

**FOR LEASE**

Owned and Operated by



# International Corporate Park #4

9950 NW 17th Street, Miami, FL 33172

**±42,542 SF**



**LEASING INFO  
& CONTACT**

**Steve Medwin, SIOR, CCIM**

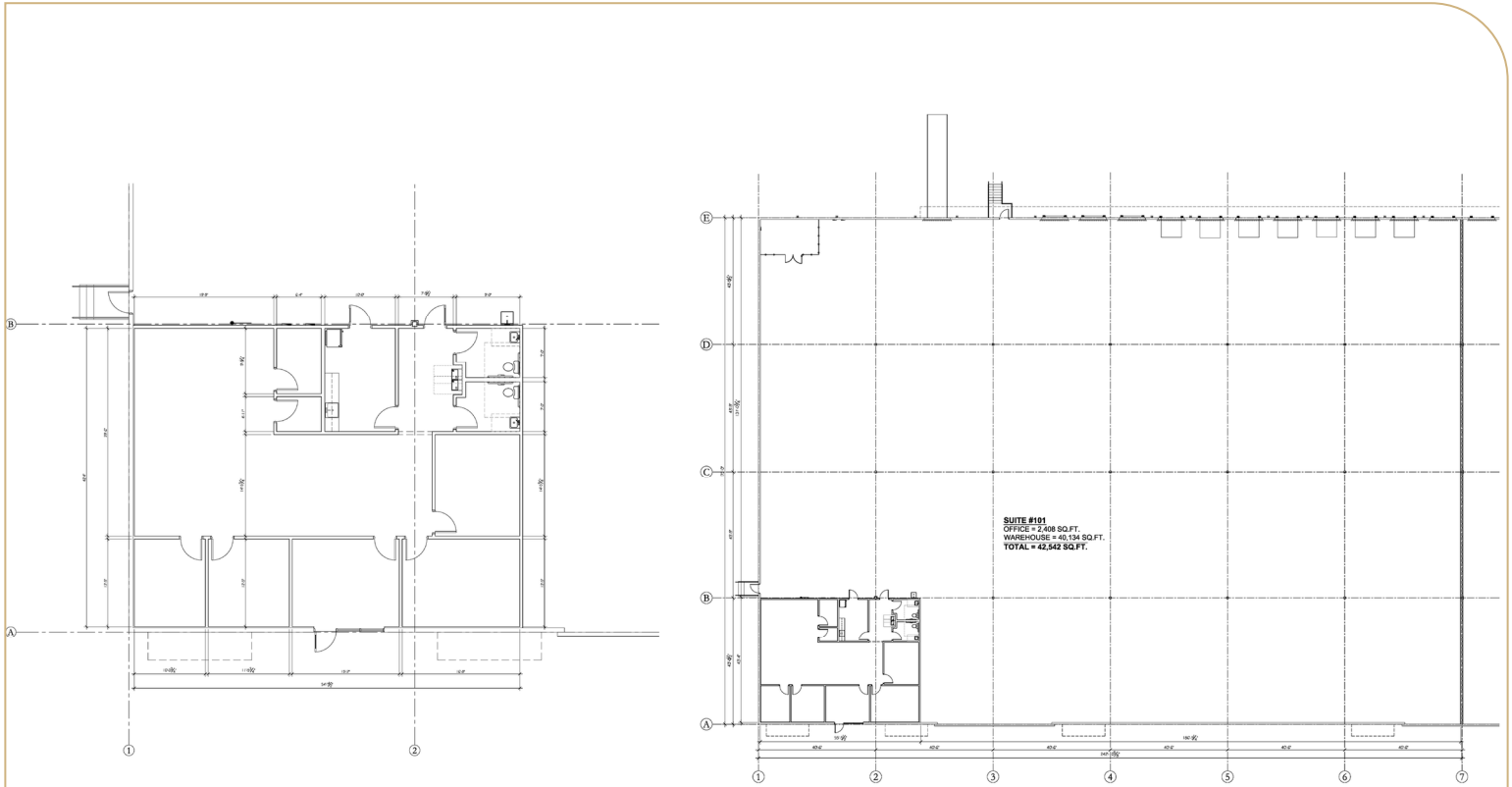
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**NEWMARK**

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



## PROPERTY FEATURES

<b>Available</b>	±42,542 SF
<b>Office Space</b>	±2,408 SF
<b>Dock High &amp; Grade Level Loading</b>	12 doors: 7 pit levelers & 4 edge of dock levelers
<b>Truck Court</b>	±117' (fenced & secured)
<b>Fire Sprinklers</b>	ESFR
<b>Clear Height</b>	±24'

## Location

Situated within Doral's prestigious International Corporate Park, the subject property is located off of NW 97th Avenue and NW 17th Street. It's just minutes from the Dolphin Expressway (SR 836) which provides direct access to the Port of Miami, Miami International Airport, and Downtown Miami. Additionally, the Florida Turnpike and Palmetto Expressway (SR 826) are close by and provide north and south access to the tri-county area.