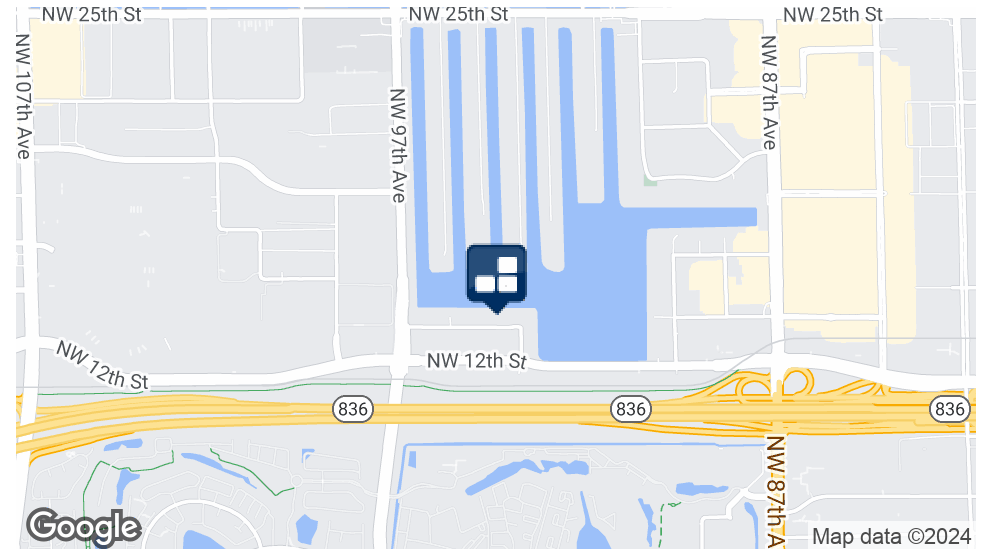


EXECUTIVE SUMMARY

9399 NW 13 STREET, DORAL , FL 33172



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (Gross)
Building Size:	8,670 SF
Available SF:	8,670 SF
Number of Units:	1
Year Built:	1988
Zoning:	IU-C
Market:	South Florida
Submarket:	Miami-Dade

PROPERTY OVERVIEW

9397-9399 NW 13 Street is available for Lease. The property including the second floor mezzanine has 8,670 SF Total and approx. 1,600 Sf of office space. It has offices on 2 floors. The warehouse has a 22' clear metal roof. The property has 10 private parking spaces. The warehouse has 3 phase power. Features included in the warehouses are floor drain, grease trap and Air condition climate controlled warehouse areas. Ready to move in. Great location near Miami International Airport and International Mall. Spaces can be rented separately as 4,330 SF each. Ideal for a catering company, food distribution, cigar company, bakery to name a few.

LOCATION OVERVIEW

Doral, Florida is a city in Miami-Dade County, Florida, United States. It is located 5 miles west of Miami International Airport and 13 miles west of Downtown Miami. The west by the Ronald Reagan Turnpike and the Florida Everglades, on the north by the town of Medley, on the east by the Palmetto Expressway and on the south by the Dolphin Expressway and the city of Sweetwater. The city is part of the Miami metropolitan area of South Florida.

Doral is a home to a large number of businesses and corporations, including the Miami Free Zone, one of the largest privately owned and operated foreign trade zones in North America. Doral is also home to a number of luxury hotels

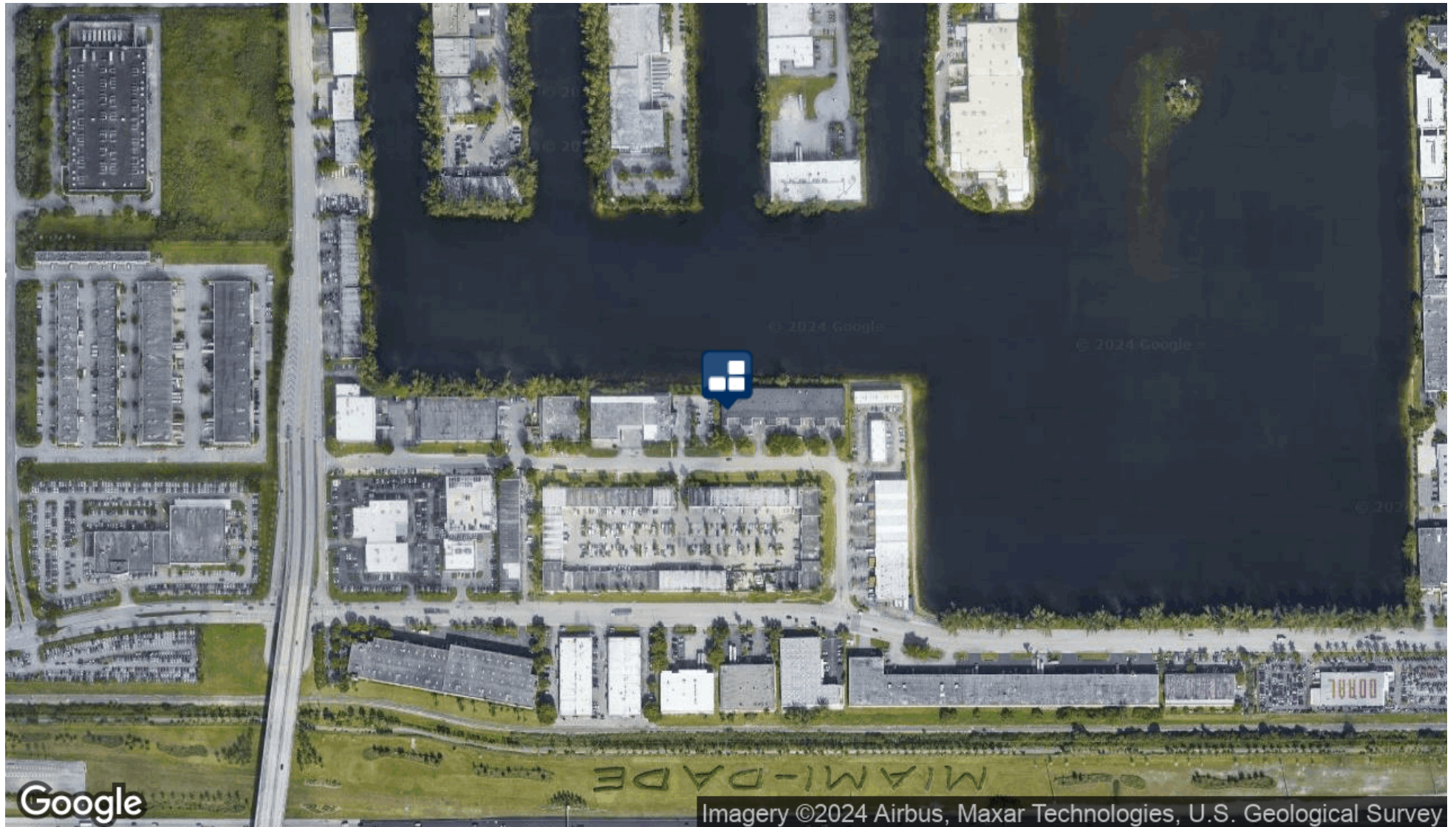
ADDITIONAL PHOTOS

9399 NW 13 STREET, DORAL , FL 33172



LOCATION MAP

9399 NW 13 STREET, DORAL , FL 33172



DEMOGRAPHICS MAP & REPORT

9399 NW 13 STREET, DORAL , FL 33172

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,185	151,467	390,809
Average Age	39.6	43.0	43.3
Average Age (Male)	38.7	40.3	40.9
Average Age (Female)	40.1	44.6	45.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,463	52,952	133,976
# of Persons per HH	2.5	2.9	2.9
Average HH Income	\$53,854	\$64,033	\$70,063
Average House Value	\$152,593	\$244,896	\$296,772

2020 American Community Survey (ACS)

