



# INTERNATIONAL CORPORATE PARK

1530 NW 98TH COURT  
BLDG 18  
MIAMI, FLORIDA



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# INTERNATIONAL CORPORATE PARK

AVAILABLE IMMEDIATELY **FOR LEASE**



## MULTIPLE UNITS AVAILABLE

Fairchild Partners presents a **leasing opportunity** within **Building 18 at International Corporate Park (ICP)**, located at 1530 NW 98 Court in Doral, Florida. The Property offers **up to ±59,856 SF available, with immediate occupancy options ranging from ±14,964 SF to ±44,892 SF.**

Available space includes Suite 101 (±44,892 SF) and Suite 103-A (±14,964 SF), which can be leased individually or combined to create a contiguous ±59,856 SF footprint. Both are available immediately and provide multiple configuration options for tenants with immediate leasing requirements.

Building 18 features **rear-loading configurations, ESFR sprinkler systems, 24' clear heights, and institutional-quality construction** within a professionally maintained industrial environment. **Ample parking and efficient truck circulation** enhance operational functionality for logistics, distribution, freight forwarding, and light manufacturing users.

Strategically positioned **in the heart of Doral's Airport West submarket**, the Property offers exceptional regional connectivity with **convenient access to the Palmetto Expressway (SR 826), SR 836 (Dolphin Expressway), Florida's Turnpike, and I-95.** The Property is located approximately **±5-Mi from Miami International Airport and ±14-Mi from PortMiami**, making it an ideal location for businesses requiring efficient regional and international distribution access.



### AVAILABLE SUITE 101

**Size: ±44,892 Total SF**  
**Office: ±2,803 SF**  
**Dock Doors: 16**  
**Ramp: 1 Metal Ramp**



### AVAILABLE SUITE 103-A

**Size: ±14,964 Total SF**  
**Office: ±2,058 SF**  
**Dock Doors: 5**  
**Ramp: None**



**I-INDUSTRIAL**  
 INDUSTRIAL DISTRICT



**24'**  
 CLEAR HEIGHT



**43' X 46'**  
 COLUMN SPACING



**REAR LOADING**  
 REAR-LOADING CONCRETE APRON



**ESFR SPRINKLER**  
 EARLY SUPPRESSION, FAST RESPONSE SYSTEM



**INSTITUTIONALLY OWNED**  
 WELL MAINTAINED

**FIU**



FLORIDA'S TURNPIKE  
**±141,000**  
VPD (2025)

836  
**±174,000**  
VPD (2025)

**AVAILABLE**

**ICP**  
BUILDING 19

**ICP**  
BUILDING 18

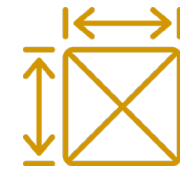
# INTERNATIONAL CORPORATE PARK

**BUILDING 18; SUITES 101 + 103-A**

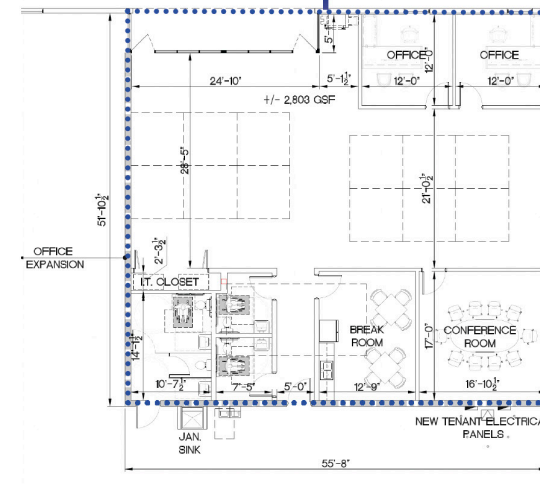
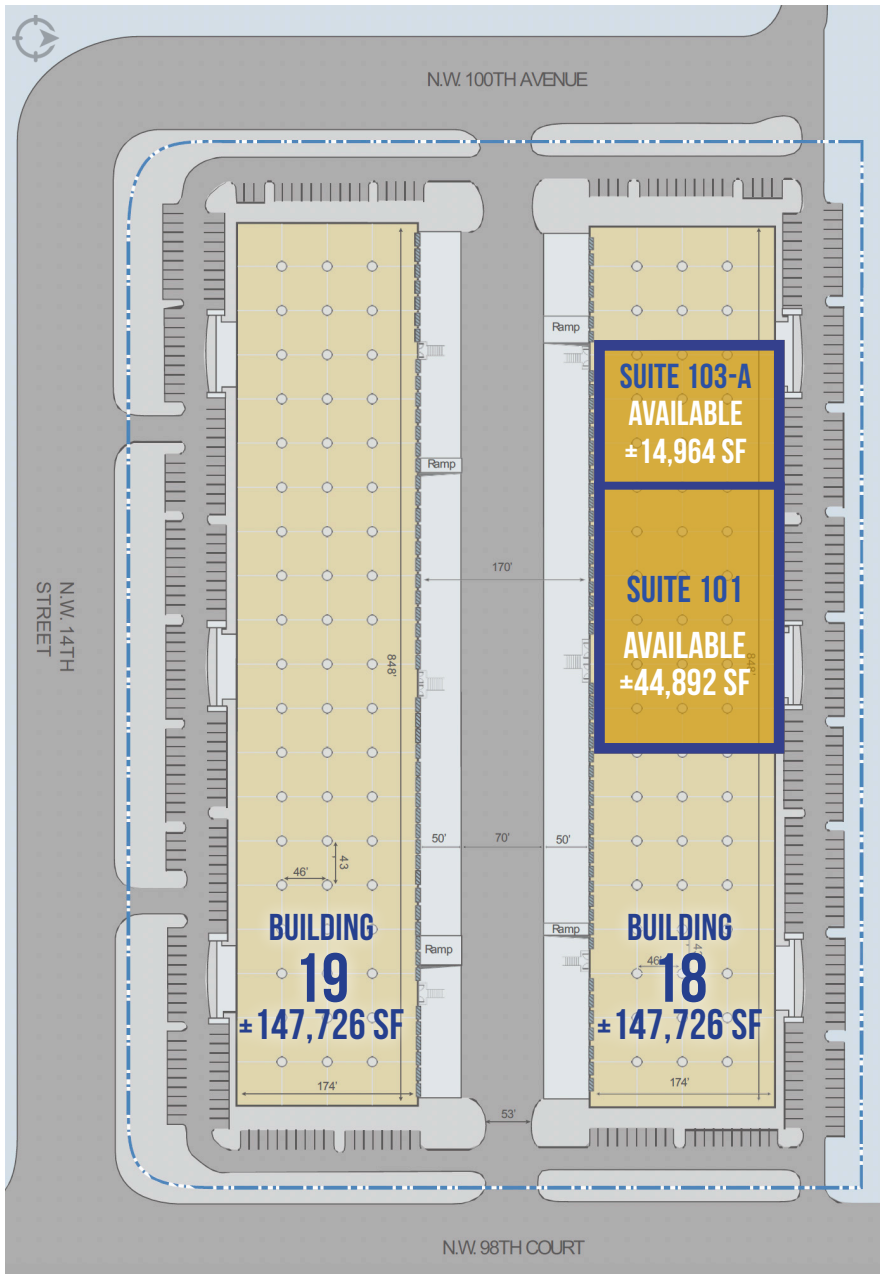
NW 98th CT

# FLOOR PLANS

**±59,856 SF**  
TOTAL  
SQUARE FEET  
AVAILABLE



## BUILDING 18 SITE PLAN



# INTERNATIONAL CORPORATE PARK

AVAILABLE IMMEDIATELY **FOR LEASE**



**SAMPLE  
INTERIOR**  
[CLICK TO VIEW SUITE 101](#)  
Matterport®





# DORAL, FLORIDA

The City of Doral is one of 34 municipalities in Miami-Dade County and a leading hub for international commerce, logistics, and corporate enterprise. Centrally located just ±1 mile west of Miami International Airport (MIA) and ±12 miles from Downtown Miami, Doral offers exceptional connectivity to regional and global markets. Encompassing approximately 15 square miles, the city is home to ±82,000 residents and bordered by the Ronald Reagan Turnpike, Medley, SR 826 (Palmetto Expressway), and Sweetwater.

Recognized as one of South Florida's most business-friendly environments, Doral attracts a daily workforce of ±150,000 professionals supporting over 9,000 businesses, including Fortune 500 corporations and major government agencies. Its location near MIA and within the Airport West submarket has made it a cornerstone of South Florida's logistics and distribution network. The City of Doral is one of Miami-Dade County's leading centers for international commerce, logistics, and corporate enterprise. Located adjacent to Miami International Airport, Doral offers exceptional regional connectivity, a highly educated workforce, and access to one of South Florida's largest concentrations of industrial and office users. The city supports more than 20,000 businesses and continues to attract investment due to its strategic location, business-friendly environment, and strong economic fundamentals.

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



**±164,113**  
POPULATION



**±95,258**  
2024 AVERAGE  
HH INCOME









**±20,603**  
TOTAL  
BUSINESSES



**±157,063**  
TOTAL  
EMPLOYEES

# TRANSIT + ACCESS

International Corporate Park (ICP) offers unmatched proximity to major thoroughfares and just  $\pm 1.5$ -mi to 836 (Dolphin),  $\pm 2$ -mi to Florida's Turnpike and  $\pm 2.5$ -mi to 826 (Palmetto). This location is ideal for access and distribution citywide as well as to neighboring Monroe, Broward, and Palm Beach counties. The Property also offers convenient access to the MIA Cargo viaduct which provides a dedicated, expedited and safe ground transport connection for MIA's valuable cargo business.

- 
±5  
MIN
- 
±5  
MIN
- 
±7  
MIN
- 
±10  
MIN
- 
±15  
MIN
- 
±15  
MIN



ICP is positioned within Miami-Dade County's Airport West submarket, one of South Florida's premier industrial and logistics hubs. The area benefits from immediate access to Miami International Airport, PortMiami, major expressways, and a deep labor pool supporting logistics, distribution, freight forwarding, and import/export operations.



## MIAMI INT'L AIRPORT

±5-MI FROM THE PROPERTY

Miami International Airport (MIA) is one of the nation's leading passenger and cargo gateways, generating approximately \$181.4 billion in annual economic impact and supporting more than 842,700 jobs across Florida. In 2025, MIA handled more than 55.3 million passengers and a record 3.5 million tons of cargo, reinforcing its position as the busiest U.S. airport for international freight. Located just ±5-Mi from the Property, MIA provides direct access to global passenger and cargo networks, making it an ideal hub for logistics, distribution, and international business operations.



## PORTMIAMI

±14-MI FROM THE PROPERTY

PortMiami is Florida's leading container port and one of the nation's premier trade gateways, generating approximately \$61.4 billion in annual economic impact and supporting more than 340,000 jobs statewide. The Port handled more than 1.08 million TEUs and welcomed a record 8.23 million cruise passengers in FY 2024. Located just ±14-Mi from the Property, PortMiami provides direct access to global shipping routes and South Florida's transportation infrastructure, supporting distribution, import/export, and freight-forwarding operations.



<b>55.3M+</b> PASSENGERS IN 2025	<b>3.5M+</b> TONS OF CARGO IN 2025	<b>\$181.4B</b> ANNUAL ECONOMIC IMPACT	<b>190+</b> NONSTOP DESTINATIONS WORLDWIDE	<b>#1</b> U.S. AIRPORT FOR INTERNATIONAL FREIGHT
Sixth Consecutive Record Year	#1 U.S. Airport for International Freight	Supports 842,700+ Jobs Statewide	Connecting Miami to the World	Leading Gateway to Global Markets

<b>1.1M+</b> TEUs ANNUALLY	<b>8.2M+</b> CRUISE PASSENGERS ANNUALLY	<b>\$61.4B</b> ANNUAL ECONOMIC IMPACT	<b>#1</b> CONTAINER PORT IN FLORIDA	<b>100+</b> COUNTRIES SERVED
Florida's Leading Container Port	World's Busiest Cruise Port	Supports 340,000+ Jobs Statewide	Driving Trade and Economic Growth	Connecting Florida to the World





### STRATEGIC CONNECTIVITY

Strategic location within the Airport West Submarket offering excellent access and connectivity via SR-836, SR-826 and Florida's Turnpike; Advantageous distribution point to service Miami-Dade County and the neighboring counties



### PREMIER LOCATION

The area is home to several Fortune 500 companies and government headquarters including Carnival Cruise Lines, Leon Medical Centers, Walmart, Univision, and Blue Cross Blue Shield of Florida



### GLOBAL GATEWAY ACCESS

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



### WORKFORCE & DENSITY

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

# AREA HIGHLIGHTS



# CONTACT US

**Fairchild Partners**<sup>®</sup>  
Licensed Real Estate Brokers

[WWW.FAIRCHILDPARTNERS.COM](http://WWW.FAIRCHILDPARTNERS.COM)



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