

MIAMI CENTRAL COMMONS

±33,768 SF

2ND GENERATION OFFICE
DISTRIBUTION/WAREHOUSE

**AVAILABLE
FOR LEASE**



AVAILABLE FOR LEASE

**10660 NW 25TH ST
DORAL, FL 33172**

±33,768 SF industrial space,
build-out with air-conditioned
office available for lease within
Miami Central Commons,
Building Two.

Strategic location in the heart
of Doral, with prime frontage
along NW 25th Street just off
107th Avenue. Ideal space for
a user looking for the best-in-
class industrial space in Doral.

- ➔ Main-and-Main
- ➔ High Exposure Location
- ➔ State-of-the-Art Building
- ➔ High End Trophy Space
- ➔ Built-Out Office



MIAMI
CENTRAL
COMMONS

AVAILABLE

UNIT 104
±33,768 SF



±30,844
SQUARE FEET
WAREHOUSE



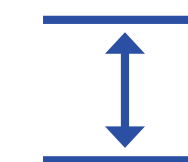
±2,924
SQUARE FEET
OFFICE



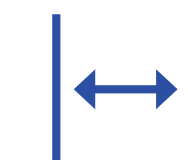
6
LOADING
DOCK
DOORS



1
DRIVE-IN
RAMP



32'
CLEAR
HEIGHT



54'
COLUMN
SPACING



1.2/1,000 SF
PARKING RATIO

FLOOR PLAN

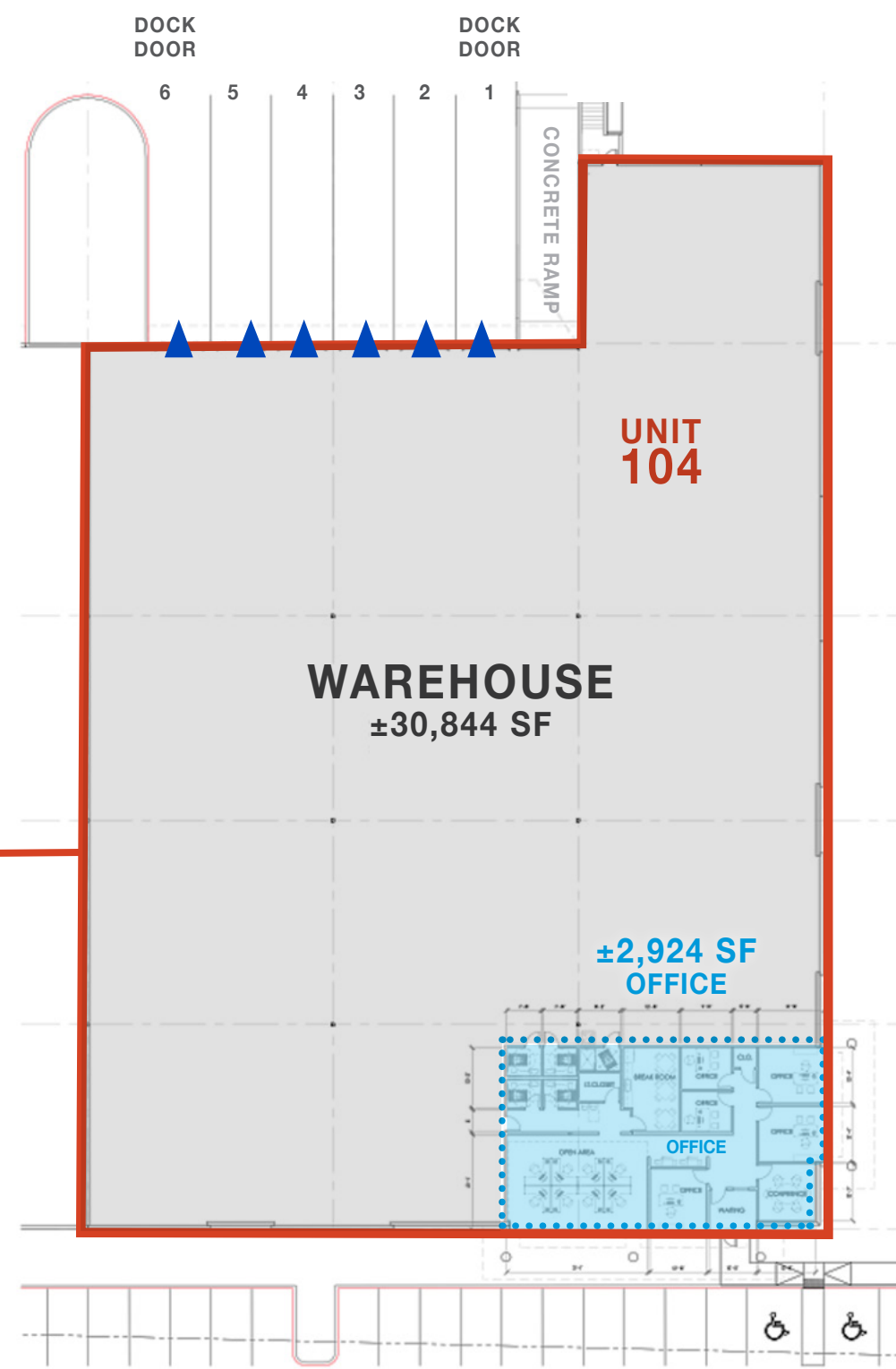
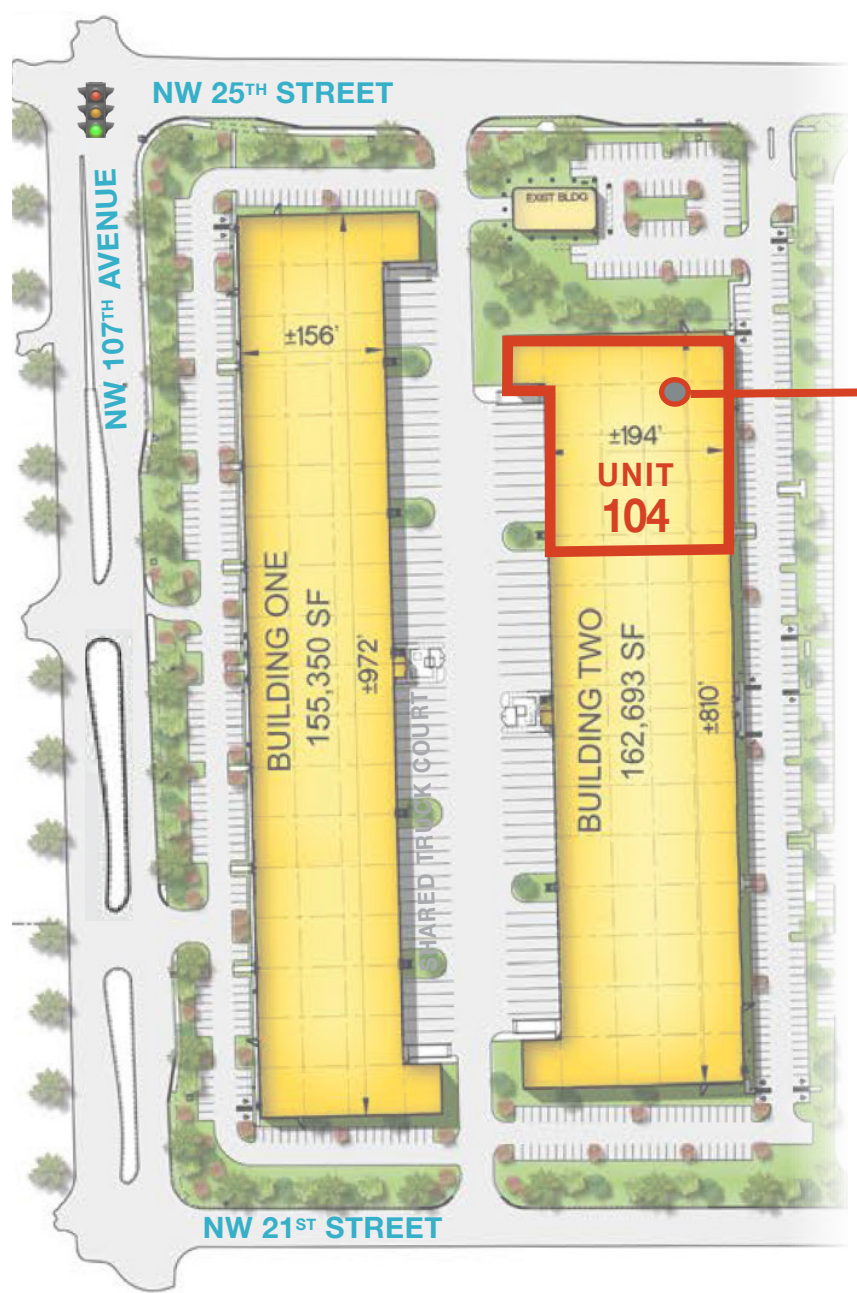
UNIT 104 Building Two

Available space within Miami Central Commons, comprised of two state-of-the-art industrial buildings with a combined size of ±310,000 square feet.

Positioned within Building Two, Unit 104 offers abundant parking, a fully built-out ±2,924 SF office with ±30,844 SF of warehouse space. Clear height is 32' allowing for maximum storage capacity as well as 54' column spacing.

- ➡ Office: ±2,924 SF
- ➡ Warehouse: ±30,844 SF
- ➡ **TOTAL: ±33,768 SF**

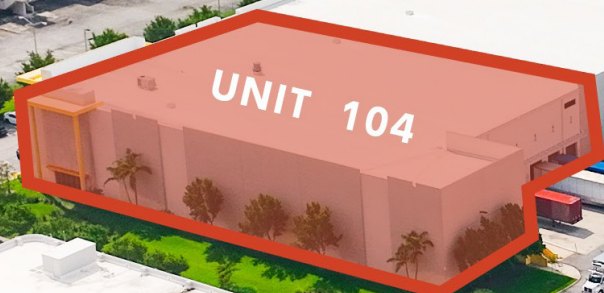
MIAMI CENTRAL COMMONS





PLAY
VIDEO

±33,768 SF
AVAILABLE



UNIT 104



±41,000
VPD (2024)



±27,000
VPD (2024)

NW 25TH ST

NW 107TH AVE



Strategic location within the Airport West Submarket offering excellent access and connectivity via SR-836, SR-826 and Florida's Turnpike

Located within an advantageous distribution point to service Miami-Dade County and the neighboring counties; Foreign Trade Zone (FTZ) magnet site

Just ±5-mi from Miami International Airport, the #1 US Airport in Int'l Freight (9th Worldwide) and ±35-min from one of the Leading Container Ports in the Nation, PortMiami

Home to Fortune 500 companies and government headquarters such as Carnival Cruise Lines, Leon Medical Centers, Walmart, Univision, and Blue Cross Blue Shield of Florida

Dense demographics with access to a strong and diverse labor pool; Doral is one of the fastest growing cities in the State by % with YOY population growth

Strategic location in a high traffic area with major traffic counts of ±45,000 VPD along NW 107th Avenue and ±25,000 VPD along NW 25st Street



Main-and-Main Location In The Heart of Doral, One of The Fastest Growing Cities in Florida

SOURCES: ESRI and <https://www.cityofdoral.com>

DORAL, FL

The city of Doral is one of 34 municipalities in Miami-Dade County, Florida. Conveniently located just 1-mile from Miami International Airport and 12-miles from Downtown Miami, Doral is home to nearly 82,000 residents and is just 15 square miles bordered on the west by the Ronald Reagan Turnpike, to the north by the Town of Medley, to the east by the Palmetto Expressway and to the South by the City of Sweetwater.

Recognized as an epicenter of international trade and commerce, Doral is well known as an excellent place to do business. Part of what makes Doral such an ideal place for commerce is its location. More than ±150,000 travel to Doral each day for work at one of its 9,000 businesses, including several Fortune 500 companies as well as government headquarters. With a business district among the most vibrant in South Florida, and duty-free warehouse space that attracts international trade, it's no wonder that Doral's economy represents many different sectors, including logistics, health and hospitality, flower imports, and the number one tile district in the country.

±82K
DORAL
RESIDENTS

3-MILE DEMOGRAPHICS



±154,080
POPULATION



±98,672
2024 AVERAGE
HH INCOME (ESRI)

±2.3%
1Q2026

UNEMPLOYMENT RATE



±16,803
TOTAL
BUSINESSES



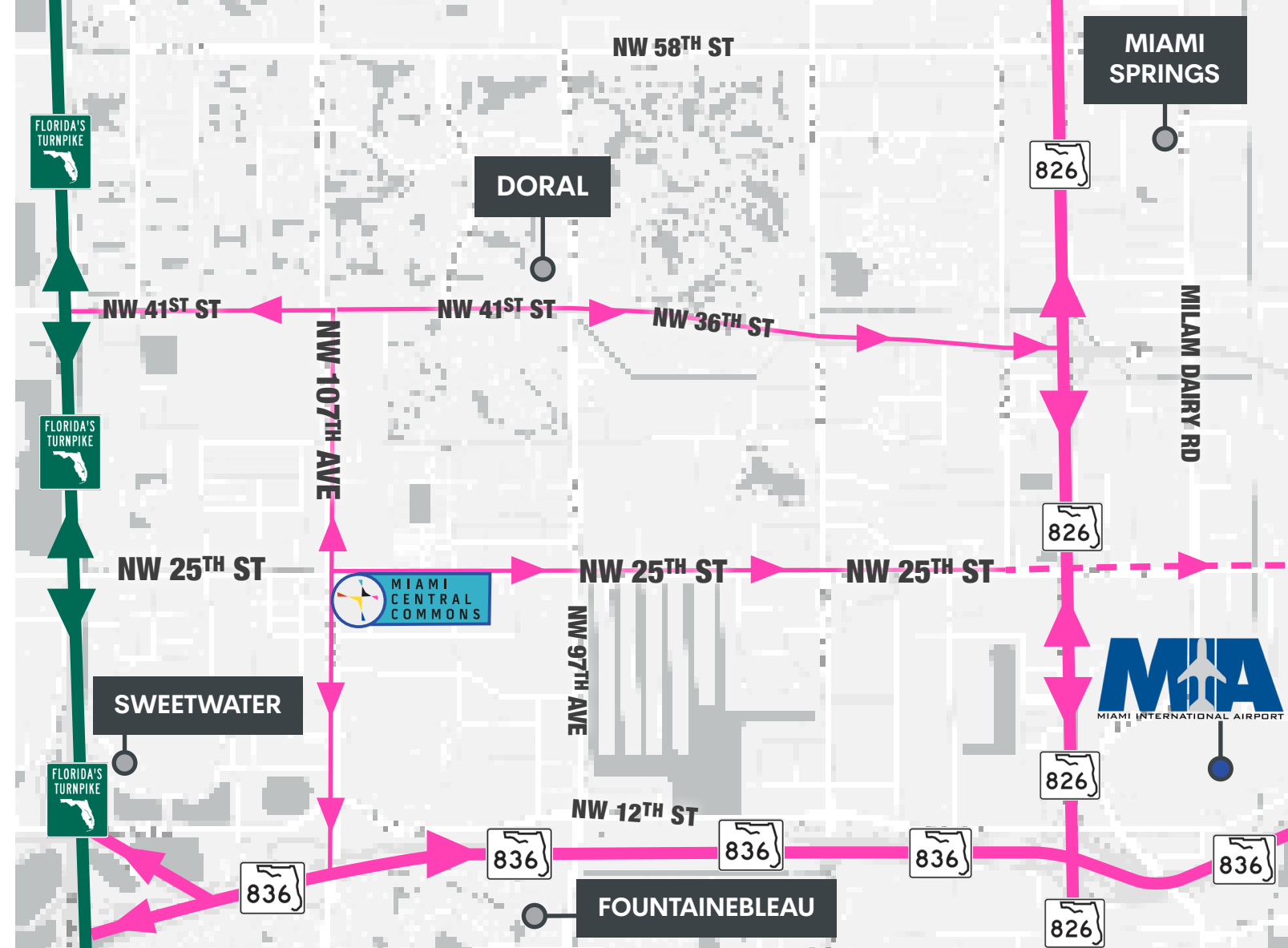
±129,909
TOTAL
EMPLOYEES

KEY DISTANCES

Miami International Airport	±5 miles
Medley	±5 miles
Hialeah	±7 miles
Hialeah Intermodal Rail Yard	±9 miles
Coral Gables	±9 miles
Coconut Grove	±11 miles
Downtown Miami	±12 miles
Brickell	±13 miles
PortMiami	±14 miles
Miami Beach	±19 miles
Key Biscayne	±20 miles
Fort Lauderdale-Hollywood International Airport	±35 miles
Port Everglades	±20 miles



Strategic accessibility and connectivity in the heart of Miami's Airport West Submarket



10660 NW 25TH STREET, DORAL, FL

Miami Central Commons is strategically located near SR-836, SR-826, and Florida's Turnpike. This location is ideal for access and distribution citywide as well as to neighboring Monroe, Broward, and Palm Beach counties.

The Property offers excellent access to the MIA Cargo viaduct which provides a dedicated, expedited and safe ground transport connection for MIA's valuable cargo business.

TRANSIT



SOUTH FLORIDA'S ECONOMIC ENGINES

Aside from excellent population growth, South Florida also benefits from being a critical logistics hub, with some powerful economic engines fueling further industrial demand. In particular:



MIAMI INT'L AIRPORT ±5-mi or ±10-min from MCC

Post-COVID, MIA became the nation's busiest airport and the 11th busiest in the world. MIA ranks #1 in the nation regarding international freight and #3 in cargo traffic. An estimated ±83% of all imports and ±79% of all exports between the US and Latin America flow through MIA.



PORT MIAMI ±15-mi from MCC

It currently handles over 1.1M TEUs and has experienced a tremendous ±18% increase in volume in recent years. The Port contributes an estimated \$43B to the economy, which is continuously growing.



PORT EVERGLADES ±35-mi from MCC

Port Everglades is also one of the nation's leading ports, it handles ±1.1M TEUs and has continued to grow in efficiency and total volume. Interestingly, ±69% of the product that enters Port Everglades is destined for Miami.

MIAMI CENTRAL COMMONS

±33,768 SF
AVAILABLE

BUILDING TWO

UNIT 104

BUILDING ONE

±27,000
VPD (2024)

±41,000
VPD (2024)

NW 107TH AVE

NW 25TH ST

**THRIVING
MARKET**

2,600+

TRADE AND LOGISTICS
RELATED COMPANIES

#1

TILE DISTRICT
IN THE U.S.A.

104+

MULTINATIONAL
COMPANIES

50+

BANKING & FINANCIAL
INSTITUTIONS

250+

COMPANY
HEADQUARTERS

According to 2021 U.S. Census,
American Community Survey estimates,
the City of Doral's population grew by
42.3% (21,744 residents) since 2015,
making it one of Miami-Dade County's
fastest growing sub-economies.

The City of Doral Economic Analysis Report, Update 2024

According to the Greater Miami
Association of Realtors 2Q/2023
South Florida Market Report, the
median price of a single-family
home in the City of Doral was
\$917,500 and the median
sale price of townhomes/
condominiums \$450,000.

*The City of Doral Economic
Analysis Report, Update 2024*

**BEST
-IN-
CLASS**

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