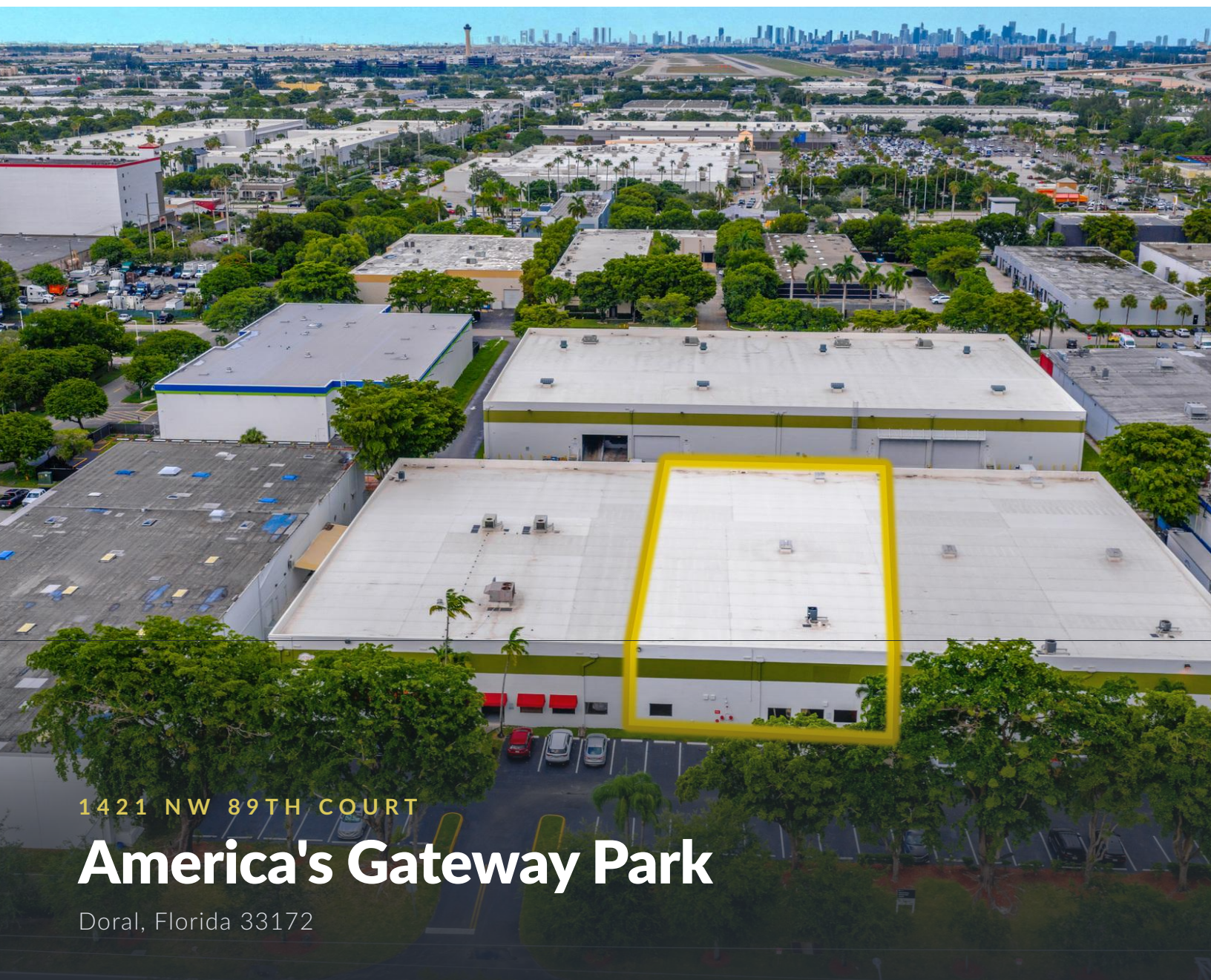




1421 NW 89TH COURT

America's Gateway Park

Doral, Florida 33172

±16,334 SF
TOTAL SIZE

20'
CLEAR HEIGHT

3
DOCK POSITIONS

\$17.00 PSF NNN
LEASE RATE

CONTACT

For more information or to
schedule a tour

ProIndustrialRE.com

Will Falero SIOR

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+1 786 389 3236

Alex Caso

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+1 305 799 1560

FOR LEASE

Property Overview

Pro Industrial presents **1421 NW 89th Court** in the Airport West submarket, with close proximity to the Dolphin Expressway (836) and the Palmetto Expressway (826). The building offers direct access to Miami International Airport cargo facilities, PortMiami, and all major South Florida thoroughfares.

Total SF	±16,334 SF
Office	±2,265 SF of recently renovated offices with a shower
Warehouse	±14,069 SF with floor drains
Clear Height	20'
Loading	3 dock positions with dock leveler and automatic door open/closer
Shipping Office	±900 SF
Parking	1.00/1,000
Availability	Immediate

LEASE RATE

\$17.00 PSF – NNN



PROPERTY HIGHLIGHTS

- Recently renovated offices with a shower
- Warehouse with floor drains
- 3 dock positions with leveler and automatic openers
- ±900 SF shipping office
- Close to Dolphin (836) and Palmetto (826) Expressways
- Immediate availability

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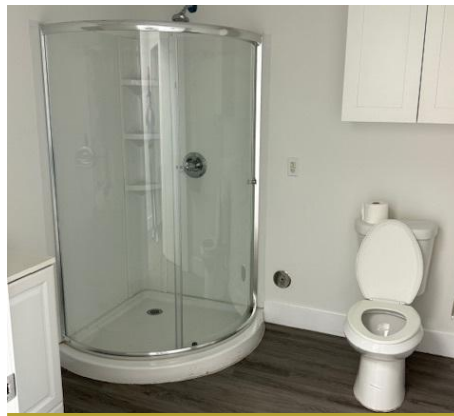
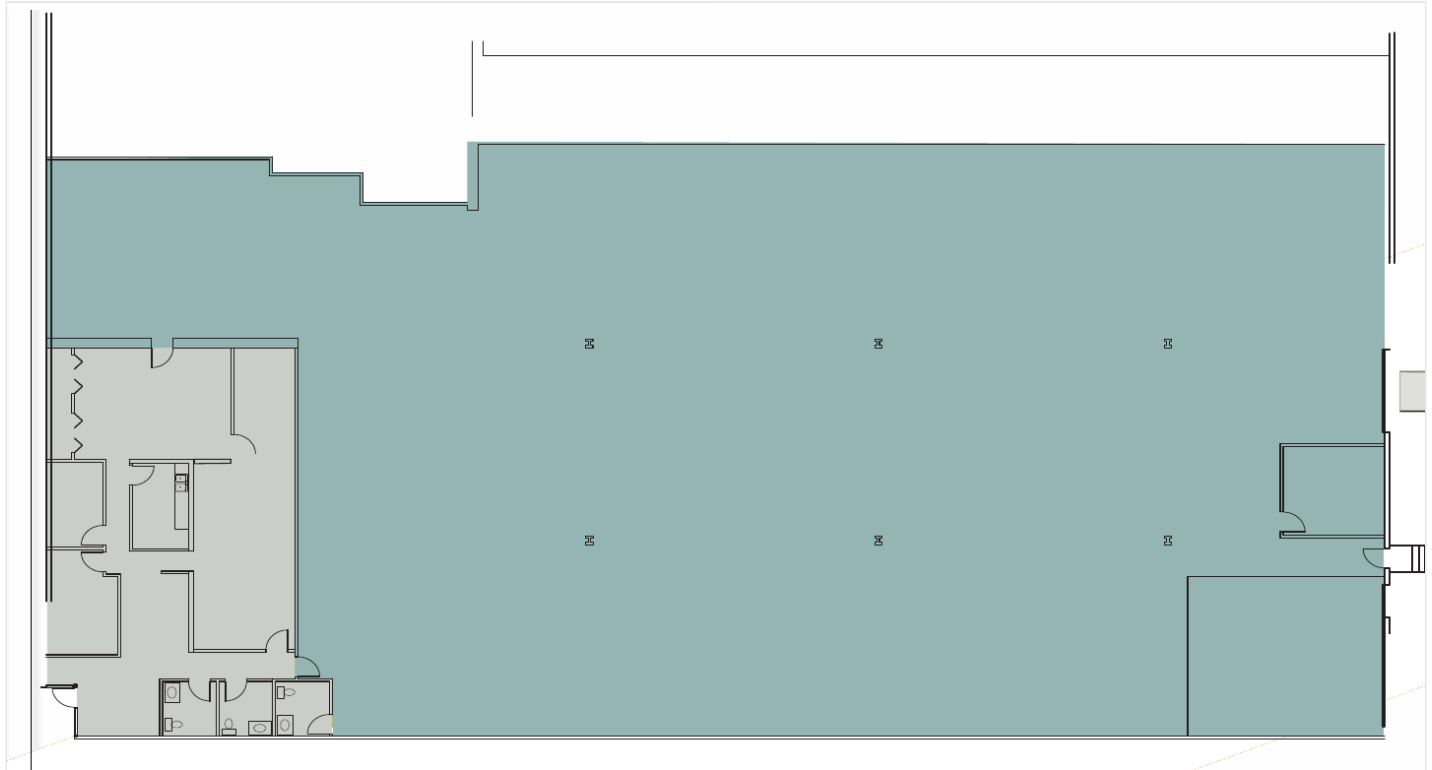
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±16,334 SF TOTAL

Floor Plan & Interior



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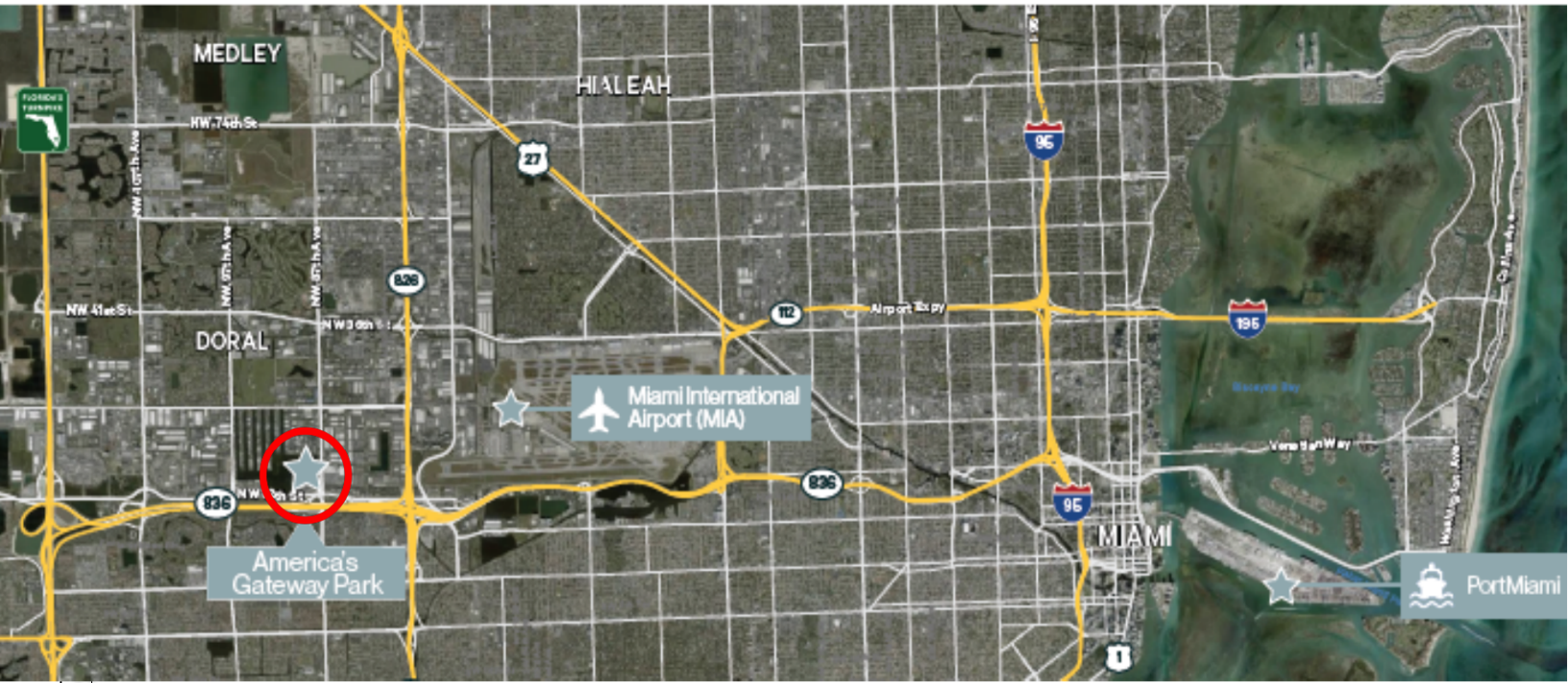
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DORAL, FLORIDA

Location



1

Airport West Submarket

Located in America's Gateway Park within one of Miami's most established industrial submarkets.

2

Expressway Access

Close proximity to the Dolphin Expressway (836) and the Palmetto Expressway (826).

3

Miami International Airport

Direct access to MIA cargo facilities, minutes from the property.

4

PortMiami & Thoroughfares

Convenient reach to PortMiami and all major South Florida thoroughfares.

OWNED AND MANAGED BY



CONTACT

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