



VP Warehouse West III

INDUSTRIAL FOR LEASE

10900 NW 21st Street, Unit 140 | Miami, FL 33172

Total Available: **± 3,856 SF**
Lease Rate & Type: **\$17.00 PSF, NNN**

For More Information

Gabriel Garcia-Menocal, SIOR
+1 786 433 3148
ggarcia-menocal@naimiami.com

Gabriel Guillen
+1 786 697 6214
gguillen@naimiami.com

VP Warehouse West III

10900 NW 21st Street, Unit 140 | Miami, FL 33172



Property Features

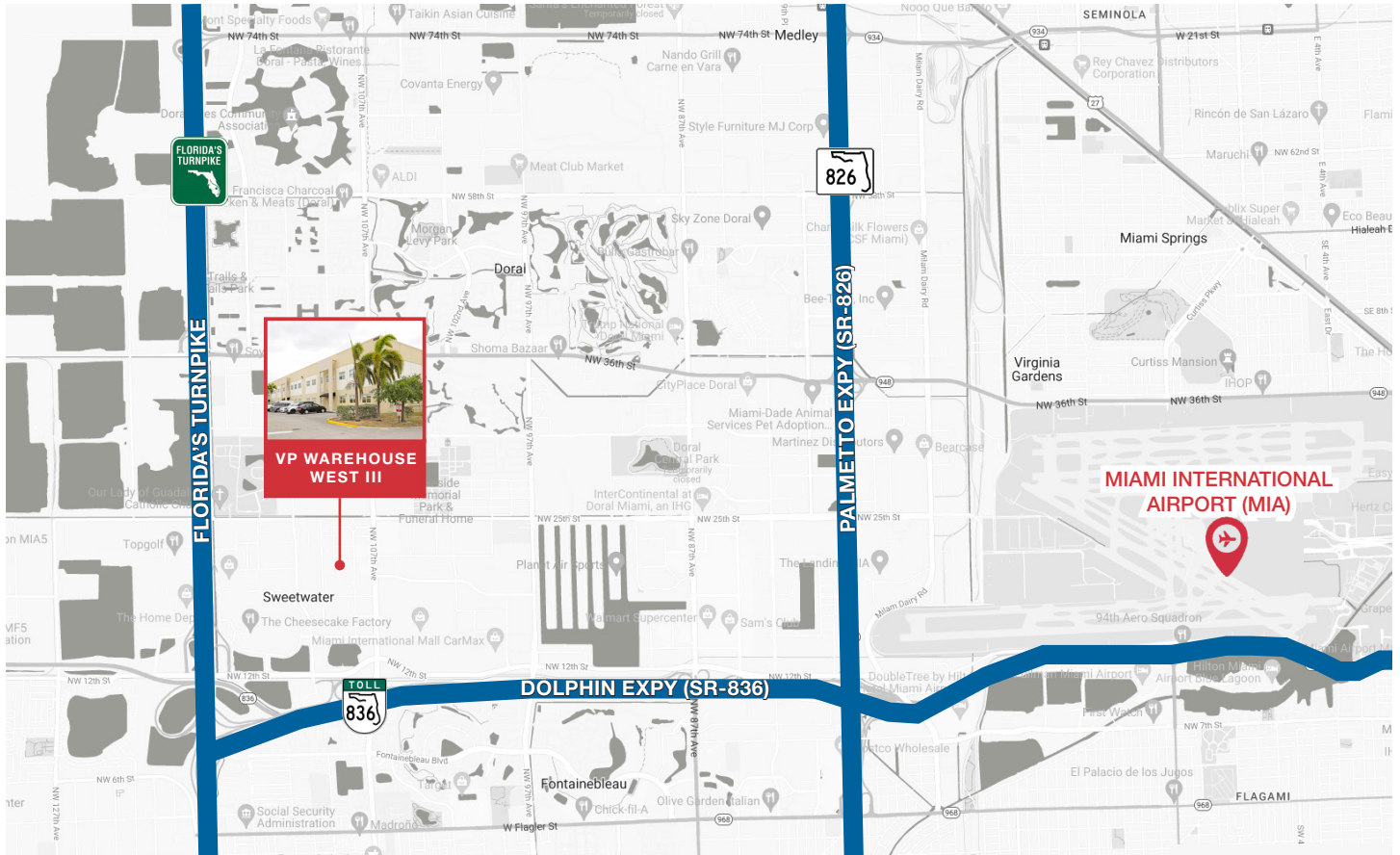
- ± 3,856 SF industrial warehouse condominium
- ± 720 SF office area
- 24' clear ceiling height
- Recessed double-wide dock
- Six (6) assigned parking spaces
 - » Three (3) front parking spaces
 - » Three (3) rear parking spaces
- One (1) restroom
- Versatile office suite featuring removable partition walls for flexible layout

Location Features

- Prime Airport West industrial location in one of Miami-Dade County's most sought-after warehouse submarkets
- Approximately 4.8 miles to Miami International Airport (MIA) and its major international cargo facilities
- Immediate access to Dolphin Expressway (SR-836), providing direct connectivity across Miami-Dade County
- Excellent access to the Palmetto Expressway (SR-826) and Florida's Turnpike, allowing efficient regional distribution throughout South Florida
- Surrounded by Doral's premier logistics, distribution, import/export, and e-commerce companies, making it an ideal location for industrial users

Location Map

10900 NW 21st Street, Unit 140 | Miami, FL 33172



**MIAMI INTERNATIONAL
AIRPORT CARGO HUB**

± 4.8 Miles



PORT OF MIAMI

± 14.8 Miles



PORT EVERGLADES

± 34.7 Miles

For More Information

Gabriel Garcia-Menocal, SIOR
+1 786 433 3148
ggarcia-menocal@naimiami.com

Gabriel Guillen
+1 786 697 6214
gguillen@naimiami.com



📍 9655 South Dixie Highway, Suite 300, Miami, FL 33156

📞 +1 305 938 4000

🌐 naimia-ftl.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.