

FOR LEASE

**11200**  
NW 25<sup>th</sup> Street

DORAL | FLORIDA

DOLPHIN COMMERCE CENTER

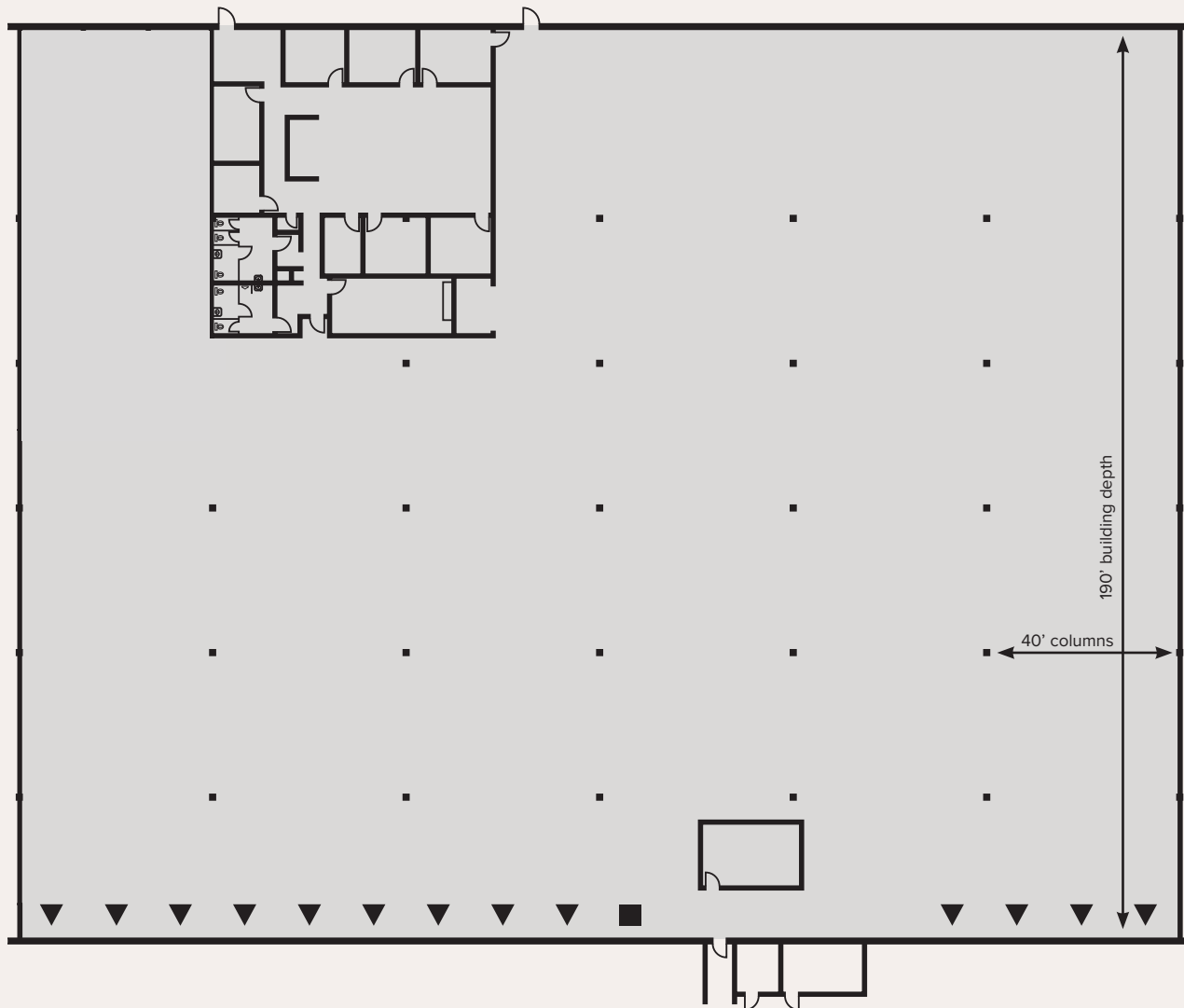
**DOLPHIN**  
COMMERCE CENTER

±45,780 SF Available

LBA Logistics  **CBRE**

## PROPERTY FEATURES

Dolphin Commerce Center is a Class A Industrial Park totaling 709,480 SF in five buildings. Ideally located in the highly sought-after Doral market, the buildings feature highly functional specifications including tilt-up concrete construction, 24'–28' clear heights, 125'–160' (shared) truck court depths, ample 1.4 : 1,000 SF car parking ratio and pleasing curb appeal.



### SUITE 117



±45,780 SF Available



±3,776 SF Office



24' Clear Height



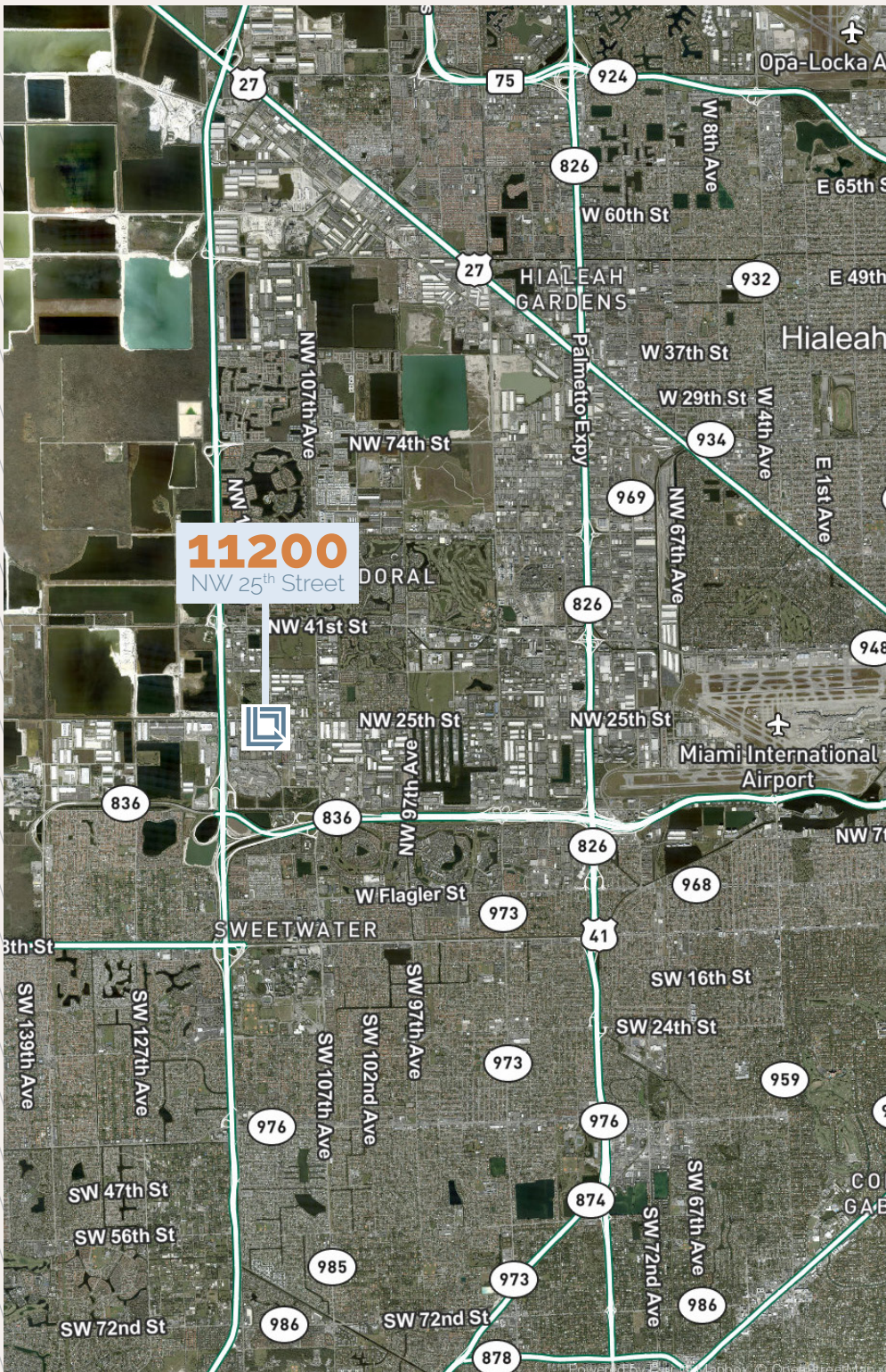
13 Docks & 1 Ramp



Available Immediately



\$17.95 PSF (NNN) + \$4.50 OpEx



## LOCATION HIGHLIGHTS

- » Great location in the Airport West submarket
- » Direct connectivity to Florida's Turnpike, Dolphin Expressway (836) and the Palmetto Expressway (826)
- » 4.2 miles to Miami International Airport cargo terminals via NW 25th Street
- » Hotels, restaurants and retail all within close proximity
- » Directly adjacent to Dolphin Mall





SUITE 117



## CONTACT

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FOR LEASE

# 11250

NW 25<sup>th</sup> Street

DORAL | FLORIDA

DOLPHIN COMMERCE CENTER



±21,641 SF Available

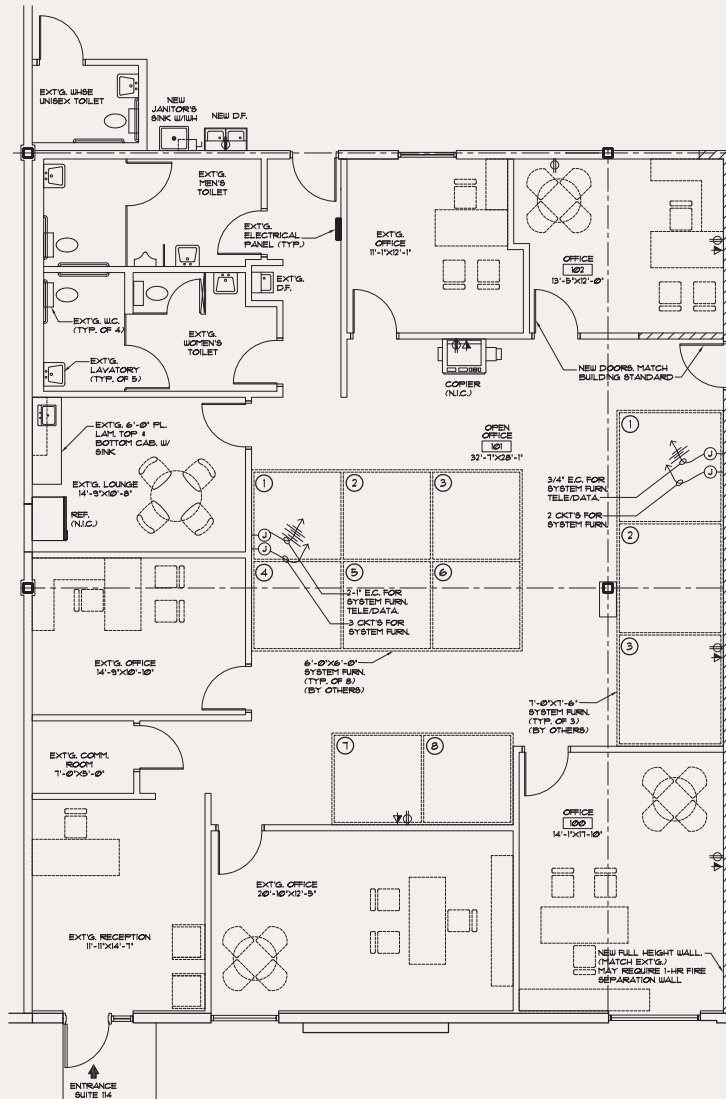
LBA Logistics 

**CBRE**

# PROPERTY FEATURES

Dolphin Commerce Center is a Class A Industrial Park totaling 709,480 SF in five buildings. Ideally located in the highly sought-after Doral market, the buildings feature highly functional specifications including tilt-up concrete construction, 24'–28' clear heights, 125'–160' (shared) truck court depths, ample 1.4 : 1,000 SF car parking ratio and pleasing curb appeal.

## OFFICE PLAN



## SUITE 114



±21,641 SF Available



±2,867 SF Office



24' Clear Height



8 Docks



Available Q1 2024



\$20.45 PSF (NNN) + \$4.50 OpEx



## LOCATION HIGHLIGHTS

- » Great location in the Airport West submarket
- » Direct connectivity to Florida's Turnpike, Dolphin Expressway (836) and the Palmetto Expressway (826)
- » 4.2 miles to Miami International Airport cargo terminals via NW 25th Street
- » Hotels, restaurants and retail all within close proximity
- » Directly adjacent to Dolphin Mall





SUITE 114



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