FOR SALE, LEASE OR LEASE-PURCHASE

EXPOSURE/FRONTAGE ON PALMETTO EXPRESSWAY





Property Details

For Sale: \$1,650,000.00Lease Rate \$14.50/SF

Total Square Footage: 7,335 +/- SF

Office: 1,200 +/- SF (ground floor)
Mezzanine: 720 +/- SF light storage plus

535 +/- SF not accessible

• Warehouse: 4,880 +/- SF (inclusive of

break room; 2 restrooms and stairway access to

mezzanine)

• Loading Doors: Rear loaded. 2 docks

(flushed) plus 1 concrete ramp

20' Clear

13 Assigned Parking Spaces (front and rear)

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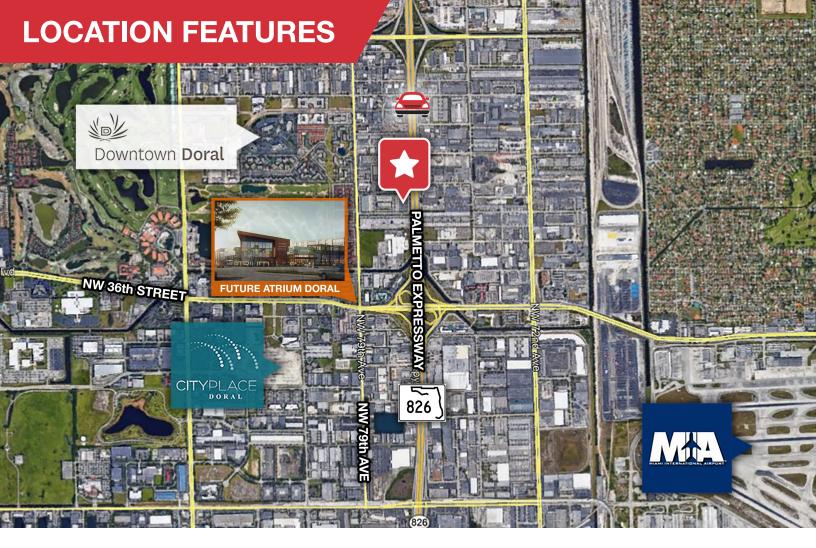
Property Features

- Within a secured park
- Located in the heart of Doral in close proximity to Downtown CityPlace; future Atrium @ Doral, etc
- Easy access to and from all major thoroughfares (Palmetto Expressway (NW 58th Street and NW 36th Street Exits)); Dolphin Expressway and Florida Turnpike.
- Close to Miami International Airport, hotels, restaurants, residential developments office and industrial Parks, etc.



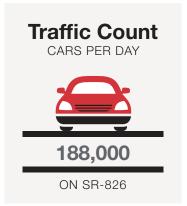






Demographic Information

RADIUS	TOTAL POPULATION	TOTAL HOUSEHOLDS	AVERAGE HH INCOME
1 Mile	7,705	2,266	\$59,377
3 Mile	97,411	33,835	\$62,678
5 Mile	477,913	158,176	\$57,560



Proximity to Major Thoroughfares

	DISTANCE
Palmetto Expressway (SR 826)	0.5 Miles
Doral Boulevard/NW 36th Street	0.53 Miles
Dolphin Expressway (SR 836)	2.5 Miles
Miami International Airport	4.4 Miles
Florida's Turnpike	4.7 Miles



For more information:

Lucia Custer

+1 786 433 0308 lcuster@naimiami.com

Gabriel Garcia-Menocal, SIOR

+1 786 433 3148 ggarcia-menocal@naimiami.com