

OFFICE/WAREHOUSE BAYS FOR SALE

9550 NW 12TH STREET, DORAL

**SELLER FINANCING AVAILABLE
TOTAL BUILDING SF: 4,878 SF**



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PROPERTY HIGHLIGHTS

- Property Type: Office & Warehouse
- Year Built: 1982
- Rentable Building Area: 4,878 SF (two contiguous units)
 - Unit A (2,200 SF) ready to occupy
 - Unit B (2,678 SF) leased until March 2026
- Ceiling Height: 18'
- Zoning: Industrial / Light Manufacturing
- Roof age: 2017
- Monthly Association \$ 1,553.00
- Monthly loan payment: \$ 11,000.00
- Loan period: 15 years

ONLY SELLER FINANCING AVAILABLE

PRICE: \$1,648,000.00



Property Location

9550 NW 12TH STREET, DORAL

This strategic location not only positions prospective tenant(s) at the center of one of Doral's most dynamic neighborhoods but also the location allows unparalleled convenience and accessibility, providing a prime location, that benefits from high visibility.

Miami International Airport
Fort Lauderdale Int'l Airport
Port of Miami

DRIVE	DISTANCE
12 Minutes	5 Miles
45 Minutes	33 Miles
22 Minutes	12 Miles

