



FOR LEASE

\$14,700 / MONTH

10871 NW 33rd St

Miami, FL 33172 | Doral Industrial Market
Freestanding Industrial / Office-Warehouse

~7,551 SF	19,500 SF	~1,400 SF	~22 FT
BUILDING AREA	LOT SIZE	OFFICE AREA	CLEAR HEIGHT

Industrial (I) Zoning | Built 1996

PROPERTY OVERVIEW

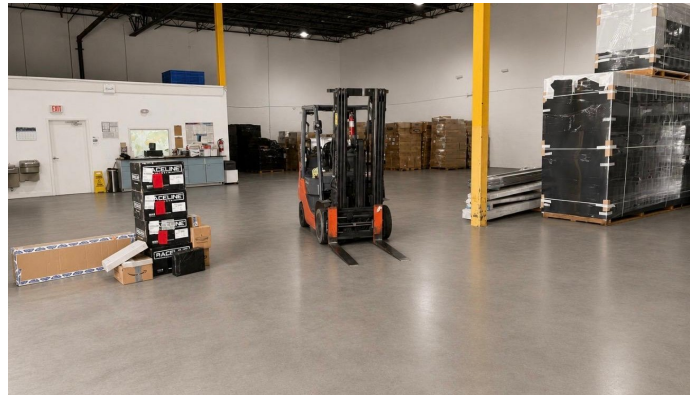
Position your business in one of South Florida's most established industrial markets. This freestanding industrial property combines high-ceiling warehouse space with a professional office component, creating a versatile facility for distribution, logistics, manufacturing, showroom and other industrial users. The property is strategically located near SR-836 (Dolphin Expressway), Florida's Turnpike and Miami International Airport, providing convenient connectivity throughout South Florida.

ASKING RENT	\$14,700 / month
PROPERTY TYPE	Industrial - Office/Warehouse Combination
BUILDING AREA	Approx. 7,551 SF
LOT SIZE	Approx. 19,500 SF
OFFICE AREA	Approx. 1,400 SF
CLEAR HEIGHT	Approx. 22 FT
BUILDING	Freestanding, one-story
YEAR BUILT	1996
CONSTRUCTION	Concrete block with concrete roof
FIRE PROTECTION	Fire sprinkler system; smoke alarm/detector
PARKING	Ample on-site parking



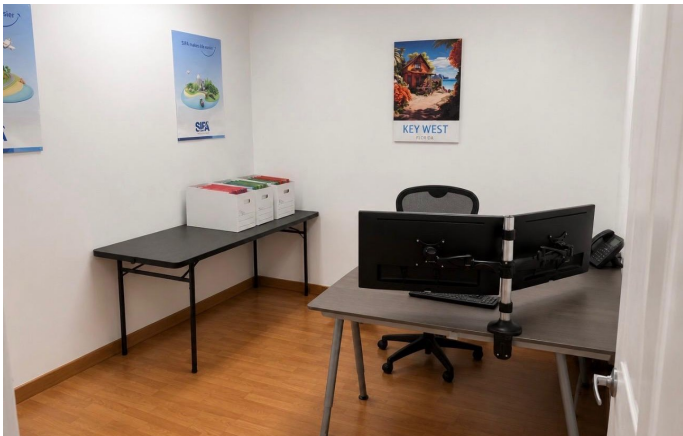
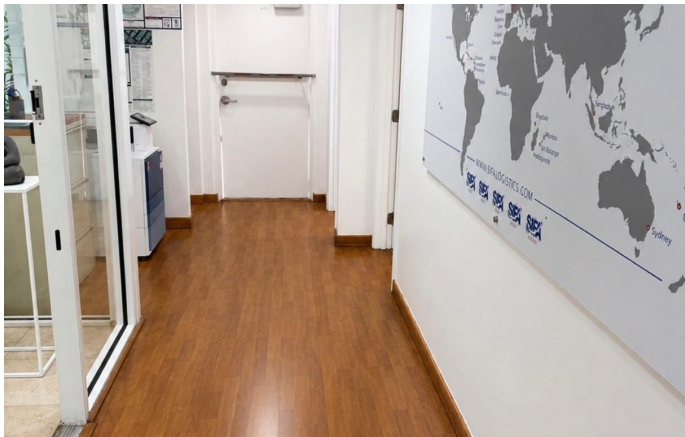
SPACE HIGHLIGHTS

- Freestanding industrial warehouse in the Doral industrial market
- Functional combination of warehouse and approximately 1,400 SF of office space
- Approximately 22-foot clear height
- Fire sprinkler system and security infrastructure
- Ample on-site parking
- Professional office build-out with private offices, reception/waiting areas, restrooms and break area
- Excellent access to SR-836, Florida's Turnpike and Miami International Airport
- Well suited for distribution, logistics, manufacturing, showroom and industrial users



PROFESSIONAL OFFICE COMPONENT

The office component provides a clean, professional environment that complements the warehouse operation. Multiple private work areas, reception/waiting space, restrooms and a break area support day-to-day business operations.



STRATEGIC DORAL LOCATION

Located at 10871 NW 33rd St, the property offers a highly connected position within the Doral industrial market. Its proximity to major transportation corridors and Miami International Airport supports efficient movement of goods, employees and customers throughout Miami-Dade County and the broader South Florida region.

SR-836 (Dolphin Expressway)	Convenient regional east-west access
Florida's Turnpike	Connectivity to Miami-Dade and the broader South Florida market
Miami International Airport	Strategic access for logistics, freight and business travel



LEASING INFORMATION

Asking Rent: \$14,700 per month

For additional information or to schedule a private tour, contact the listing representative.