

# DOLPHIN

## COMMERCE CENTER

11350 NW 25<sup>TH</sup> STREET, DORAL



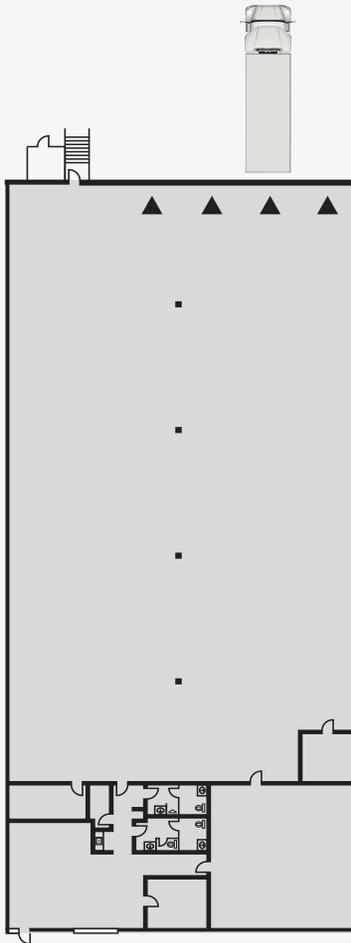
±14,489 SF  
FOR LEASE

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## SUITE 110

AVAILABLE SF	±14,489 SF
OFFICE SF	±2,695 SF
WAREHOUSE SF	±11,794 SF
CLEAR HEIGHT	24'
LOADING	4 Docks (landlord will construct a ramp)
AVAILABLE	Immediately
LEASE RATE	\$25.50 IG



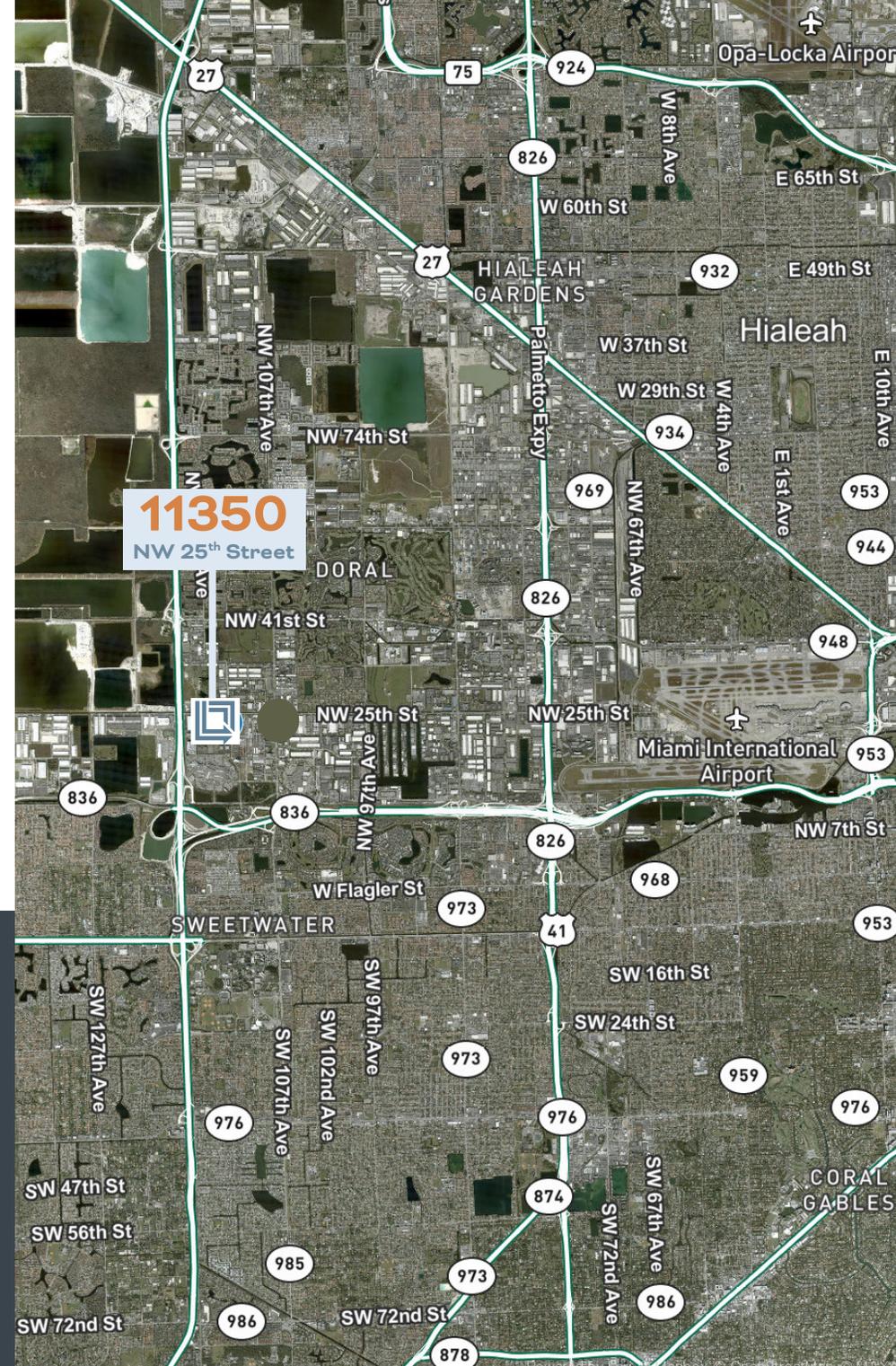
**Dolphin Commerce Center is a Class A Industrial Park totaling 709,480 SF in five buildings. Ideally located in the highly sought-after Doral market, the buildings feature highly functional specifications including tilt-up concrete construction, 24'–28' clear heights, 125'–160' (shared) truck court depths, ample 1.4 : 1,000 SF car parking ratio and pleasing curb appeal.**



## LOCATION HIGHLIGHTS



- » Great location in the Airport West submarket
- » Direct connectivity to Florida's Turnpike, Dolphin Expressway (836) and the Palmetto Expressway (826)
- » 4.2 miles to Miami International Airport cargo terminals via NW 25th Street
- » Hotels, restaurants and retail all within close proximity
- » Directly adjacent to Dolphin Mall





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