

FOR LEASE

3051-3053 NW 107TH AVENUE
DORAL, FL 33192

PREMIUM FREE-STANDING WAREHOUSE



OVERVIEW

Located in the heart of Doral's industrial district, 3051-3053 NW 107th Ave offers a rare opportunity to LEASE a premium free standing warehouse with dedicated office space. This 14,240 square foot property features approx. 12,294 square feet of dedicated warehouse space and approx 1,946 square feet of renovated office space.

Features include three dock high loading doors, one drive-in bay door, 20' ceiling heights, 16' clear heights, three bathrooms, five offices, one conference room, and a dedicated reception area.

Located minutes from the Florida Turnpike and Dolphin Expressway, the site provides exceptional connectivity to Miami International Airport, PortMiami, and major South Florida markets.

We are offering the space for lease at a base rental rate of \$20,500 per month (\$17.28 PSF).

Tenants will also pay for RE taxes, FPL, Trash, & Water. Making the ALL IN monthly payment to be approx. \$26,500 per month (\$22.32 PSF).

SUMMARY & HIGHLIGHTS

- LEASE RATE: \$22.32 PSF ALL IN
- AVAILABLE MAY 2026
- +/- 14,240 SF TOTAL
- +/- 12,294 SF WAREHOUSE
- +/- 1,946 SF OFFICE
- 3 DOCK HIGH DOORS
- 1 DRIVE-IN DOOR
- 20 PARKING SPACES
- 20' CEILING HEIGHT

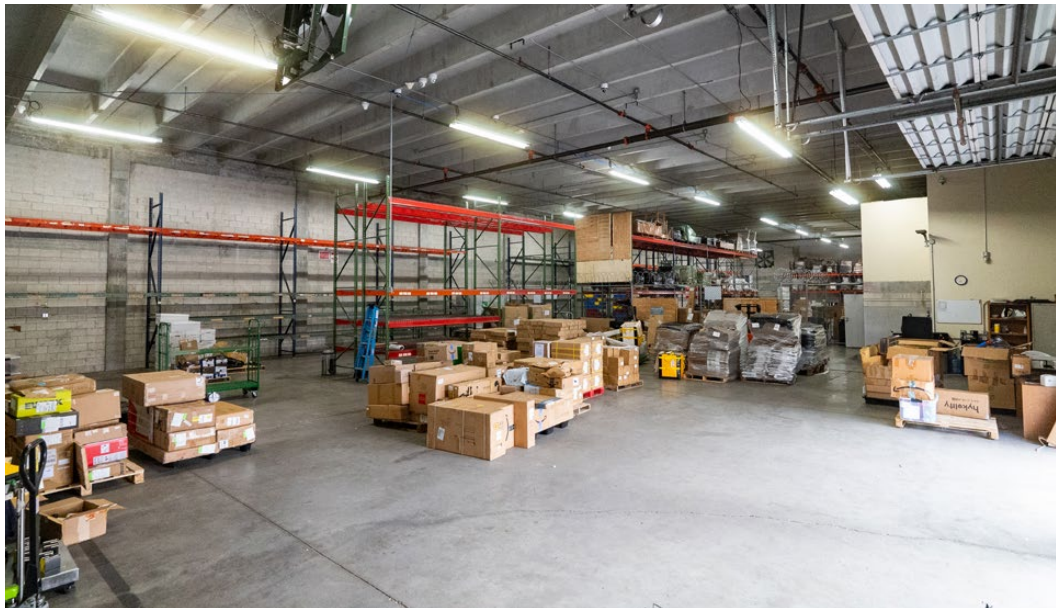
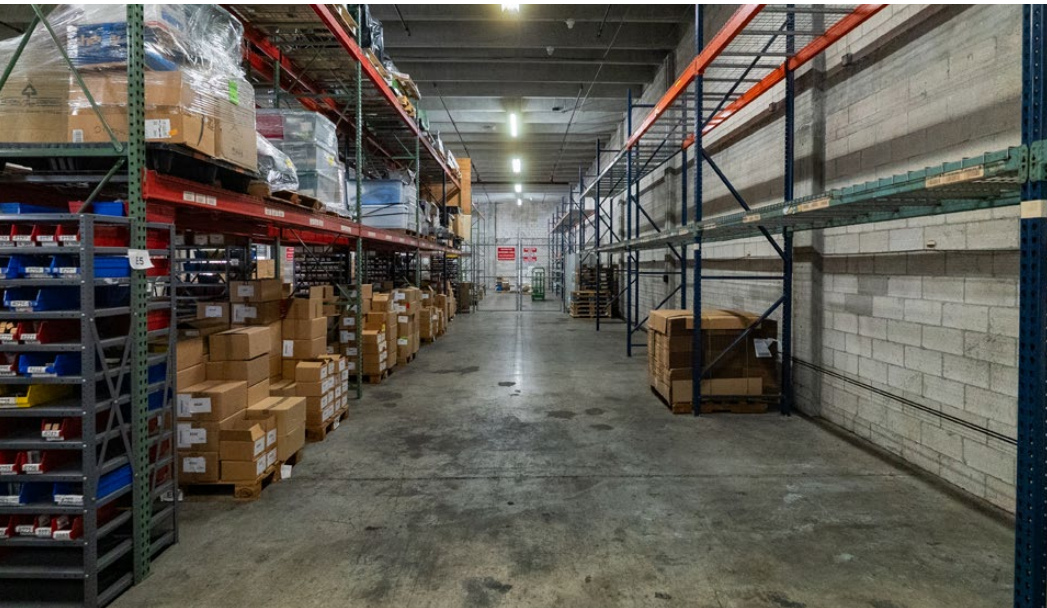
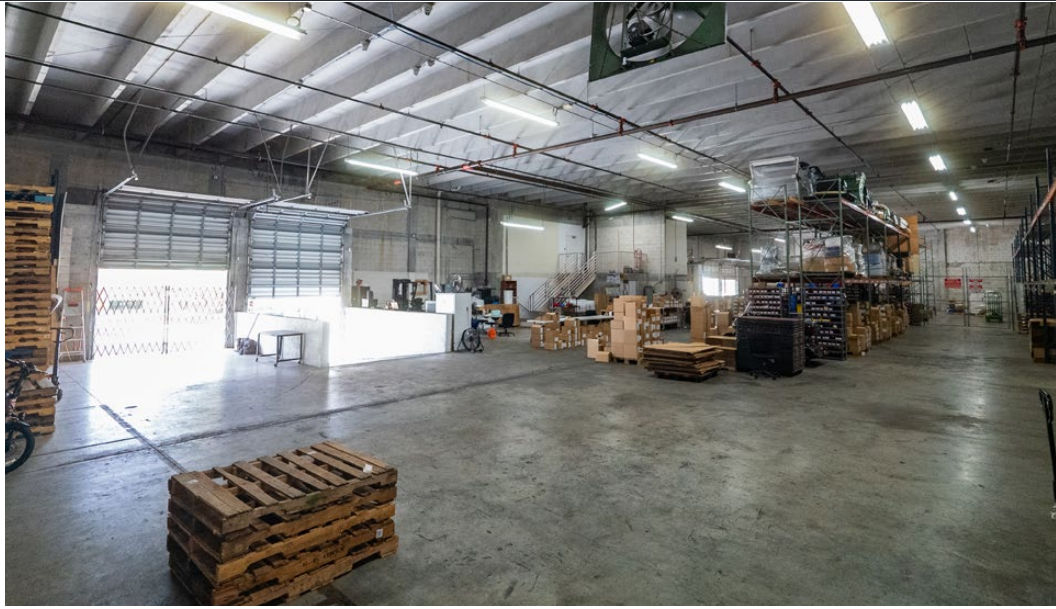


3051-3053 NW 107TH AVE - DORAL, FL 33192

MAX LORIA | MANAGING BROKER | 561.901.1402
DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

WAREHOUSE PHOTOS



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OFFICE + RECEPTION PHOTOS



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EXTERIOR PHOTOS

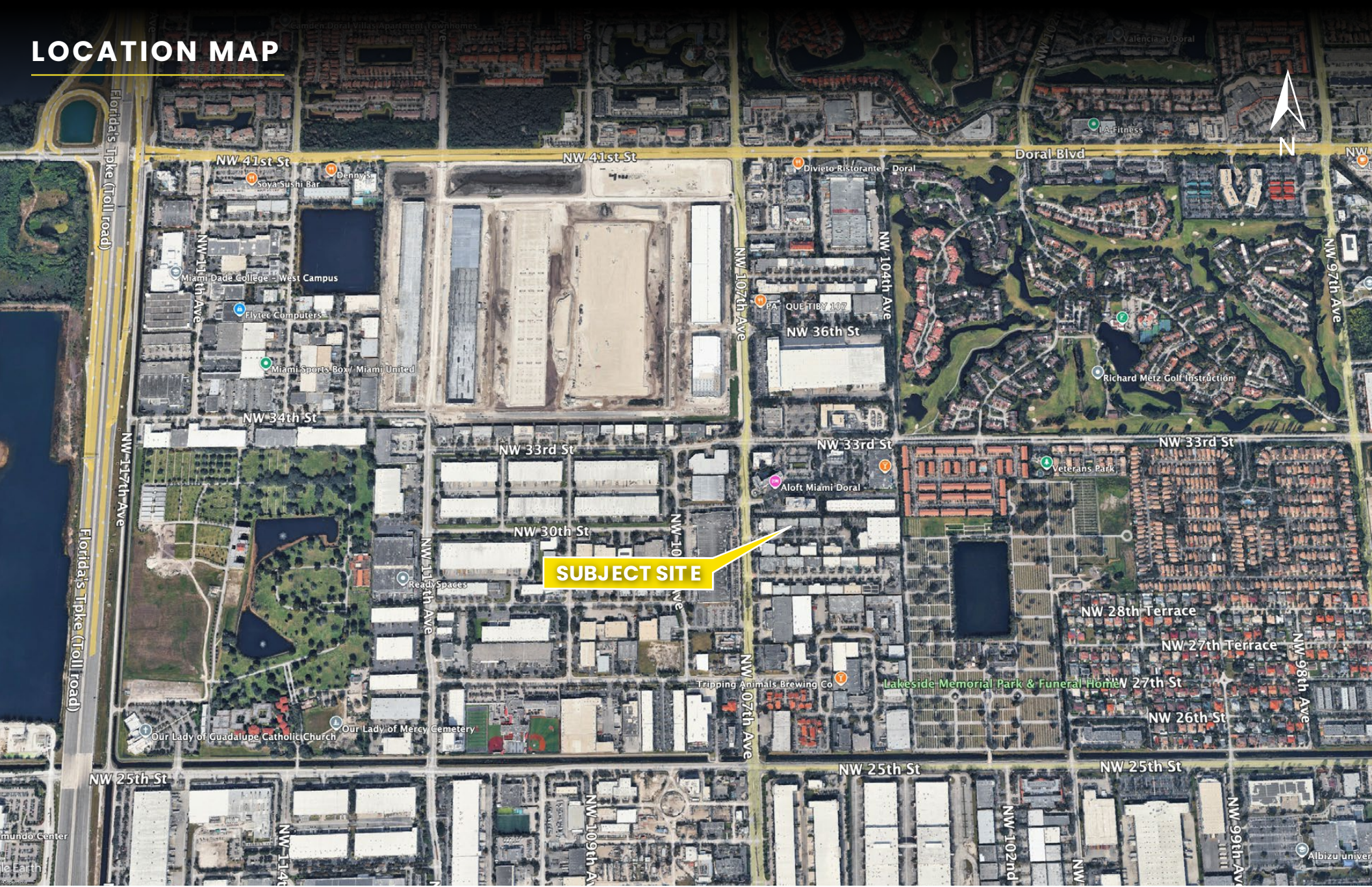


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LOCATION MAP



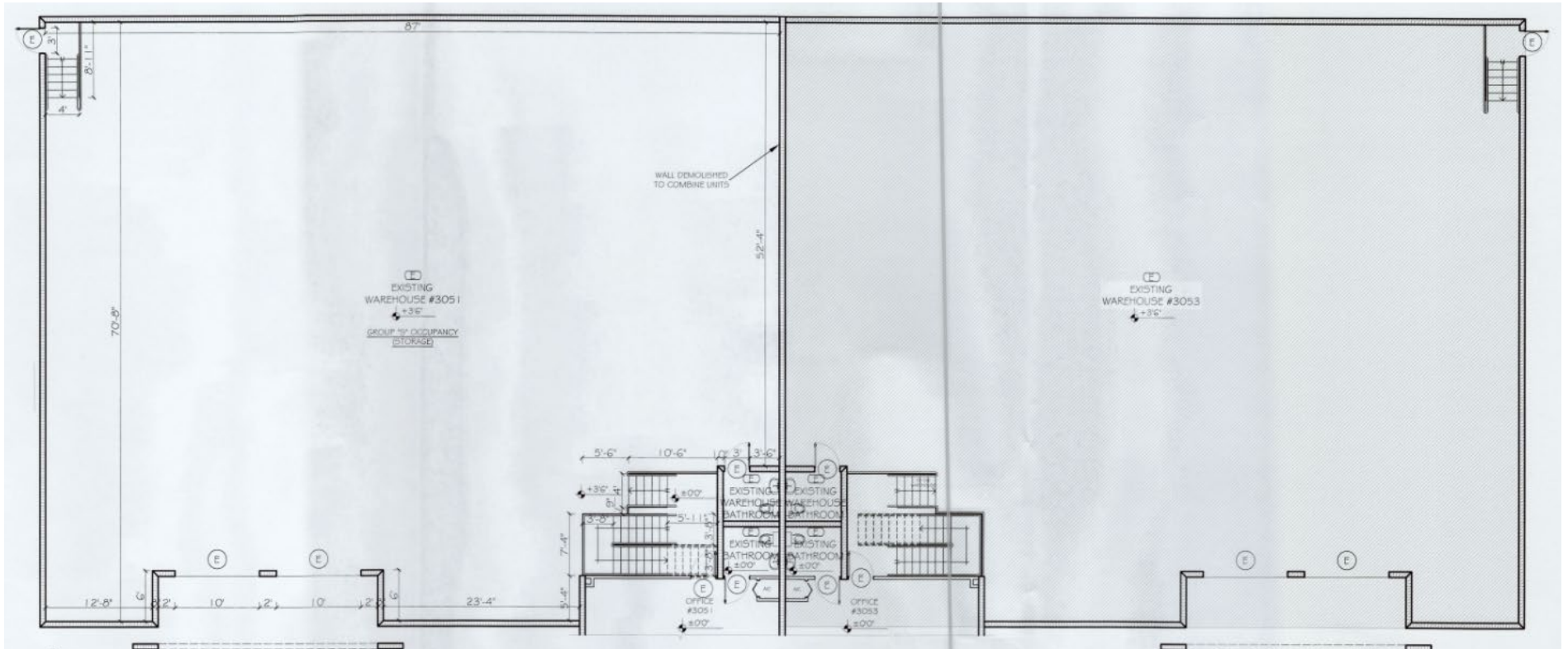
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WAREHOUSE FLOOR PLAN

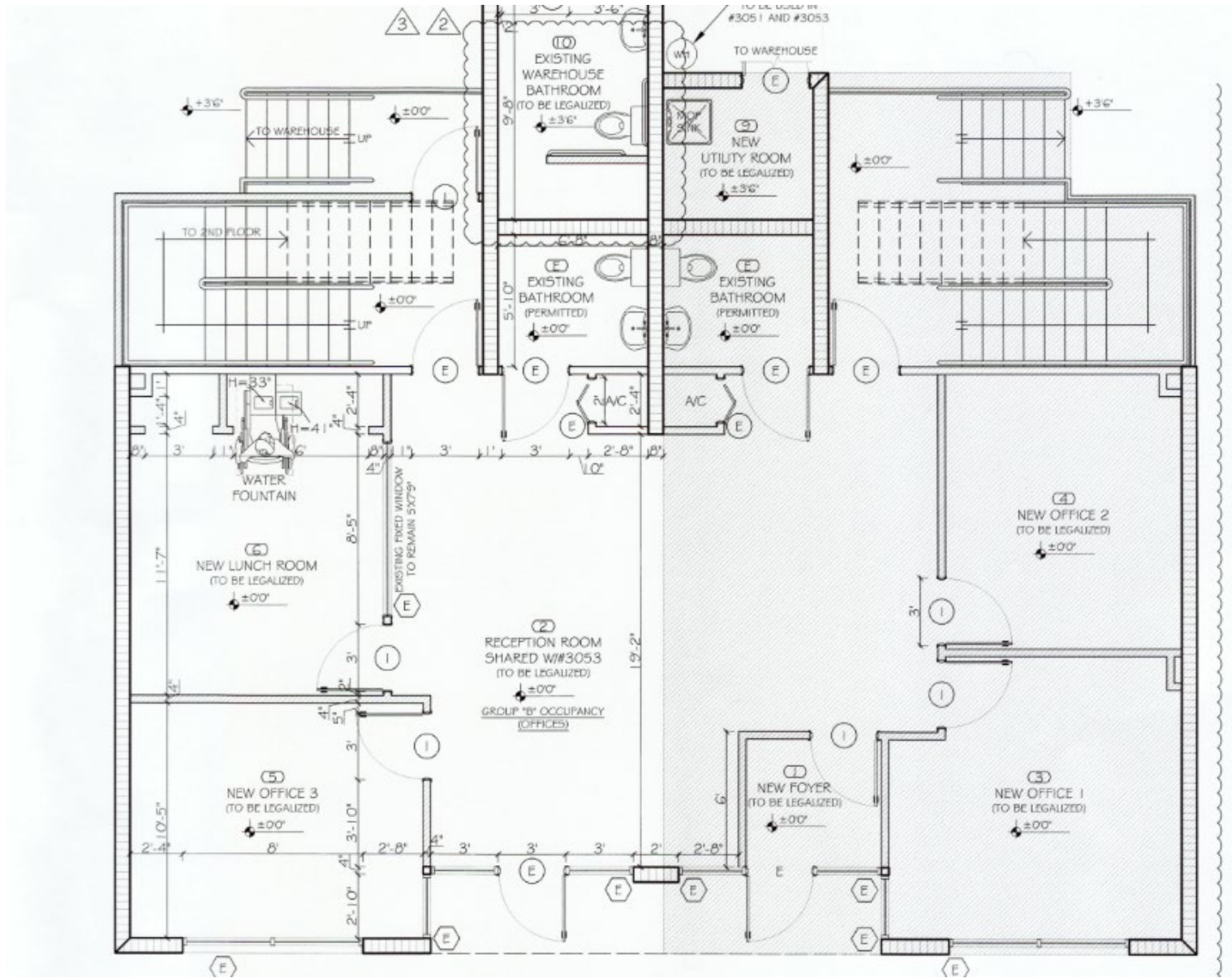


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RECEPTION FLOOR PLAN

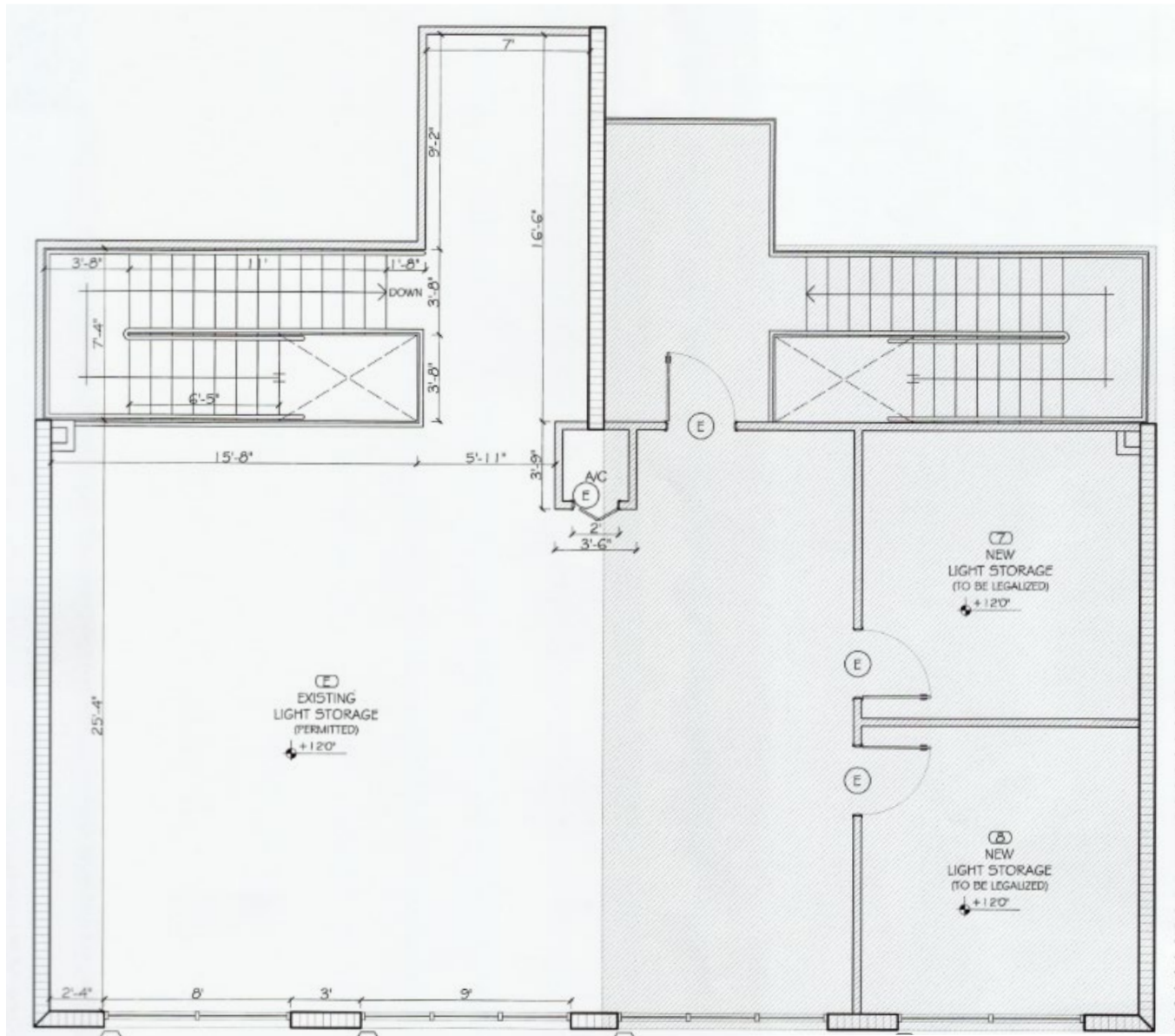


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OFFICE FLOOR PLAN



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