



• FOR LEASE

DORAL · FREESTANDING CLASS A

29,385^{SF}

3515 NW 113th Court
Miami International Business Park

DORAL, FL 33178

BUILT ON EXPERIENCE. DRIVEN BY PARTNERSHIP.

SYNERGY INDUSTRIAL · SIOR

The whole building. Not a bay.

A ±29,385 SF freestanding Class A building in Miami International Business Park, Doral. Its own docks, ramp, and 30-space lot, 8,000 SF of finished office over two floors, and a temperature-controlled warehouse. The whole building, not a bay in someone else's park.

Minutes from the Palmetto (826), the Dolphin (836), and Florida's Turnpike, in Doral's airport-adjacent core. Built for a distribution, climate-sensitive storage, or headquarters-plus-warehouse operator that wants office and operations under one roof.



Freestanding Class A — the entire building, 29,385 SF, one tenant.



Temperature-controlled warehouse — climate-managed space, rare in this submarket.



8,000 SF office, two floors — move-in ready, each floor with separate access.



25' clear height — racking-ready warehouse volume.



3 dock doors + 1 ramp — real loading for a distribution operation.

AT A GLANCE

TOTAL SIZE

29,385 SF

LEASE RATE

\$22.00 PSF · NNN

OFFICE

8,000 SF · 2 FLOORS

CLEAR HEIGHT

25 FT

LOADING

3 DOCKS + RAMP

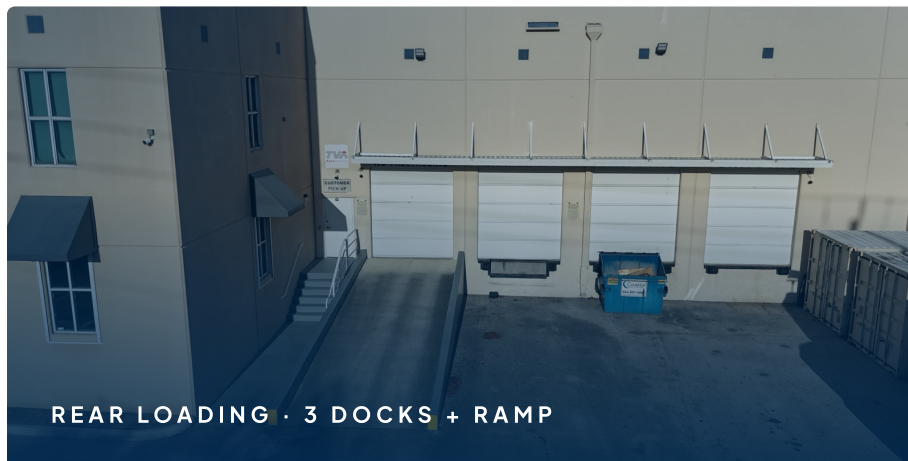
AVAILABILITY

30 DAYS

The specs.

WHY THIS BUILDING

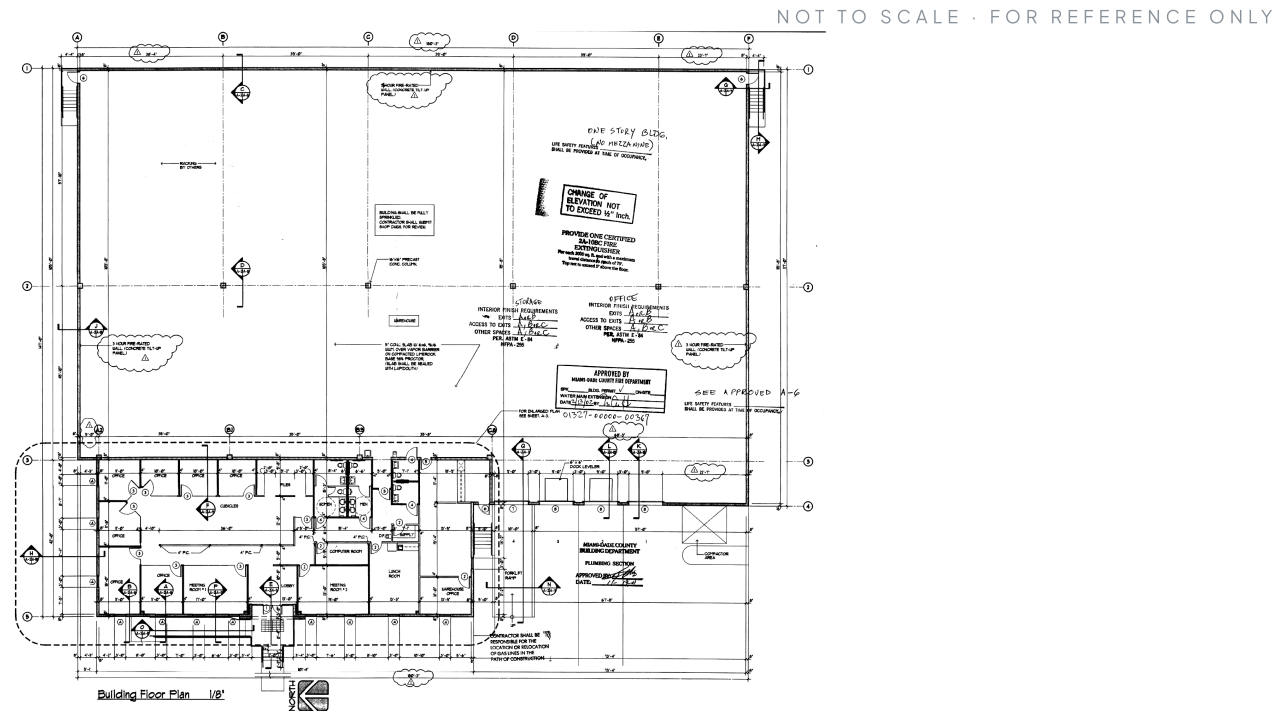
A freestanding Class A building with a climate-controlled warehouse is rare in Doral. Most tenants here lease a bay and share the yard. This is the whole building: 29,385 SF, 8,000 SF of finished office over two floors, a temperature-controlled warehouse, and your own docks, ramp, and 30-space lot. The signage and identity are yours.



TOTAL SF	±29,385 SF
OFFICE SF	±8,000 SF · two floors
WAREHOUSE SF	±21,385 SF · temperature-controlled
BUILDING	Freestanding · Class A
LEASE RATE	\$22.00 NNN · \$4.00 OPEX
CLEAR HEIGHT	25' clear
LOADING	3 dock doors + 1 ramp
POWER	1,000A · 120/208V
PARKING	30 spaces
SPRINKLERS	Fully sprinklered
CONSTRUCTION	Twin-T concrete
AVAILABILITY	30 days

The building plan.

A freestanding footprint in Miami International Business Park. 8,000 SF of finished office wraps the front elevation across two floors, opening to a clear-span, temperature-controlled warehouse. Three dock doors and a ramp load the rear. Each office floor can stand alone with its own access.



OFFICE

±8,000 SF

WAREHOUSE

±21,385 SF

CLEAR HEIGHT

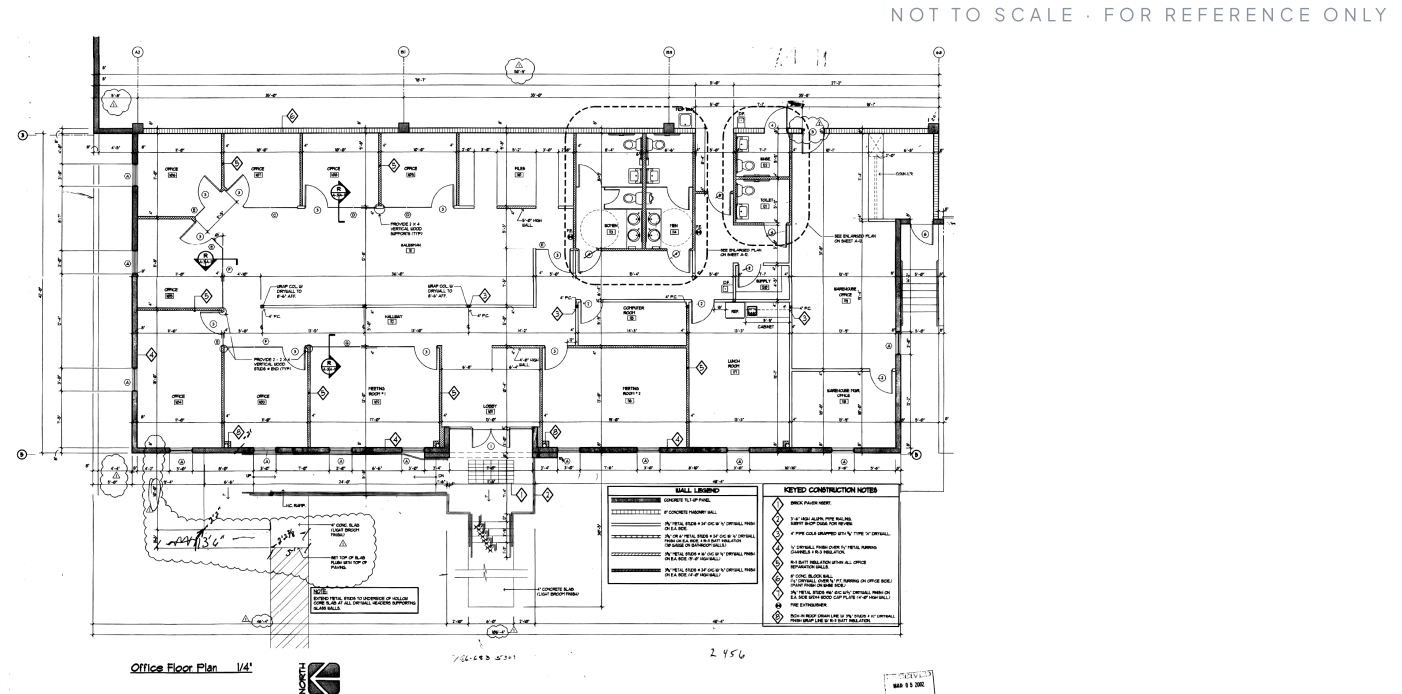
25'

LOADING

3+ ramp

The office plan.

8,000 SF of finished office across two floors, roughly 4,000 SF each. Private offices, conference rooms, a reception and lobby, kitchen, and open work areas are already built out. Each floor has its own access, so a tenant can occupy one floor or both.



OFFICE

±8,000 SF

FLOORS

2 · ±4,000 ea

ACCESS

Separate

CONDITION

Built-out



TEMPERATURE-CONTROLLED WAREHOUSE · 25' CLEAR



FREESTANDING · THE
WHOLE BUILDING



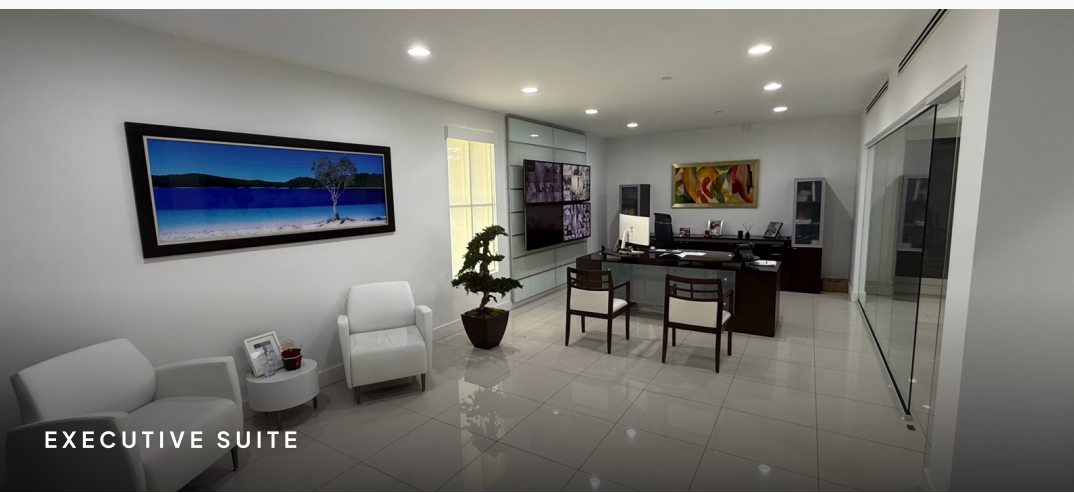
RECEPTION & LOBBY



BUILT-OUT OFFICE · GLASS-
FRONT SUITES



PRIVATE OFFICE



EXECUTIVE SUITE



EXECUTIVE CONFERENCE ROOM

Doral. In the corridor.

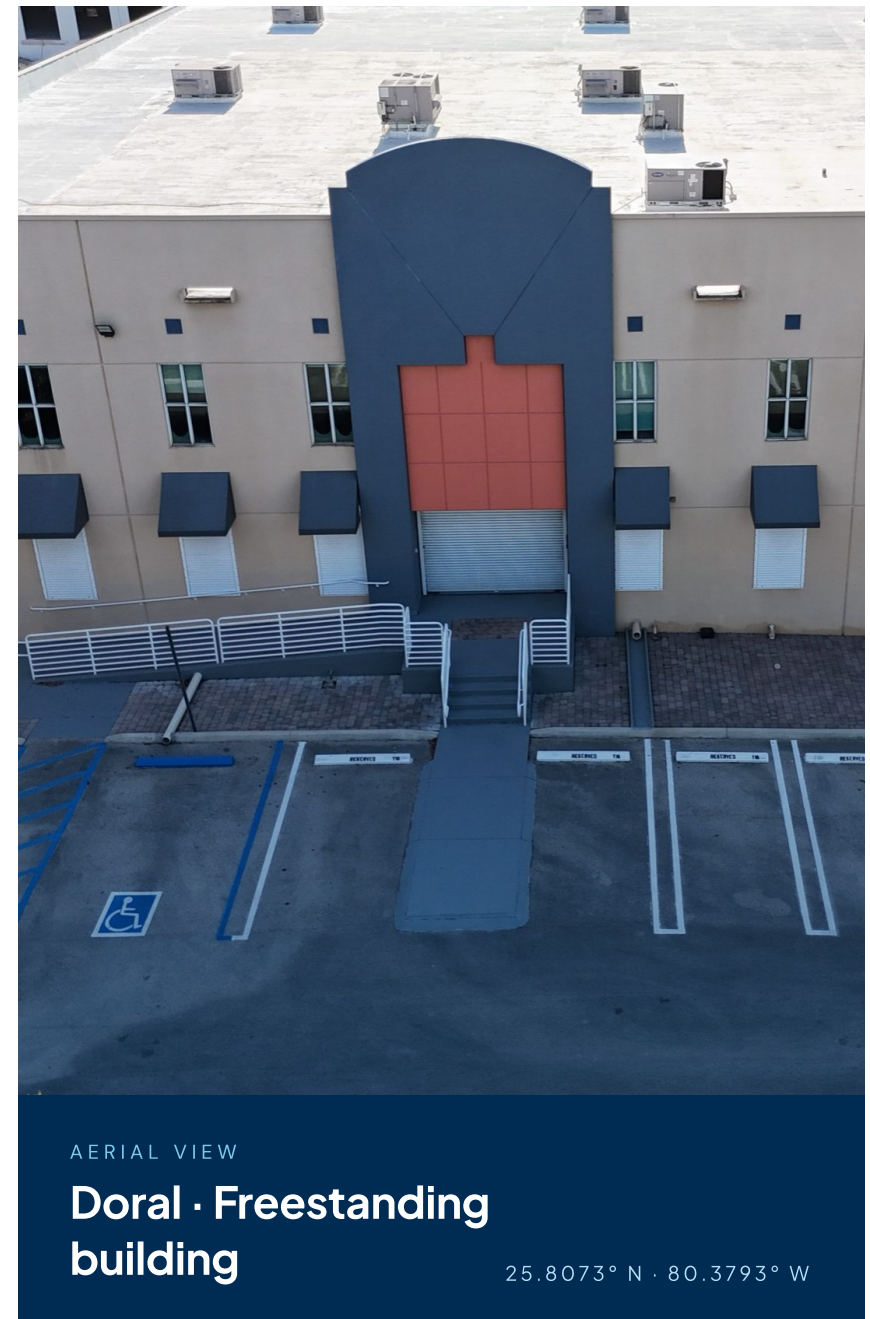
Miami's airport-adjacent industrial core, framed by the Palmetto (826) to the east and Florida's Turnpike to the west, with the Dolphin (836) running straight downtown and to the beaches. Miami International Airport is minutes from the door. One of the tightest-held industrial submarkets in South Florida, where freestanding Class A product rarely comes available.

DISTANCES FROM SITE

Miami International Airport	5 MI	Palmetto Expressway (826)	3 MI
Dolphin Expressway (836)	2 MI	Florida's Turnpike	1 MI
PortMiami	13 MI	Downtown Miami	12 MI

AMENITIES WITHIN 5 MILES

 100+ RESTAURANTS	 20+ MEDICAL	 20+ SUPERMARKETS
 40+ SCHOOLS	 45+ HOTELS	 45+ BANKS



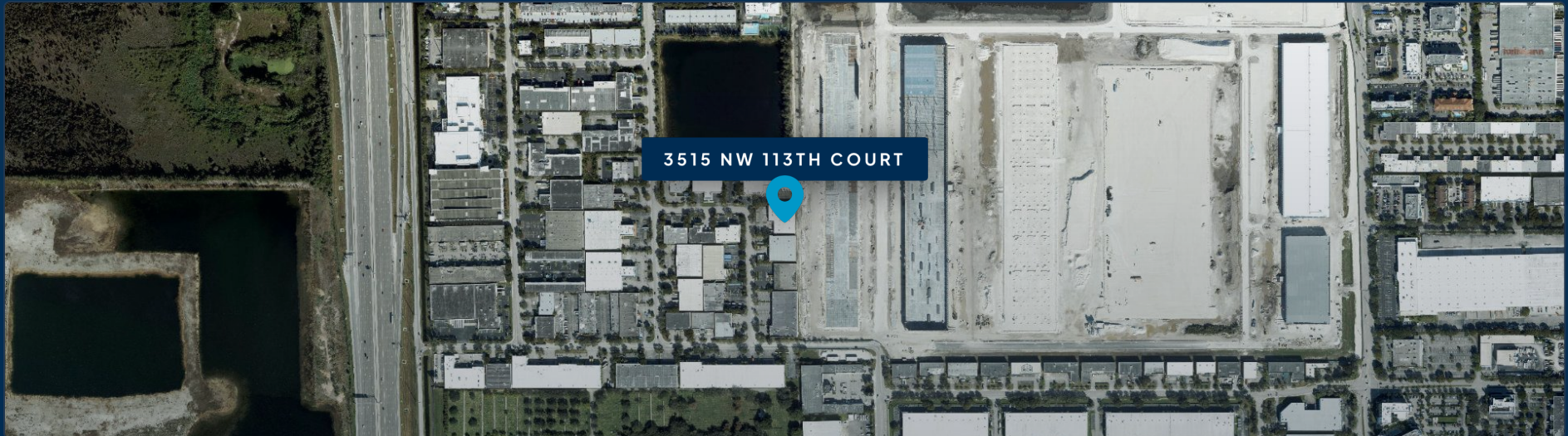
AERIAL VIEW

Doral · Freestanding building

25.8073° N · 80.3793° W



LOCATION MAP



DORAL · MIAMI-DADE

MIAMI-DADE COUNTY, FL

LEAD ADVISOR

Luis Marquez, SIOR

INDUSTRIAL & LOGISTICS ADVISOR

786.200.1055 · mobile

305.918.2878 · office

luis@synergy-industrial.com

THE FIRM

Synergy Industrial

MIAMI-DADE & BROWARD · 25 YEARS

10201 NW 112 Avenue, Suite 20

Miami, FL 33178

synergy-industrial.com

BUILT ON EXPERIENCE.
DRIVEN BY PARTNERSHIP.

The information provided herein was obtained from sources believed reliable; however, Synergy Industrial Partners, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Synergy Industrial is a DBA of Synergy Industrial Partners, LLC. Licensed Florida real estate brokerage. Equal Housing Opportunity. © 2026 Synergy Industrial Partners, LLC.