



LONGPOINT DORAL
3055 NW 84TH AVENUE
DORAL, FLORIDA 33122

For Lease: Fully Air-Conditioned, Class A Industrial Facility Located in Airport West



- Class A building strategically located in Miami's Airport West submarket
- Unique and modern exterior
- Interior offices with executive finishes and employee break rooms
- Fully air conditioned w/ backup generator
- 22' clear height
- Separate entrances to office components of facility
- Since its purchase by an institutional owner, the facility has been meticulously maintained and updated to the meet the most efficient energy standards

HIGHLIGHTS

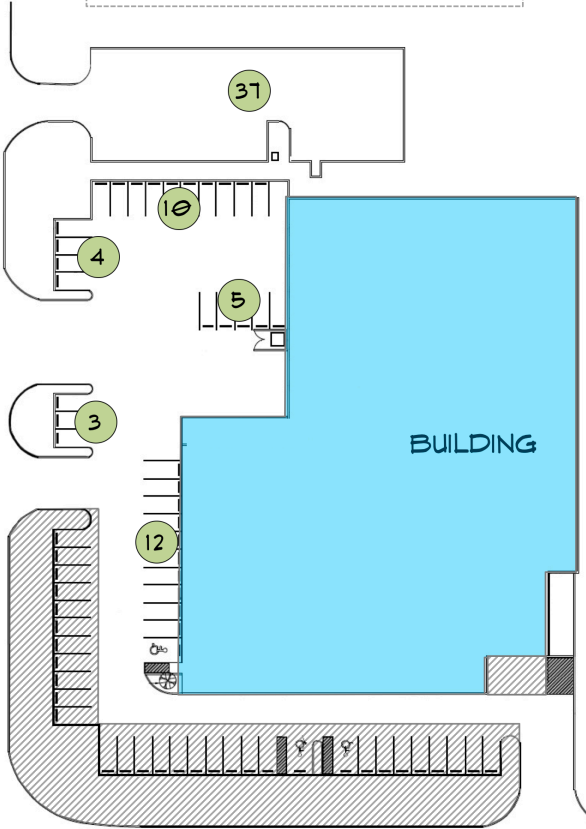
Total Space	33,094 RSF
Warehouse	24,150 RSF
Executive Office	7,002 RSF
Mezzanine	1,924 RSF
Tenant Improvement Allowance:	Negotiable based on term, credit and rate
Doors	8 (7 dock high & 1 ramp door)
Parking Spaces	70 parking spaces (2.3/1000)
Asking Rental Rate	\$15.00/SF Industrial Gross
Lease Term	7-10 years
Additional Features	Specialized flooring, LED lighting, executive office finishes, pit levelers
Power	1200 amps

FLOOR PLANS & PARKING

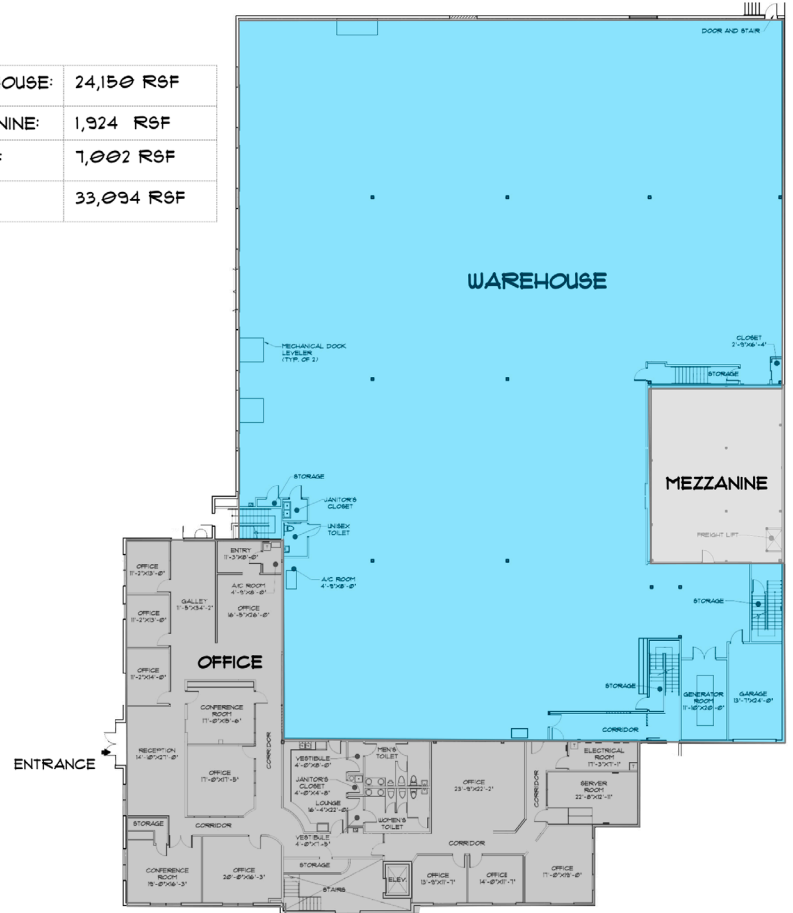
Floor Plan

First Floor

● DENOTES AVAILABLE PARKING SPACES
TOTAL NUMBER OF PARKING SPACES: 71



WAREHOUSE:	24,150 RSF
MEZZANINE:	1,924 RSF
OFFICE:	7,002 RSF
TOTAL:	33,094 RSF



Parking

71 Parking Spaces



LOGISTICS IN PRIME LOCATION

AIRPORT WEST SUBMARKET

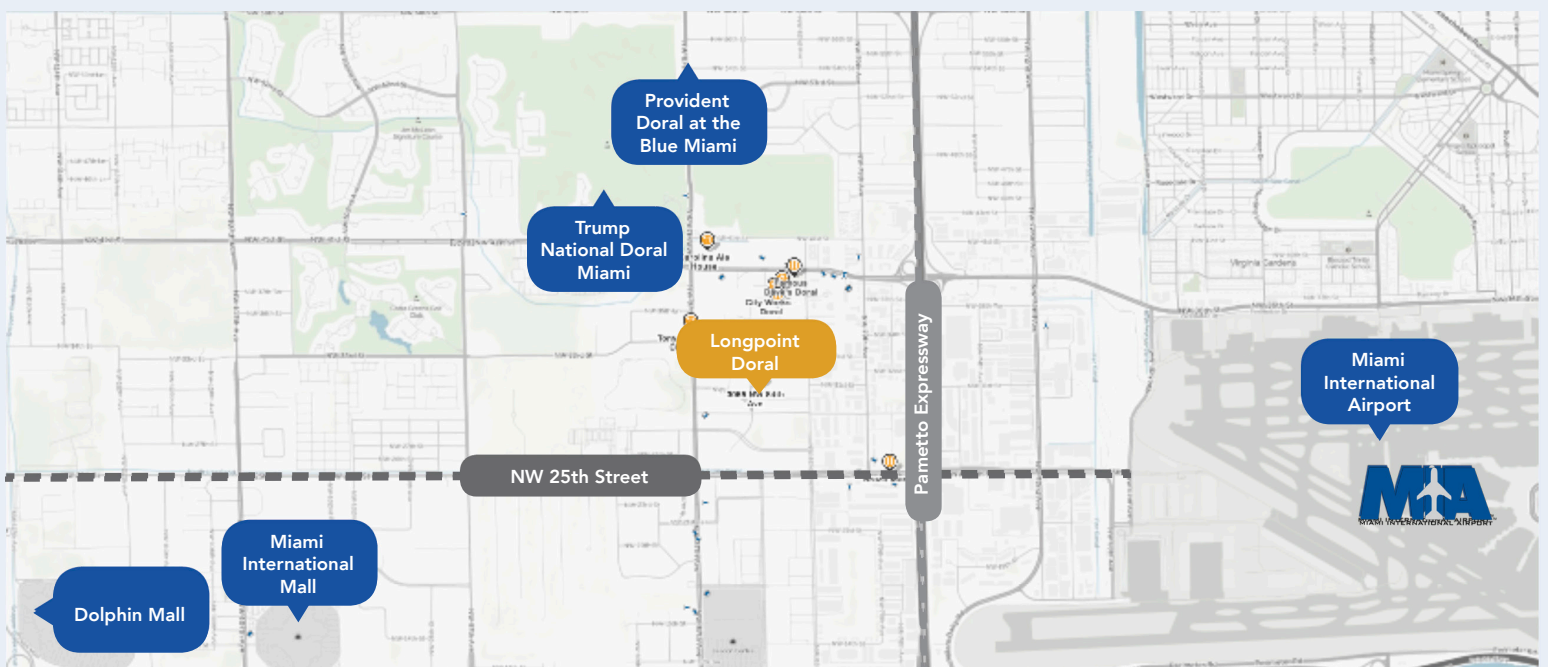
This property benefits from a strategic location in Miami's Airport West submarket. This location can be reached by multiple highways, including the Palmetto Expressway, the Dolphin Expressway and the Florida Turnpike. The Palmetto Expressway is western Miami-Dade's main north/south arterial highway, and can be reached through NW 36th Street, less than 4 blocks north of the property and NW 25th Street, less than 7 blocks south of the property. The Dolphin Expressway is approximately 1.5 miles south of the property; this east/west highway (SR-836) provides straight thoroughfare to eastern Miami-Dade's Downtown Miami and Brickell Financial districts. A third accessibility option is the Florida Turnpike, one of the state's primary roadways. It connects Miami-Dade with Broward and Palm Beach Counties and is the main source of transportation throughout the western borders of Miami-Dade and Broward counties.

ACCESS TO AMENITIES

There are multiple retail and shopping corridors found on NW 87th Ave (Galloway Road), NW 107th Avenue, and NW 12th Street. They service the surrounding residential neighborhoods of Westchester, Sweetwater, and Doral, and create a commercial hub for the western Miami-Dade community. Along NW 87th Avenue, there are a variety of dining options, serving both the needs of the local residents and the lunchtime needs of the Airport West workforce. Additional dining options can be found at the two shopping malls in the area, Miami International Mall & The Dolphin Mall, both of which are accessed through NW 12th Street. Each mall offers several stores, while Dolphin Mall offers Cobb Movie Theatre, Dave & Busters, Texas de Brazil and Bass Pro Shops. Additional amenities in the area include a large number of car dealerships, multiple hotel destinations and a number of community shopping centers. The area is therefore a destination for shoppers throughout South Florida.

ABOUT DORAL

Best city in Florida for business start-ups (BusinessWeek) • Named #2 of America's top 25 towns to live well for its cultural amenities, pro-business environment, and highly educated workforce (Forbes.com) • Ranks 51st in the top 1000 places to live and launch a business in the United States (CNNMoney.com) • Named the #3 best place in the USA to retire (US News & World Report) • 96.4% of residents would recommend Doral as a place to live and work and 95.6% rated the quality of life as good to excellent • Home to over 3,000 logistics-related companies supporting national and international trade • Miami International Airport named #1 in international freight • Total Population: 54,161 • Median Age: 34.22 (Source: <https://www.cityofdoral.com/about/>)



ADDITIONAL PHOTOGRAPHY



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