

# 6451

NW 102ND AVENUE

DORAL, FL 33178

NORTH DORAL PARK



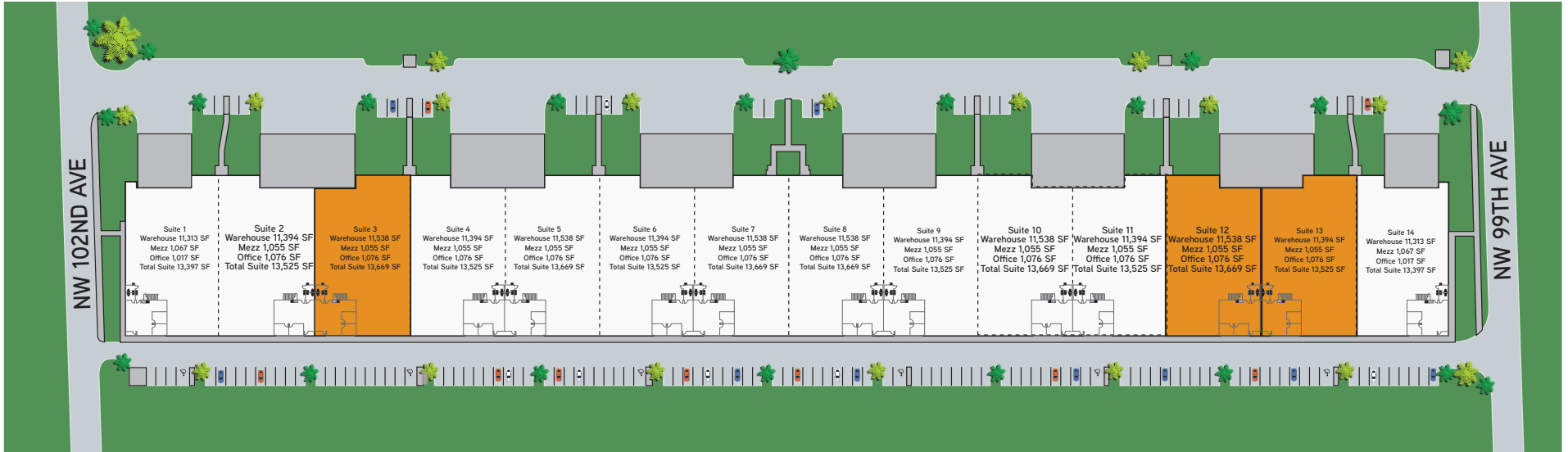
**CBRE**

# PROPERTY FEATURES

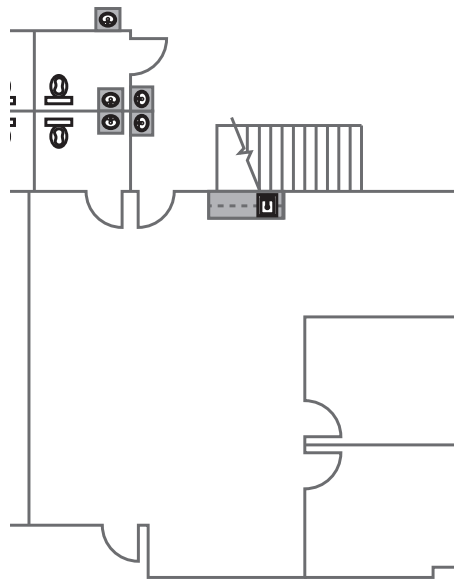
	Suite 13
Bay Size	13,525 SF
Office	1,076 SF
Mezzanine	1,055 SF
Warehouse	11,394 SF
Loading	2 docks, 1 ramp
Clear Height	32'
Building Depth	140'-150'
Truck Court	120'
Sprinkler	ESFR
Lighting	LED
Available	October 2026
Lease Rate	\$19.25 NNN
2026 OpEx	\$4.15



# SITE PLAN

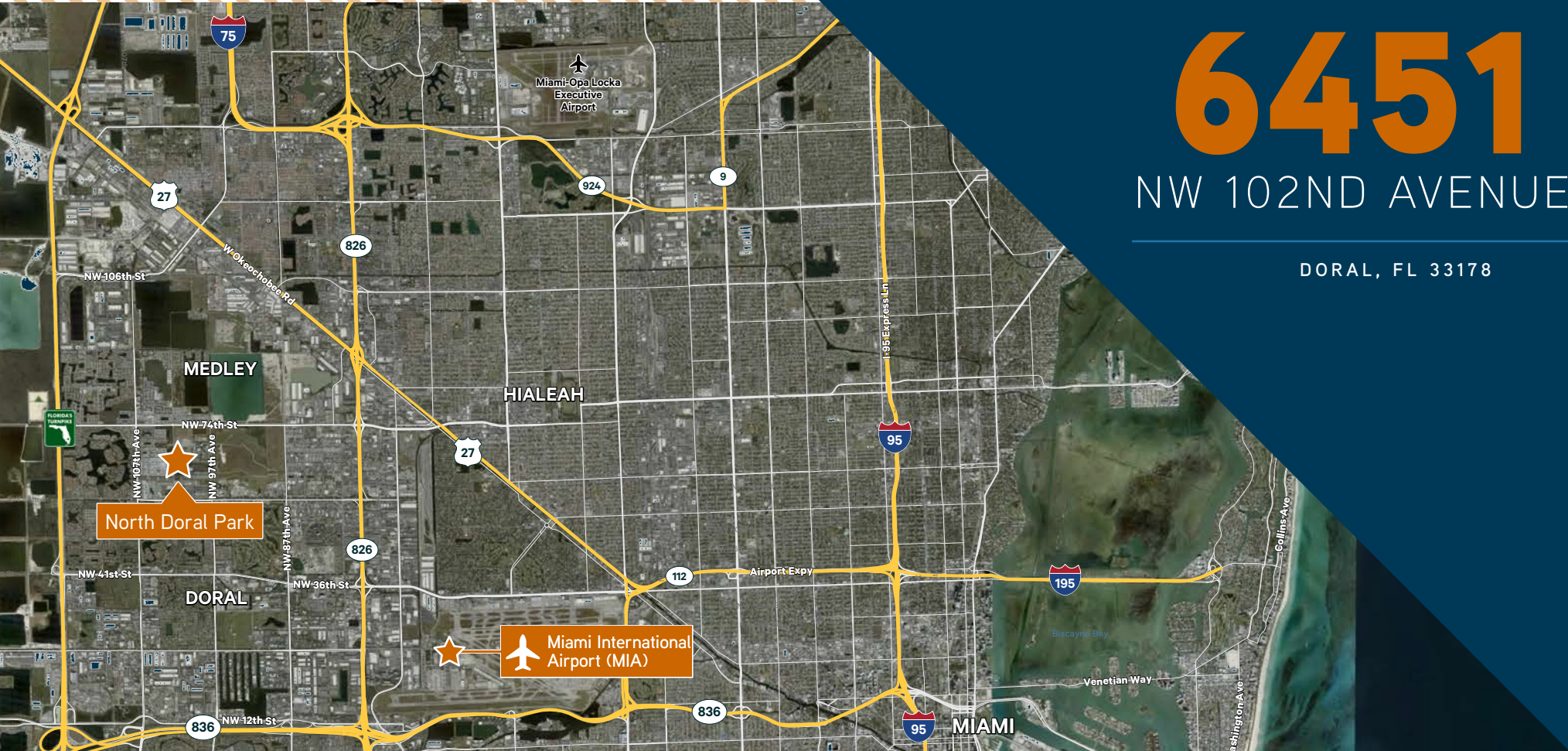


# OFFICE PLANS



SUITE 13





# 6451

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### NORTH DORAL PARK

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