

HUGE PRICE REDUCTION | PRICED TO SELL!

DORAL, FL



OFFERING MEMORANDUM

KW COMMERCIAL
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Miami, FL 33176

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DORAL, FL

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DORAL INDUSTRIAL | FOR SALE | LEASE BACK AVAILABLE

PROPERTY INFORMATION

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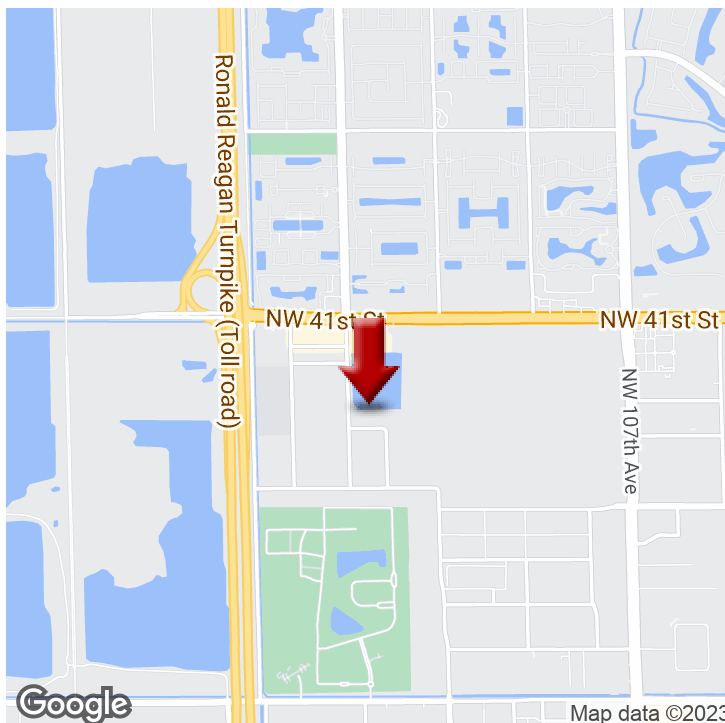
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$3,850,000
NUMBER OF UNITS:	1
AVAILABLE SF:	
LOT SIZE:	36,001 SF
YEAR BUILT:	1999
BUILDING SIZE:	24,884 SF
ZONING:	7700 INDUSTRIAL - RESTRICTED
PRICE / SF:	\$154.72

CLICK HERE TO VIEW VIDEO

PROPERTY OVERVIEW

This industrial property located at 11351 NW 36 TER Doral, FL 33178-1888 is available for sale, with a HUGE PRICE REDUCTION from \$4,200,000.00 or about \$168 PFS to \$3,850,000.00 or about \$154.72 PSF . The subject site totals 24,884 Sq. Ft 25,998 SF and sits on 36,001 Sq.Ft Lot. The warehouse is equipped with four loading docks, with not drive-in bay or ramp. It offers a spacious 24" ceiling clear height. This property is currently owner occupied. This information was confirmed with a source deemed reliable.

PROPERTY HIGHLIGHTS

- - Four loading docks
- - 24" high ceilings
- - 25 Parking spaces
- - Spacious Warehouse
- - Can be subdivided
- - Easy access to Turnpike

Property Description



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LOCATION OVERVIEW

MIAMI INTL BUSINESS PARK SEC 3
PB 151-71 T-19867
LOT 19 BLK 4
LOT SIZE 36001 SQ FT
FAU 30-3030-001-0013
OR 21069-4791 0203 1
F/A/U 30-3030-032-0020

Property Details

SALE PRICE

\$4,200,000

LOCATION INFORMATION

Building Name DORAL INDUSTRIAL | FOR SALE | LEASE
BACK AVAILABLE
Street Address 11351 NW 36 TER
City, State, Zip Doral, FL 33178
County/Township Miami-Dade

BUILDING INFORMATION

Building Size 24,884 SF
Price / SF \$154.72
Year Built 1999
Building Class C
Occupancy % 100%
Tenancy Single
Number Of Floors 2
Load Factor Yes
Free Standing Yes

PROPERTY DETAILS

Property Type Industrial
Property Subtype Warehouse/Distribution
Zoning 7700 INDUSTRIAL - RESTRICTED
Lot Size 36,001 SF
APN# 35-3030-032-0020
Corner Property Yes
Waterfront Yes

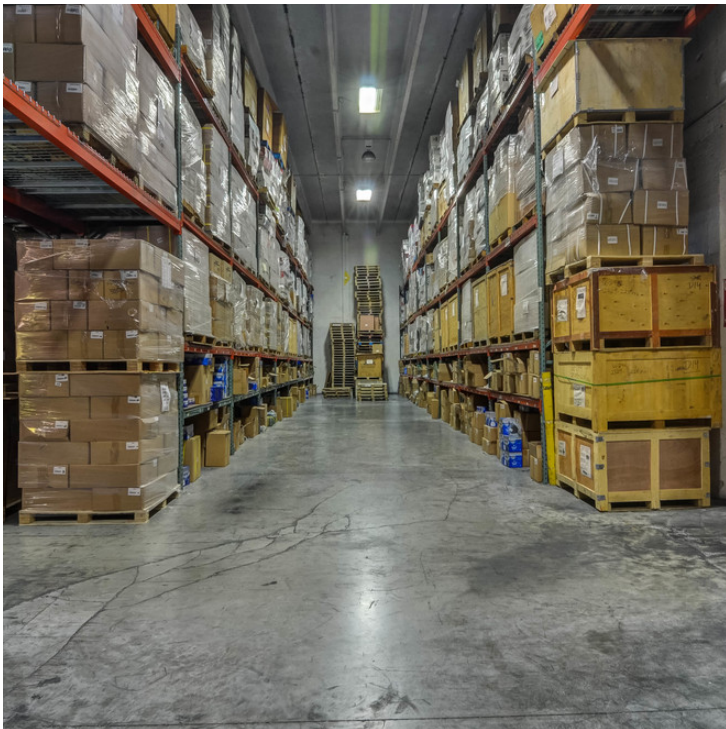
PARKING & TRANSPORTATION

Street Parking Yes

UTILITIES & AMENITIES

Security Guard Yes
Handicap Access Yes
Freight Elevator Yes
Centrix Equipped Yes
Leed Certified Yes
Power Yes

Additional Photos



DORAL INDUSTRIAL | FOR SALE | LEASE BACK AVAILABLE

LOCATION INFORMATION

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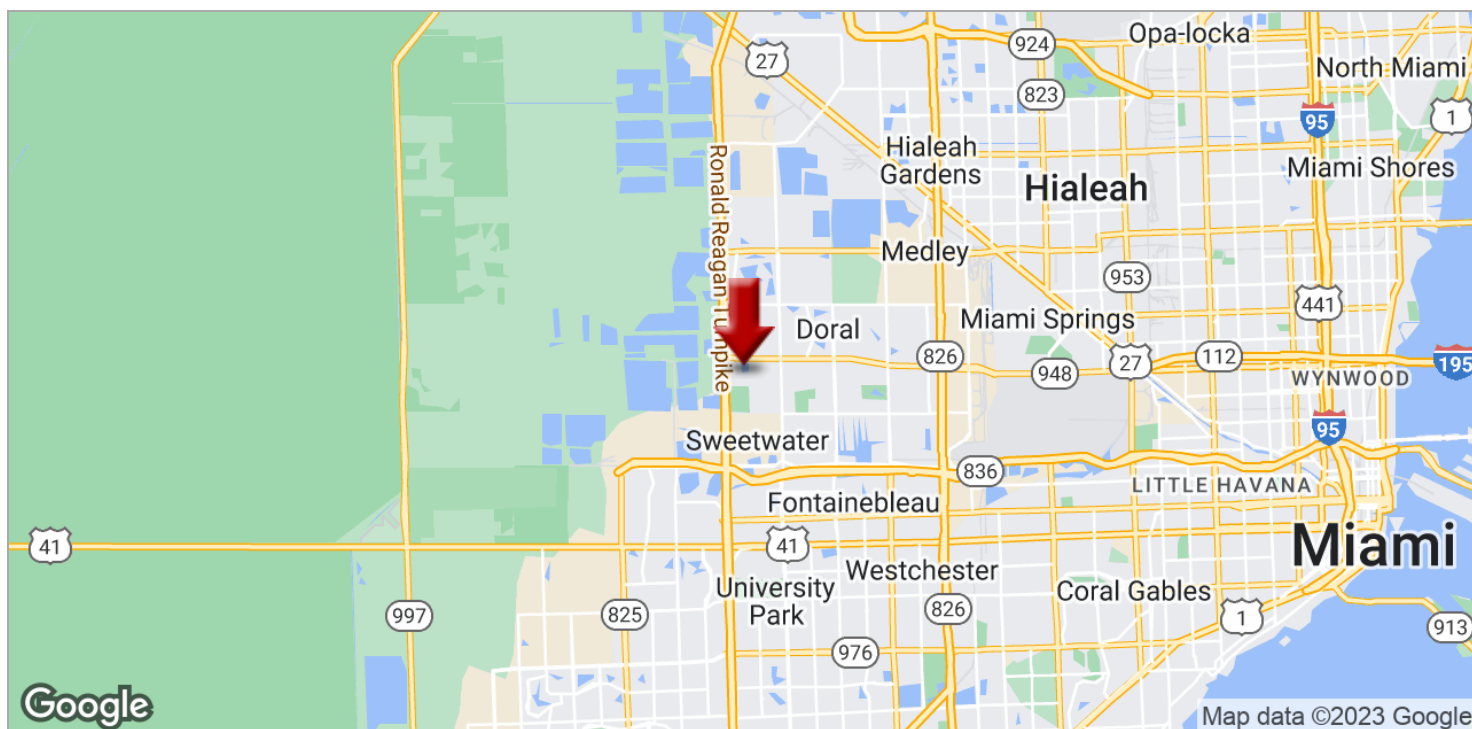
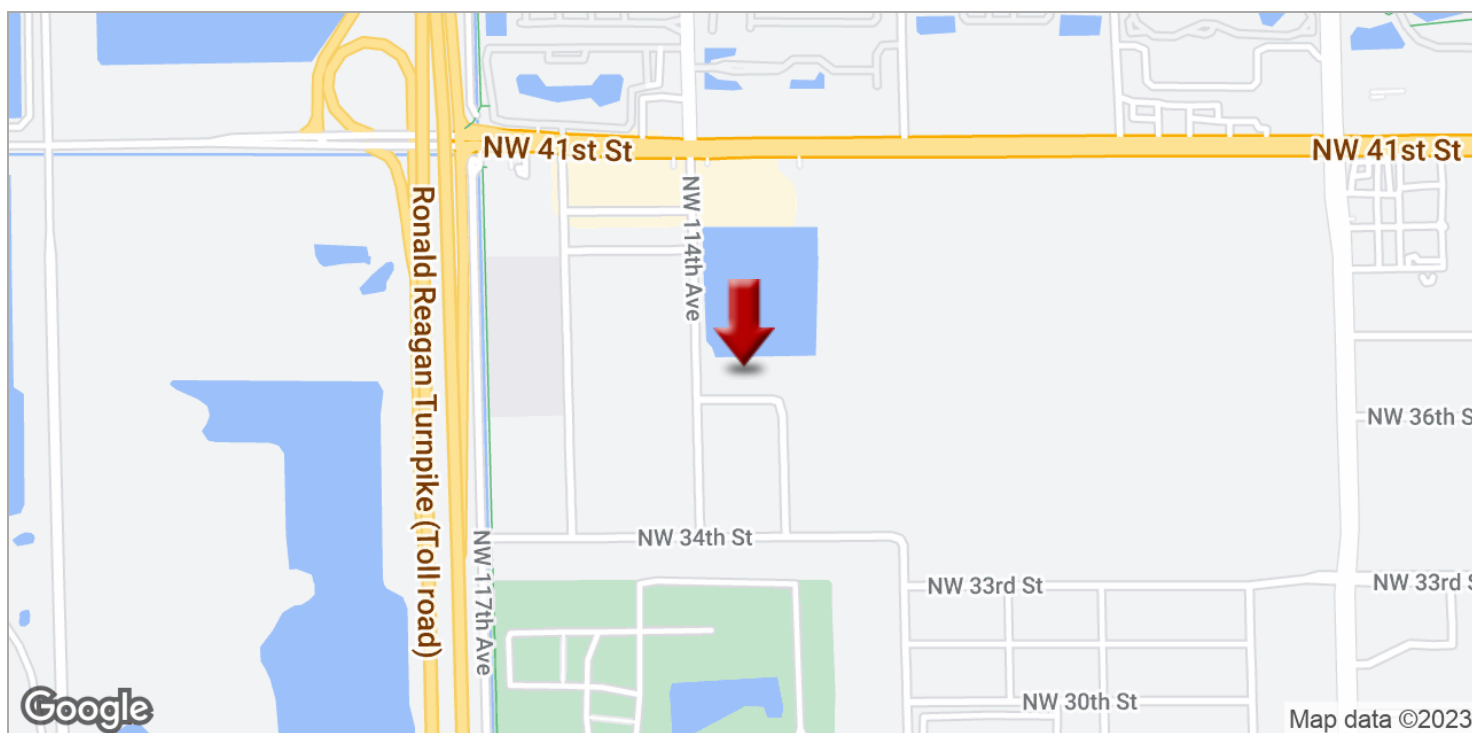
REGIONAL MAP

LOCATION MAPS

AERIAL MAP

A map of the Miami metropolitan area, highlighting industrial zones in red. A prominent red rectangular label with white text reads "DORAL INDUSTRIAL | FOR SALE | LEASE BACK AVAILABLE". The map shows major highways like I-75, I-95, SR-27, and SR-41. Various neighborhoods are labeled, including Silverlakes, Miramar, West Park, Country Club, Palm Springs North, Miami Lakes, Opa-locka, Hialeah Gardens, Medley, Doral, Sweetwater, Fontainebleau, University Park, Westchester, Coral Gables, Little Havana, Downtown Miami, Kendall Lakes, South Miami, Pinecrest, Palmetto Bay, Three Lakes, The Hammocks, and The Crossings. The Google logo is visible in the bottom left corner, and map data is attributed to ©2023 Google in the bottom right corner.

Location Maps



Aerial Map

