



THE HYPE GROUP

● FOR LEASE / DORAL, FL



INDUSTRIAL WAREHOUSE · STANDALONE CORNER LOT

2100 NW 102ND PL

DORAL, FL 33172

NOW LEASING ±11,386 SF - HALF OF BUILDING

SQ.FT FOR LEASE

±11,386 SF

LOT SIZE

0.84 AC

RATE

\$22 PSF GROSS

— PROPERTY OVERVIEW

BUILT FOR DISTRIBUTION AND LIGHT INDUSTRIAL USE.

Suited to distribution, assembly, or back-of-house warehousing users. Two-story footprint with office and storage on the upper level. Ready for tenant build-out or immediate occupancy.



| | | | |
|--------------------|---------------------------|----------------|------------------------|
| YEAR BUILT | 1996 | ZONING | 7100 / IC DORAL |
| USE CLASSIFICATION | LIGHT INDUSTRIAL | CEILING HEIGHT | 24' |
| DOORS | 2 DOCK LOADING | OFFICE | 3,700 |
| POWER | 3 PHASE (400 AMPS) | PARKING | 13 SPACES |
| AVAILABILITY | IMMEDIATE | TERM | NEGOTIABLE |

LEASING OPTIONS

±11,386 SF HALF-BUILDING SUITE.

The building offers a highly functional divisible layout with dedicated entrances, separated parking allocation, and secured second-floor elevator access — well suited for distribution, assembly, storage, and operational users.

HALF BUILDING**\$22** / PSF GROSS · ALL IN**DIVISIBLE SUITE****±11,386 SF**

Marked parking allocation per side, separated mailbox and entry, and dedicated elevator access to the second-floor office and storage.

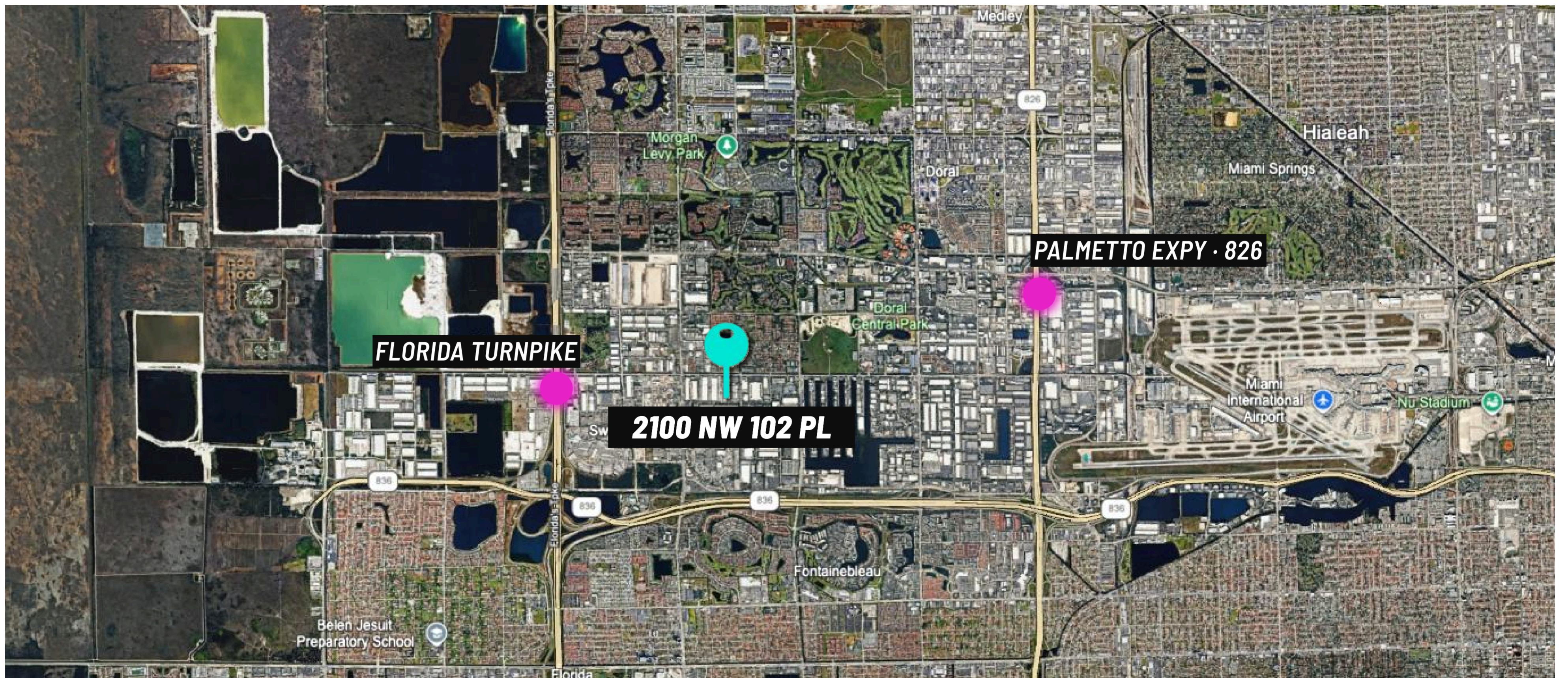
NOTES

- Gross lease — operating expenses included
- Term length negotiable
- Tenant use subject to City of Doral approval
- Tenant or agent supports approval process

— LOCATION

CENTRALLY LOCATED WITHIN DORAL'S INDUSTRIAL CORE.

Positioned within one of South Florida's most established industrial corridors, driven by Miami International Airport and international trade activity.



8 MI

MIAMI INT'L AIRPORT

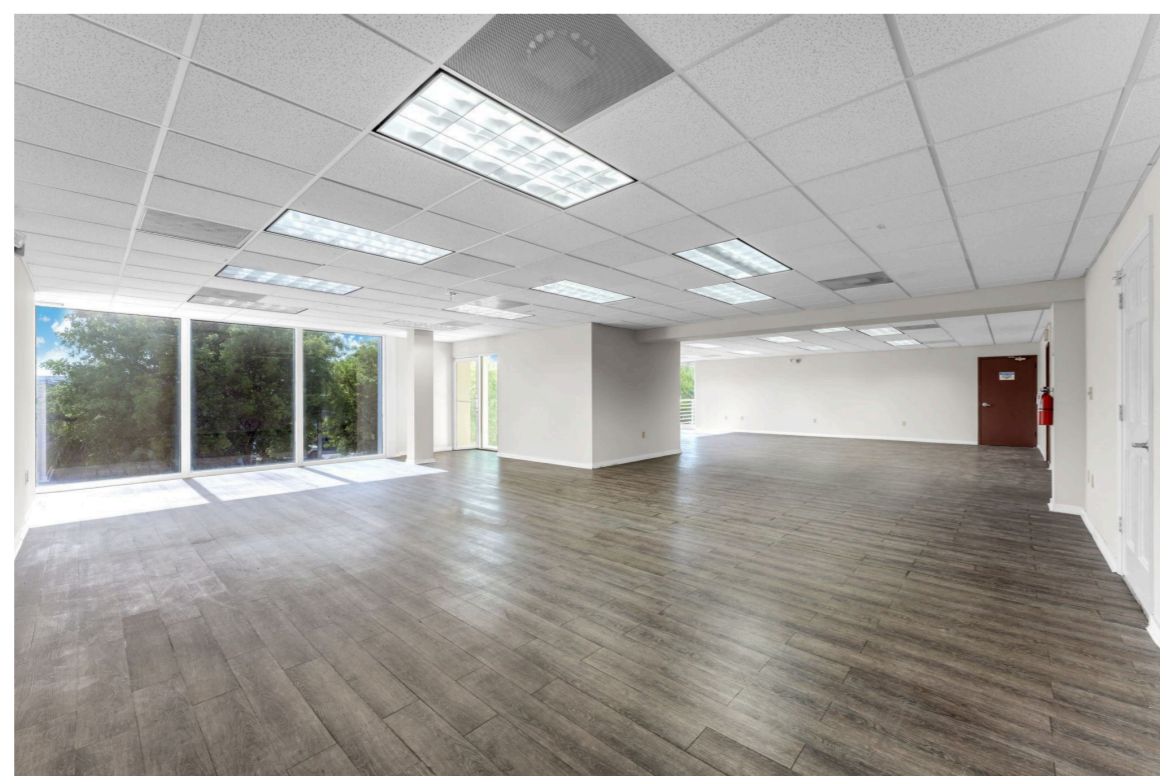
2 MI

PALMETTO EXPRESSWAY

1 MI

FLORIDA TURNPIKE

— PROPERTY PHOTOS



SCHEDULE A TOUR TODAY

CONNECT WITH OUR TEAM.

For showing requests, floor plans, or leasing inquiries, contact the team directly.

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