

# DOLPHIN

## COMMERCE CENTER

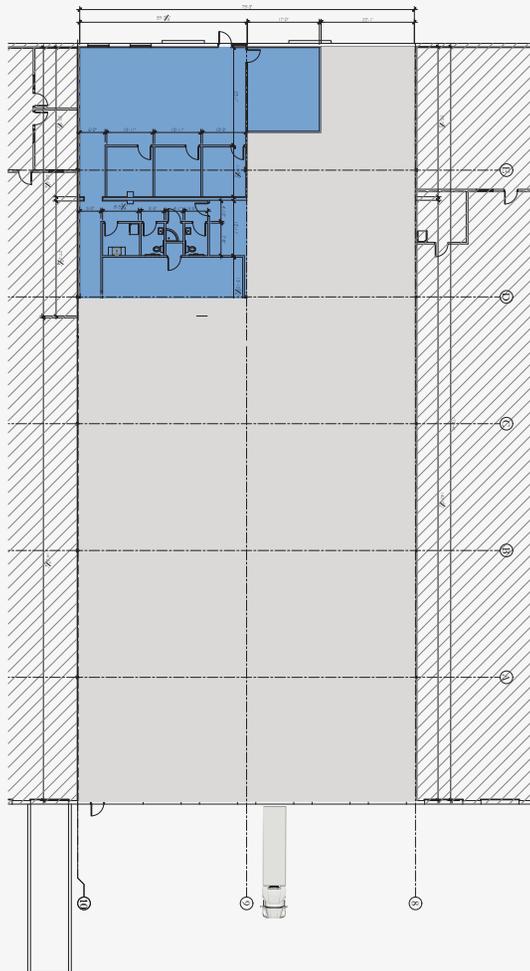
11350 NW 25<sup>TH</sup> STREET, DORAL

±14,489 SF  
FOR LEASE



## SUITE 104

AVAILABLE SF	±14,489 SF
OFFICE SF	±2,900 SF
WAREHOUSE SF	±11,589 SF
CLEAR HEIGHT	24'
LOADING	5 dock positions (landlord will construct a ramp)
POWER	1200 amps
AVAILABLE	February 2026
LEASE RATE	\$19.95 NNN



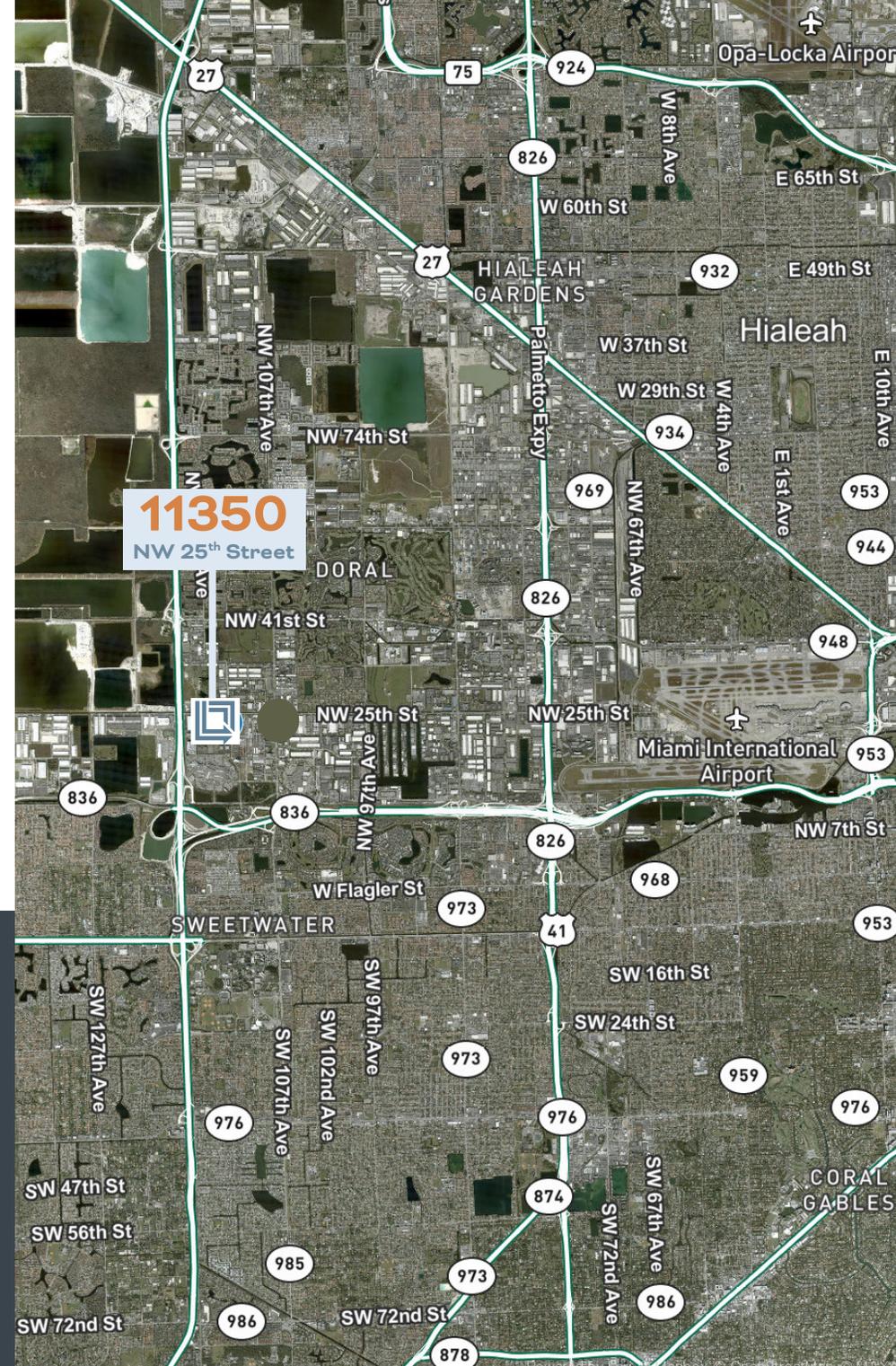
**Dolphin Commerce Center is a Class A Industrial Park totaling 709,480 SF in five buildings. Ideally located in the highly sought-after Doral market, the buildings feature highly functional specifications including tilt-up concrete construction, 24'–28' clear heights, 125'–160' (shared) truck court depths, ample 1.4 : 1,000 SF car parking ratio and pleasing curb appeal.**



## LOCATION HIGHLIGHTS



- » Great location in the Airport West submarket
- » Direct connectivity to Florida's Turnpike, Dolphin Expressway (836) and the Palmetto Expressway (826)
- » 4.2 miles to Miami International Airport cargo terminals via NW 25th Street
- » Hotels, restaurants and retail all within close proximity
- » Directly adjacent to Dolphin Mall





**DEVIN WHITE**

Executive Vice President  
+1 305 381 6409  
devin.white@cbre.com

**DAVID ALBERT**

Executive Vice President  
+1 305 381 6474  
david.albert@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**LBA**Logistics 

**CBRE**