

Refrigerated
Warehouse



Westpointe Business Center

AVAILABLE FOR SUBLEASE

8900 NW 35th Lane | Miami, FL 33172

Total Available: ± 24,131 SF
Lease Rate & Type: \$18.50 PSF (NNN), \$5.37 PSF (Opex)
Sublease Expiration: October 31st, 2026

For More Information

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NAI Miami
Fort Lauderdale

Westpointe Business Center

8900 NW 35th Lane | Miami, FL 33172



Property Features

- ± 24,131 SF available
 - » ± 20,700 SF of the warehouse is refrigerated
 - » ± 1,500 SF of office
 - » ± 680 SF shipping office
- 7 docks
- 22' clear ceiling height
- Average temperature ± 34°F

Location Features

- Prime Doral location at Westpointe Business Center
- 2.8 miles from Miami International Airport (MIA)
- Great proximity to Florida's Turnpike, Palmetto Expressway (SR-826) and Dolphin Expressway (SR-836)



9655 South Dixie Highway, Suite 300, Miami, FL 33156

+1 305 938 4000

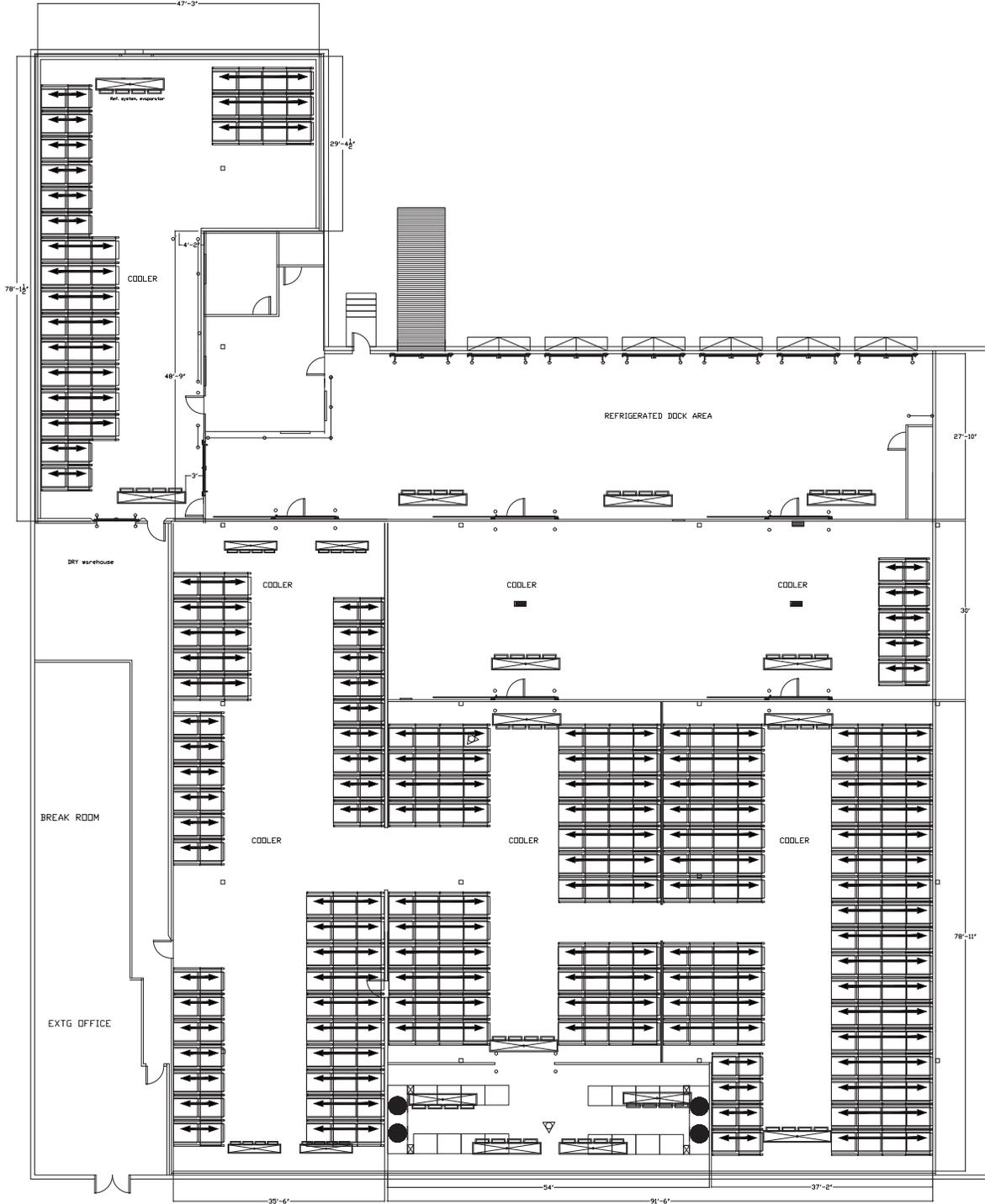
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Floor Plan

8900 NW 35th Lane | Miami, FL 33172

± 24,131 RSF



Aerial Map

8900 NW 35th Lane | Miami, FL 33172



DOLPHIN EXPRESSWAY
(SR-836)
± 1.3 Miles



PALMETTO EXPRESSWAY
(SR-826)
± 2.2 Miles



MIAMI INTERNATIONAL AIRPORT (MIA)
± 2.8 Miles



PORT OF MIAMI
± 12.1 Miles

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