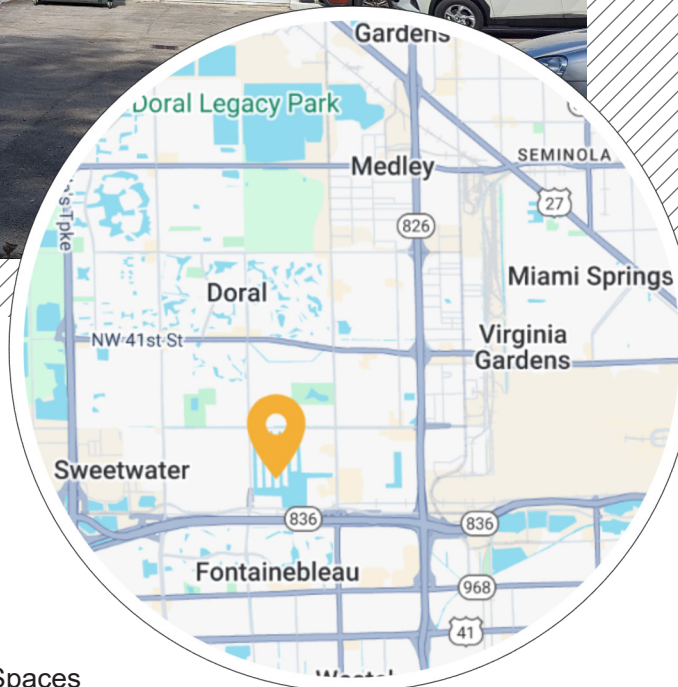


WAREHOUSE AVAILABLE FOR LEASE



1550 NW 94th Ave
Doral, FL 33172



Total Size: ±16,000 SF
Warehouse Space: ±14,500 SF



2 Drive-in Ramps
2 Recessed Truck Wells



20'
Clear Height



±1,500 SF
Office Space



19
Parking Spaces

PLEASE CONTACT:

Steven Medwin, SIOR, CCIM

Executive Managing Director
t 305-350-0923
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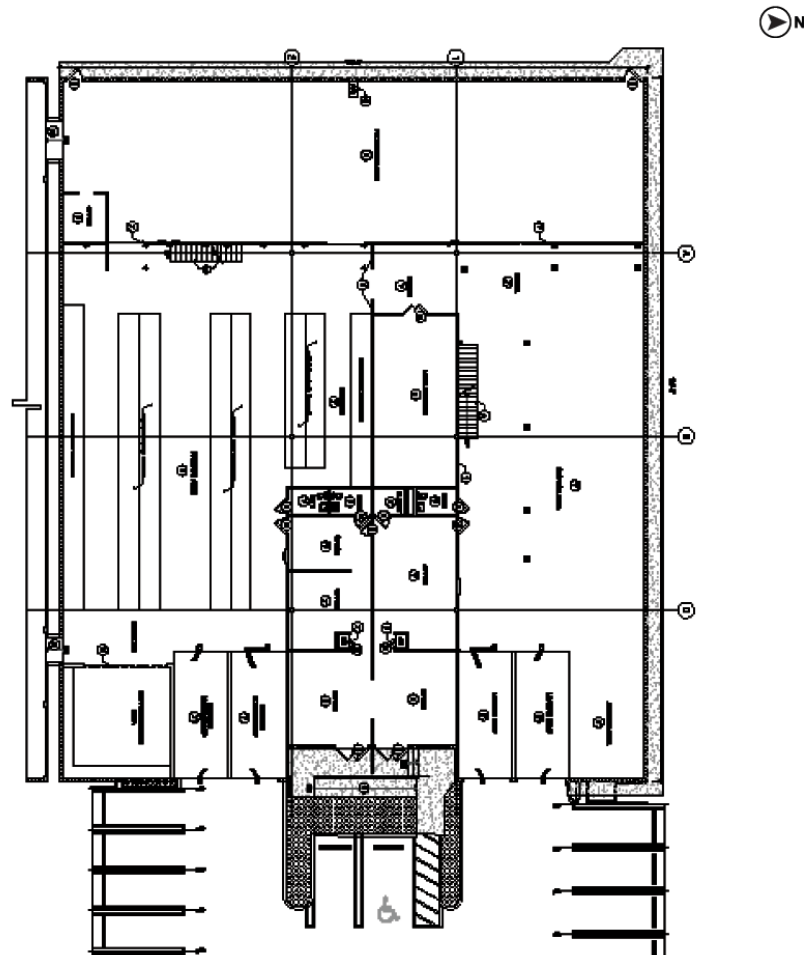
Nick Wigoda, SIOR

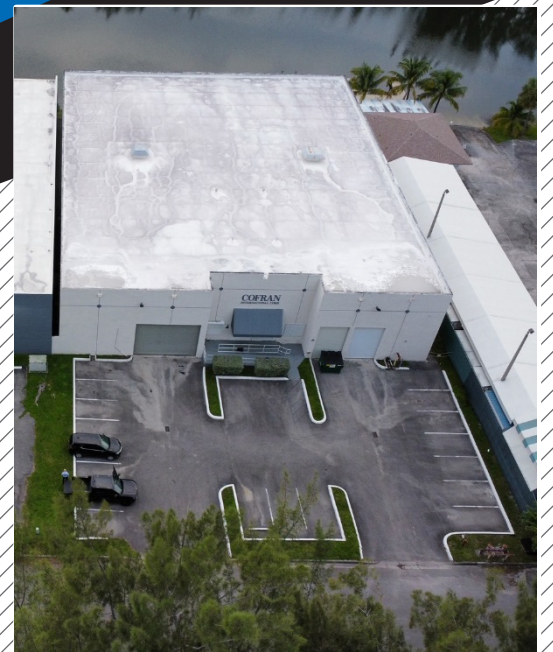
Executive Managing Director
t 305-982-4110
nick.wigoda@nmrk.com

PROPERTY FEATURES

- ±16,000 SF Available
- Heavy Power
- 2 Recessed Truck Wells
- 2 Drive-in Ramps
- Excess Parking across the Street
- Wet Fire Sprinkler System
- Partially Air-Conditioned Warehouse Space with Floor Drains
- Freestanding Building in the Heart of Doral

SITE PLAN





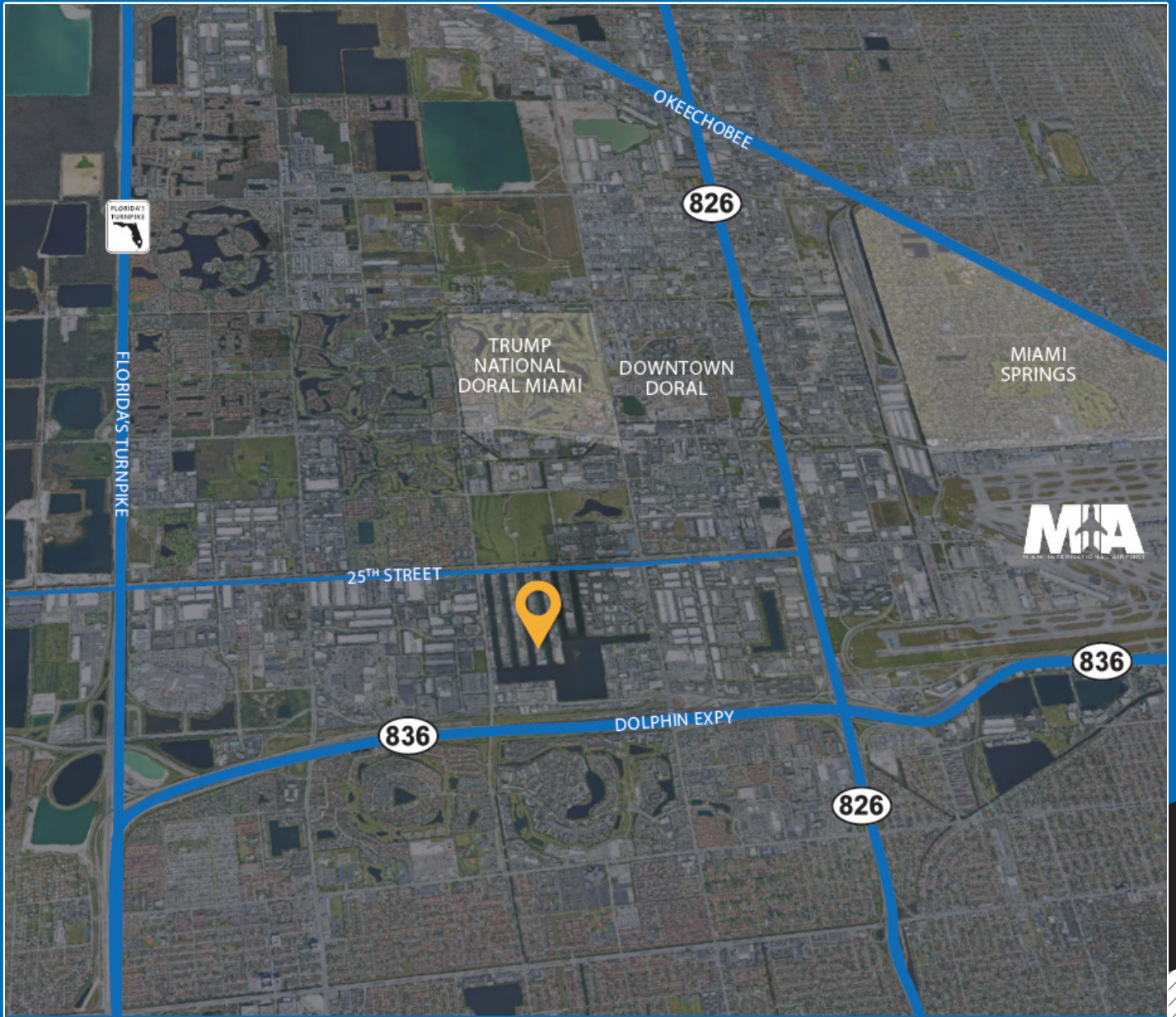
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• PROXIMITY TO

MIAMI INTERNATIONAL AIRPORT — ± 3.6 MILES
PORT OF MIAMI — ± 14.2 MILES
PORT EVERGLADES — ± 36.8 MILES

TO FL-826 — ± 8 MINUTES
TO FL-836 — ± 10 MINUTES
TO FL TURNPIKE — ± 18 MINUTES

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