



**DORAL CENTRAL
LOGISTICS PARK**

3511-3513 NW 91ST AVE
DORAL, FL 33172



Setting A New Standard For PREMIUM INDUSTRIAL SPACE In South Florida

**~28,700 up to
~154,000 SF**



AVAILABLE FOR LEASE

Clear Height: 36'

Project Size: 153,804 SF
(76,902 SF per building)

Column Spacing: 54' x 40'

Building Depth: 180'

Auto Parking: 171 (1.1 per 1,000 SF)

Dock Doors: 25 per building (1 per 3,077 SF)

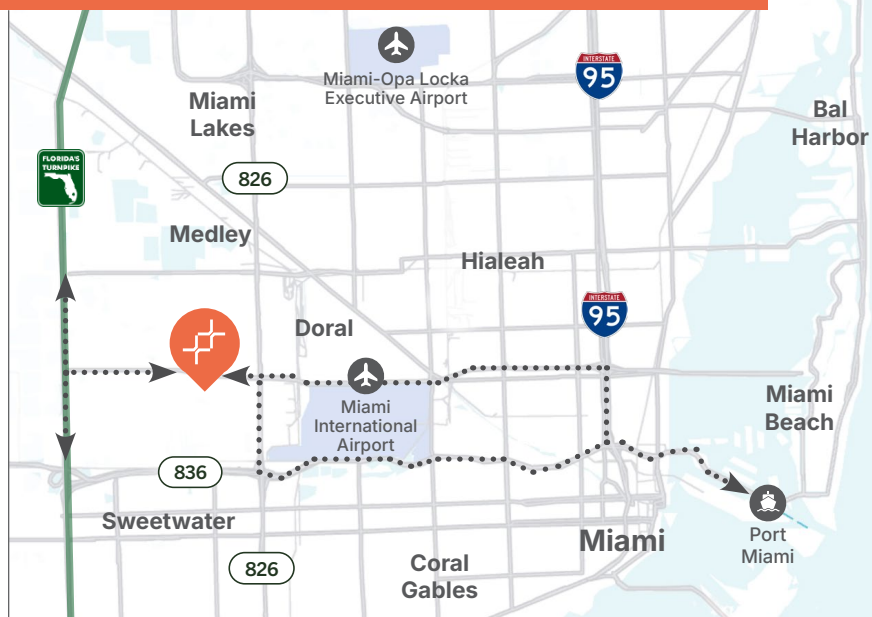
Ramp Doors: 2 per building (12' x 14')

Slab: 7" thick concrete

Sprinkler: ESFR system

Interior Lighting: LED with motion sensors

Power: 2,000 amps per building, expandable



TRANSPORT & ACCESS

Miami Int'l Airport	3.0 Mi 8 Min
Port Miami	13.0 Mi 23 Min
Florida's Turnpike	3.2 Mi 9 Min
SR-826 (Palmetto Expy)	1.7 Mi 6 Min
SR-836 (Dolphin Expy)	2.1 Mi 7 Min

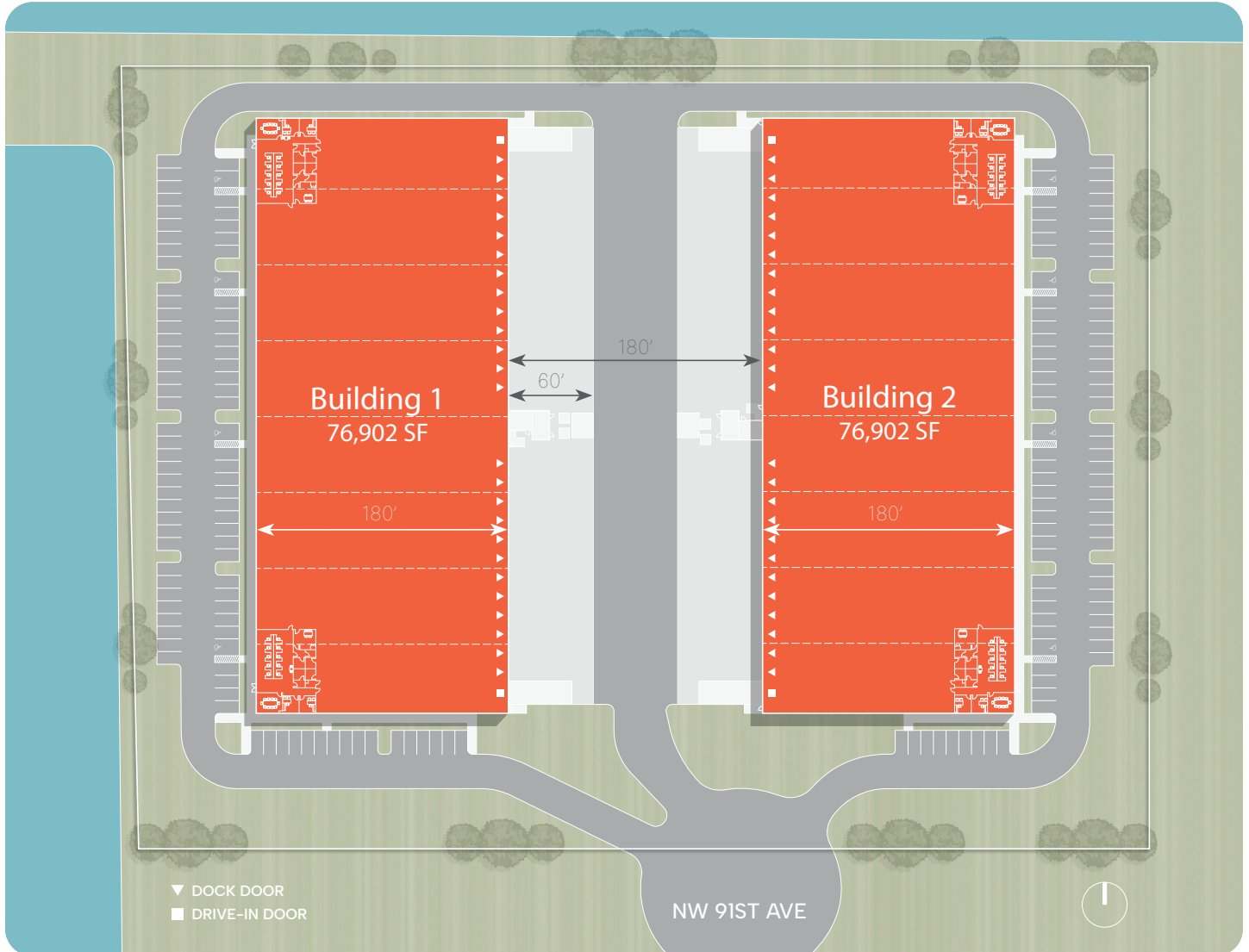
Leasing Team



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Site Plan

BUILDING	SF	CLEAR HEIGHT	COLUMN SPACING	DOCK DOORS	RAMP DOORS	AUTO PARKING
1	76,902	36'	54' x 40'	25	2	89
2	76,902	36'	54' x 40'	25	2	82

Developed + Owned by



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