



3,381 SF FLEXSPACE FOR SALE

8119 NW 33RD Street, Doral FL 33122

FEATURES:

- **End-Cap Flex Space Unit** in the heart of Doral
- **±2,300 SF Office Area** with versatile, functional layout
- **±1,080 SF Rear-Loading Warehouse**
- **14' Ceiling Height**
- **Twin-T Concrete Roof Construction**
- **Impact-Resistant Windows & Entry Door**
- **Insulated, Hurricane-Rated, Motorized Roll-Up Door**
- **New Panel with 3-Phase Power (200 Amps)**
- **7 Assigned Parking Spaces** plus ample guest parking directly in front
- **Prime Location:** Just 3 blocks from Doral City Center and within 1 mile of the Palmetto Expressway
- **Maintenance Fee \$5.71/SF**

FOR SALE: \$1,350,000



MIAMI COMMERCIAL
REAL ESTATE LLC

Lisette Gonzalez
Broker
M. 305.807.5220

7500 NW 25 Street, # 201
Miami, FL 33122
lisette@miami-cre.com

This information is believed accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior lease, price change or withdrawal without notice.

3,381 SF FLEXSPACE FOR SALE

8119 NW 33RD Street, Doral FL 33122



Reception



Office #1



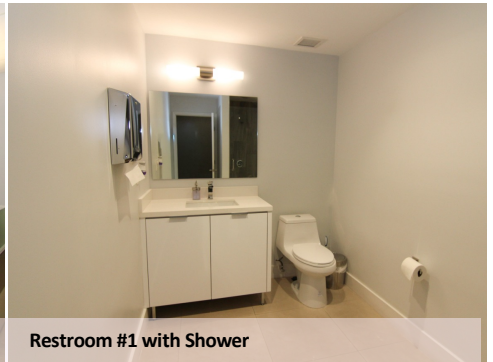
Conference Room



Office #2



Open Office Space



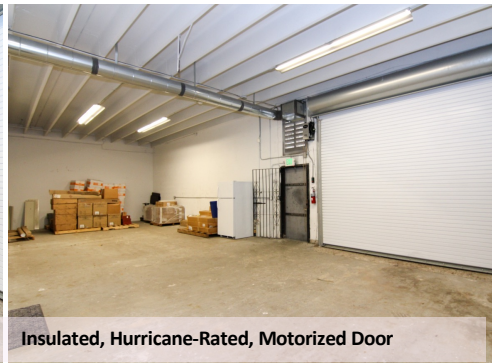
Restroom #1 with Shower



Employees Lounge



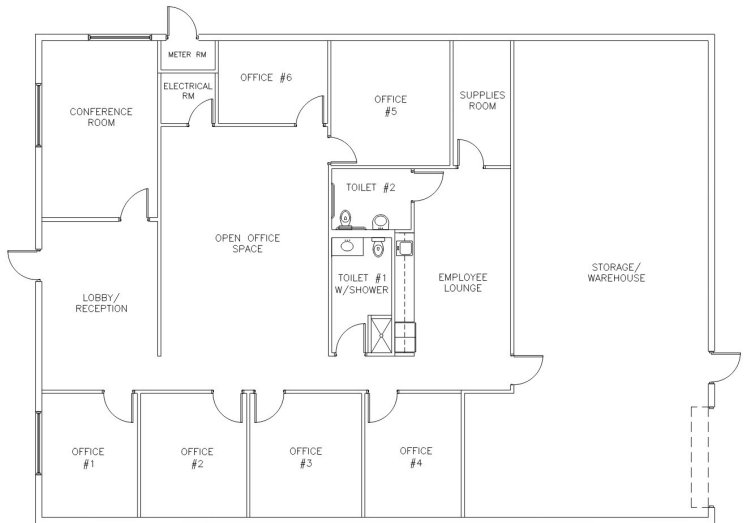
Rear Loading Warehouse with Twin T Roof 20' Clear Height



Insulated, Hurricane-Rated, Motorized Door



Strategically positioned in the core of Doral's premier business corridor



Lisette Gonzalez
Broker
M. 305.807.5220

7500 NW 25 Street, # 201
Miami, FL 33122
lisette@miami-cre.com



This information is believed accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior lease, price change or withdrawal without notice.