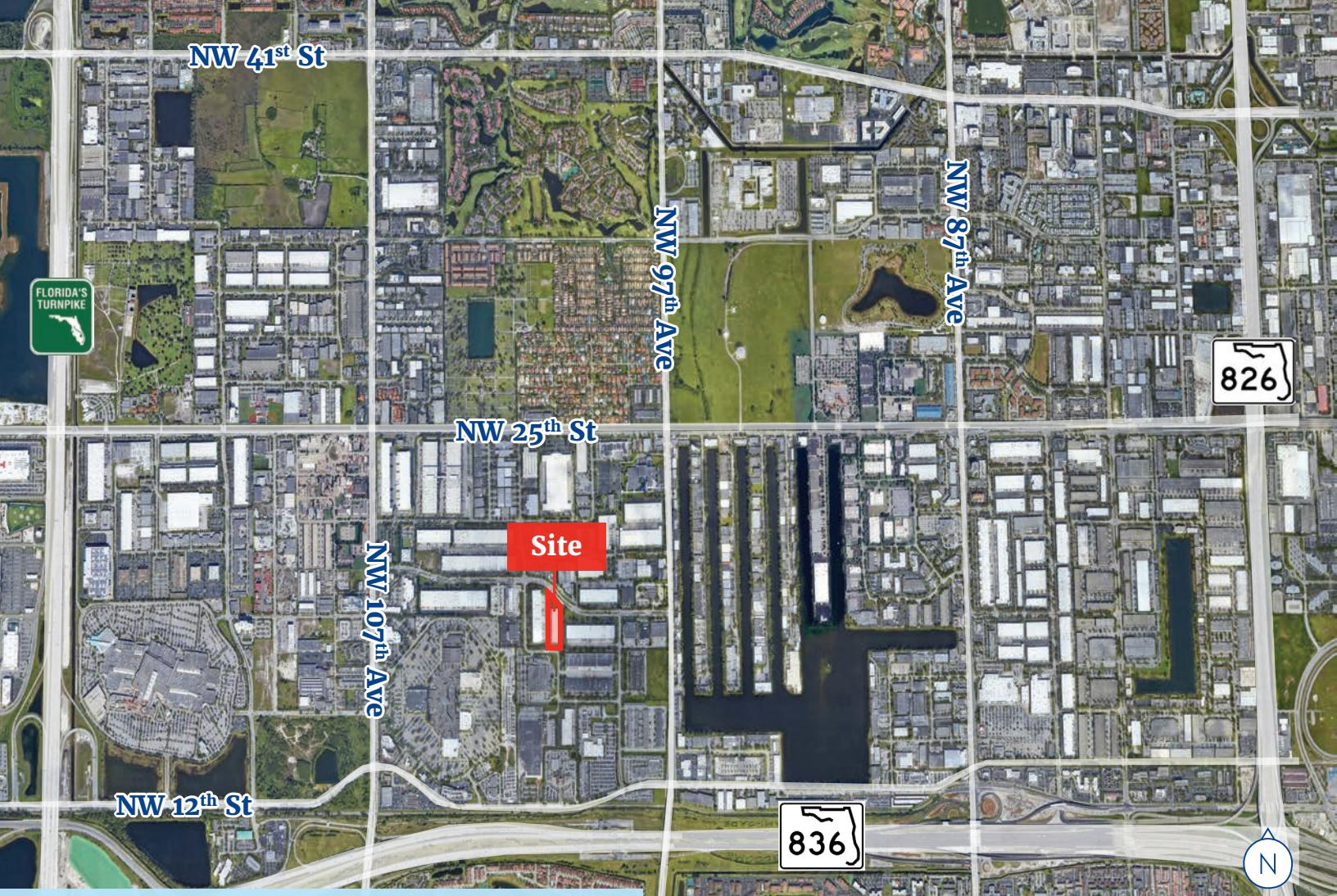
9 Dock Height
Doors with 3 Pit
Levelers & 1 Ramp

Floor Plan



Specifications

Total Available	±26,290 SF
Office Size	±1,800 SF Modern Office (plus ±600 SF office at loading dock)
Loading	9 Dock Height Doors with 3 Pit Levelers and 1 Ramp
Power	480a/277v 3p
Sprinklered	Yes
Parking	106 Surface Spaces; Ratio 1.20/1,000 SF
Accessibility	Excellent access to 826, 836 & Florida's Turnpike
Racking	Available



Demographics

 2023 population
(5 mi radius)
366,963

 2023 Households
(5 mi radius)
124,580

 to MIA Cargo
Entrance
5.2 mi

 to Port
Miami
14 mi





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