

FOR SALE

DORAL WAREHOUSE ON THE FINGERLAKES

IDEAL FOR INVESTOR & OWNER-USER

1500 – 1550 NW 94th Ave, Doral, FL 33172



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NEWMARK

1111 Brickell Avenue | Suite 2000 | Miami, FL 33131

• PROPERTY HIGHLIGHTS



TOTAL SIZE: $\pm 28,406$ SF
• OFFICE SPACE: TBD
• WAREHOUSE SPACE: TBD



$\pm 22'$ CLEAR HEIGHT (NORTH BUILDING)
 $\pm 19'$ CLEAR HEIGHT (SOUTH BUILDING)



1 DOCK DOOR
2 RECESSED TRUCK WELLS
2 DRIVE IN RAMPS



± 1.95 ACRES



ABUNDANT PARKING SPACES



HEAVY POWER



PARTIALLY AIR-CONDITIONED
WAREHOUSE SPACE



PRODUCTION AREAS WITH
FLOOR DRAINS



COMPRESSED AIR-LINES
THROUGHOUT



$\pm 12,426$ SF

$\pm 16,000$ SF



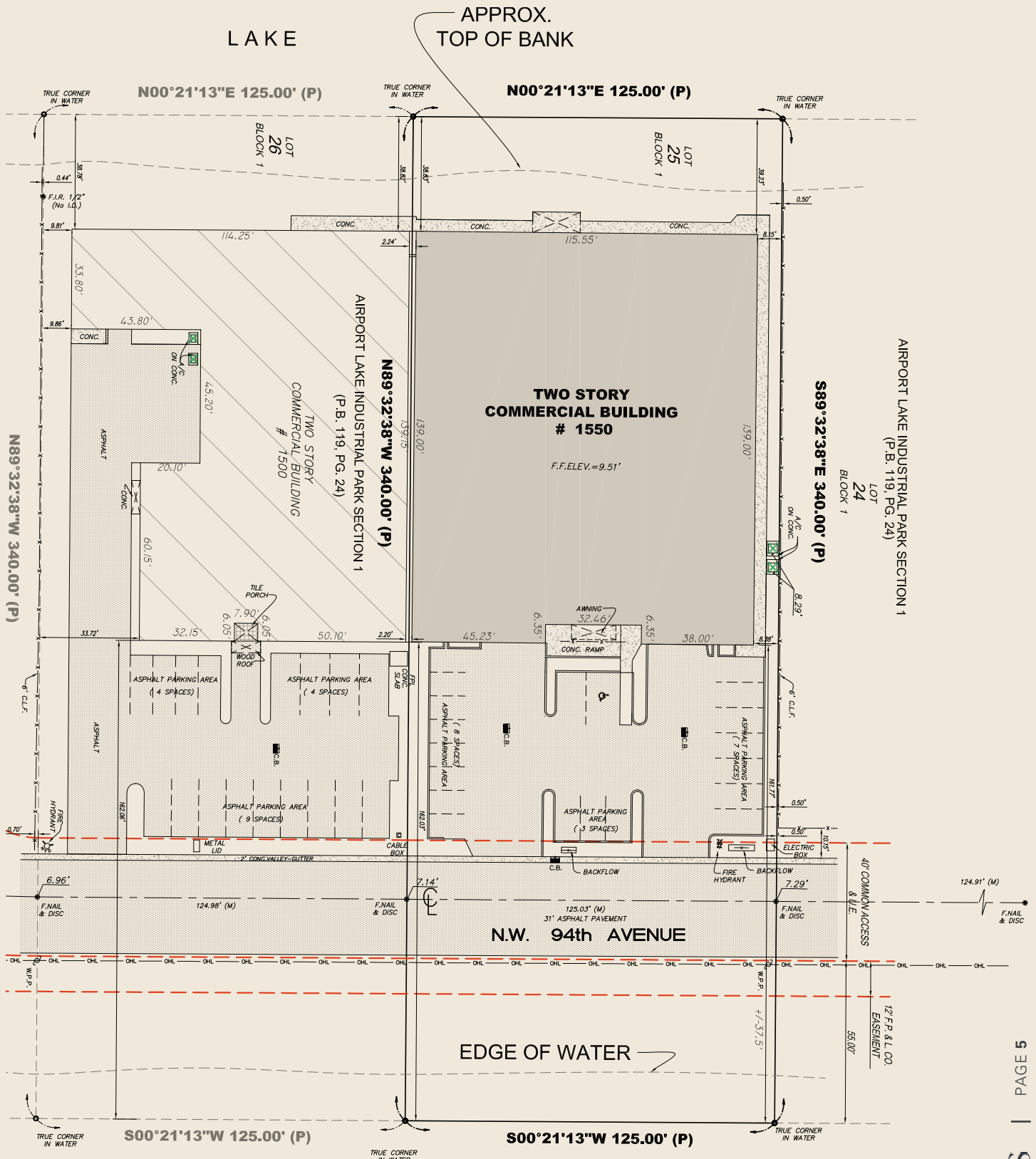
• PROPERTY LOCATION



• PROXIMITY TO

MIAMI INTERNATIONAL AIRPORT — ± 3.6 MILES
 PORT OF MIAMI — ± 14.2 MILES
 PORT EVERGLADES — ± 36.8 MILES

TO FL-826 — ± 8 MINUTES
 TO FL-836 — ± 10 MINUTES
 TO FL TURNPIKE — ± 18 MINUTES



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