

# Americas' Gateway Park Building

102,000 Sq. Ft. Class A Building - For Sale or Lease



*ComReal Miami, Inc.*

**1800 NW 89<sup>th</sup> Place**  
**Doral, FL 33172**

**Contact:** Ed Redlich, SIOR, CCIM  
Chris Spear  
Edison Vasquez

**786-433-2380**

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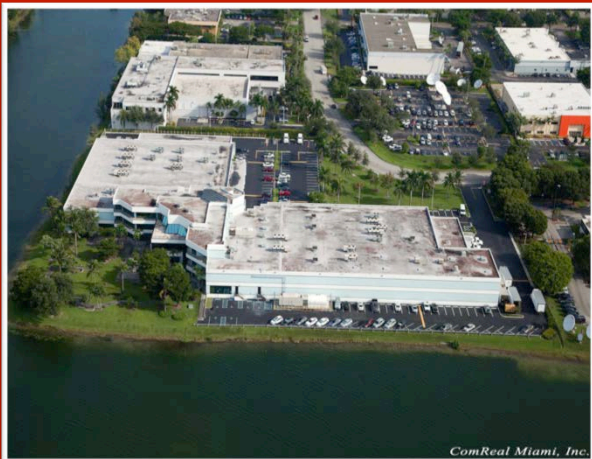
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2335 NW 107<sup>TH</sup> AVENUE  
SUITE 2M02, DORAL, FL 33172

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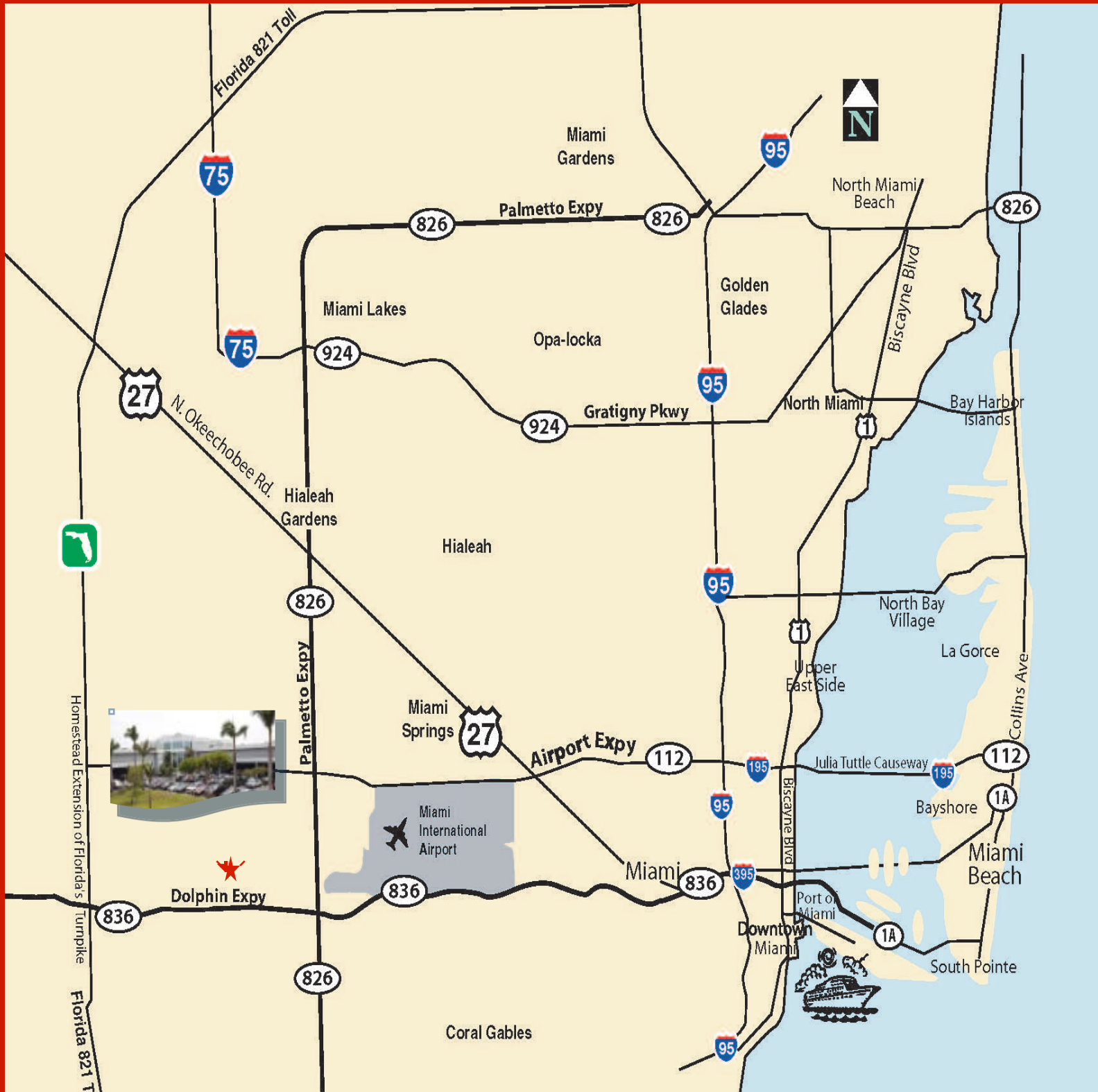
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# Property Features

102,000 Sq. Ft. Class A Building - For Sale or Lease



- 102,310 Sq. Ft. Total
- 31,560 Sq. Ft. Office
- 52,750 Sq. Ft. Refrigerated
- 18,000 Sq. Ft. Dry Storage
- 19 Dock Loading Doors
- 2 Drive In Ramps
- 20' + Clear Ceiling Height
- 2 Backup Generators
- Business Park Setting
- 180° View of Lake
- Fully Sprinklered
- 5.88 Acre Lot

- Call For Pricing Details -

Visit [www.AGPBuilding.com](http://www.AGPBuilding.com) for more information.

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# Property Photos

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**Dry  
Storage**



**Refrigerated  
Warehouse**

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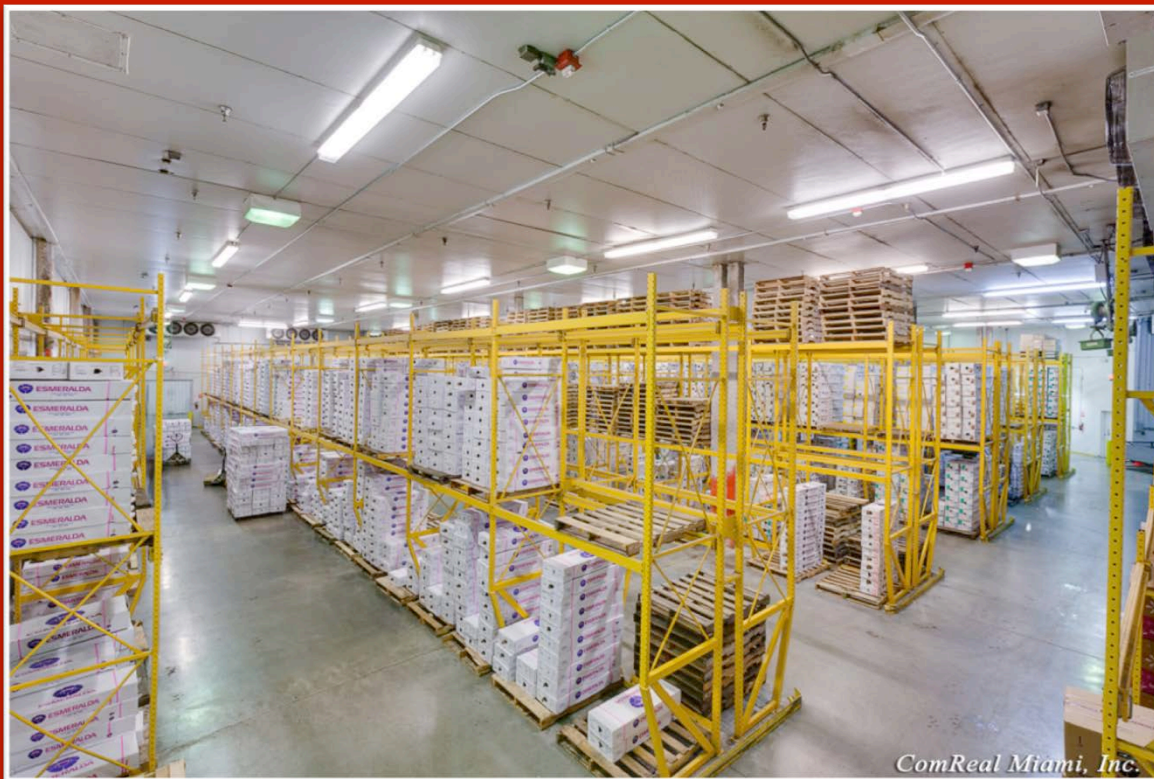
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# Property Photos

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Front of Building



Refrigerated Warehouse

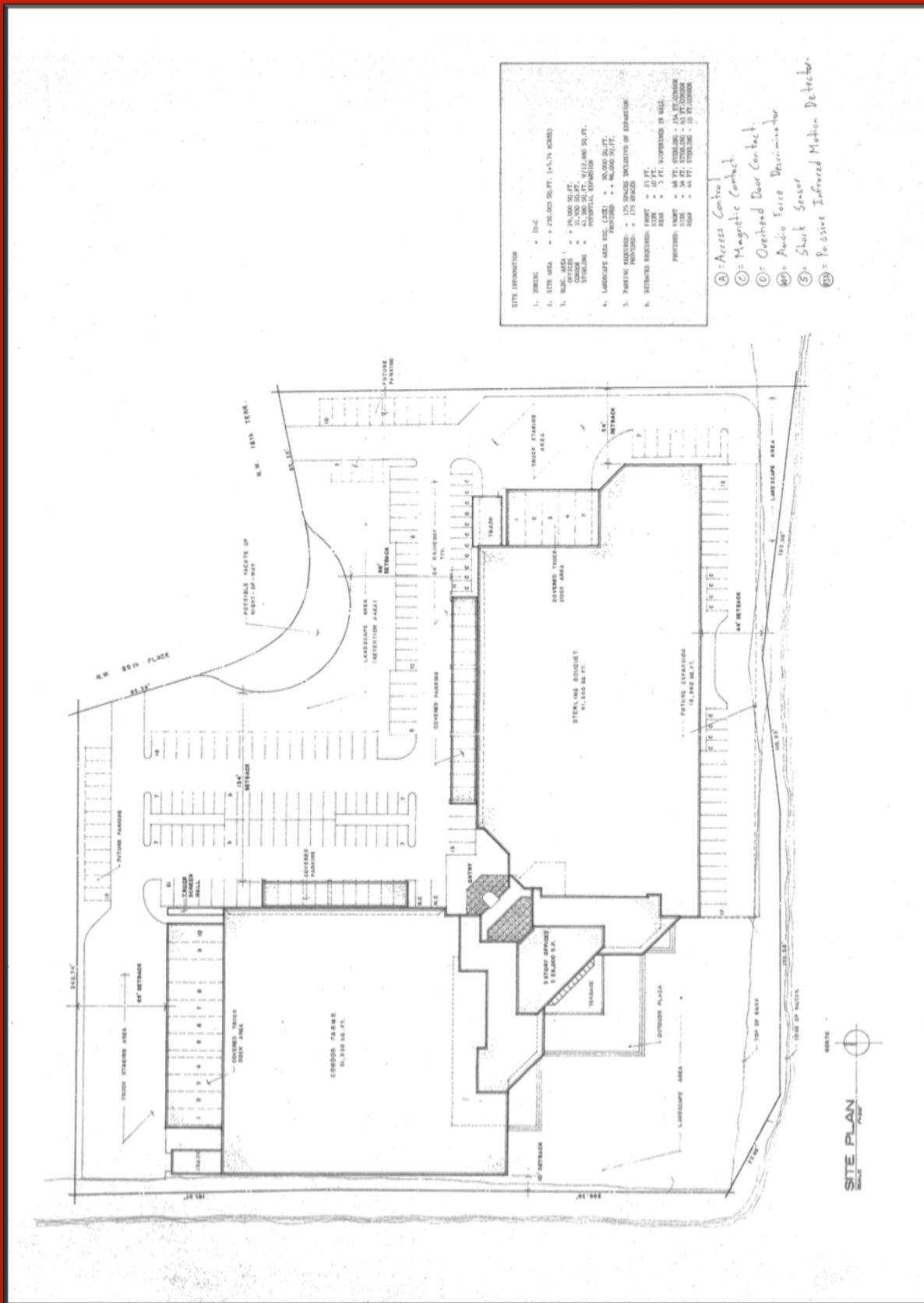
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# Property Floor Plans



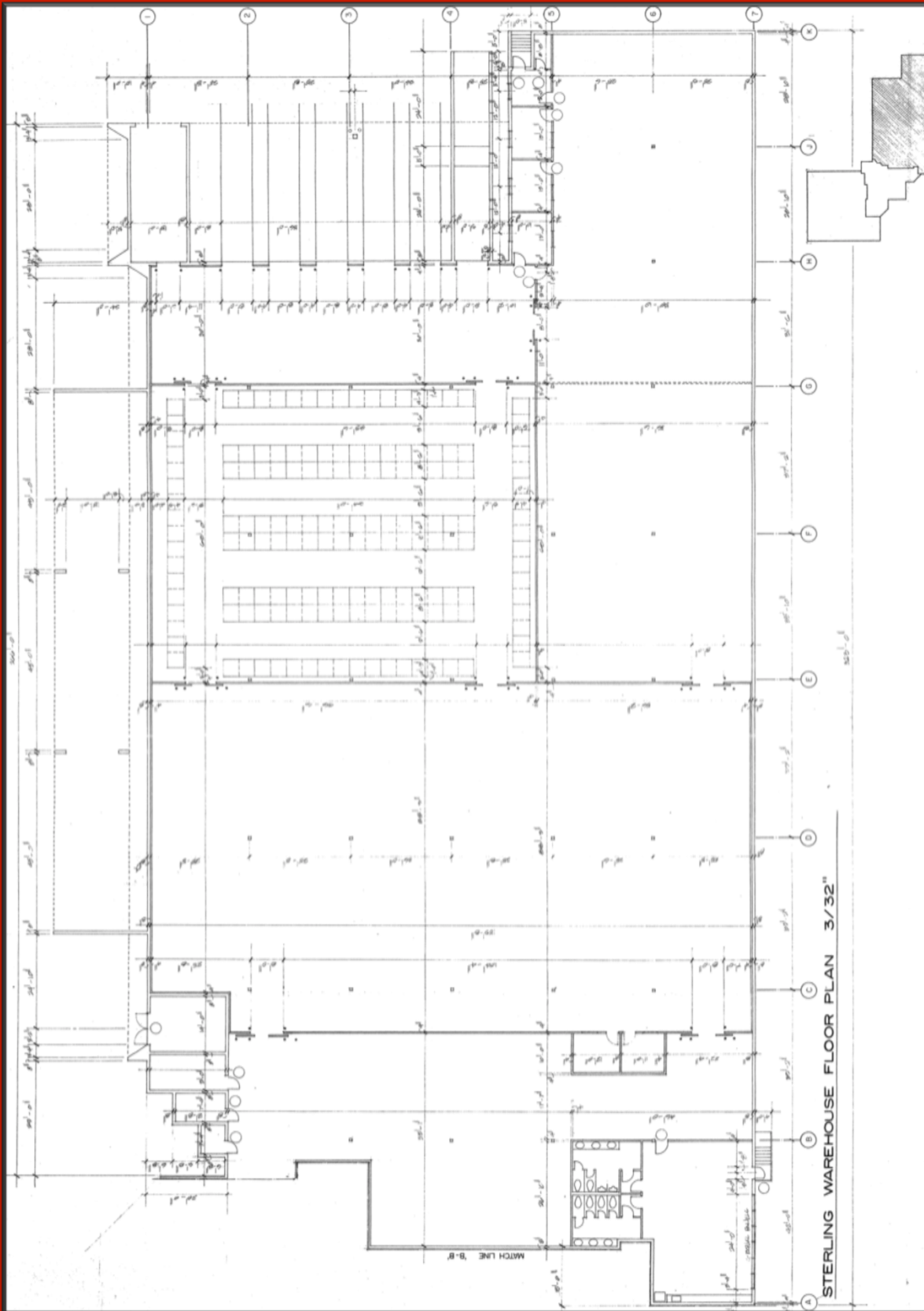
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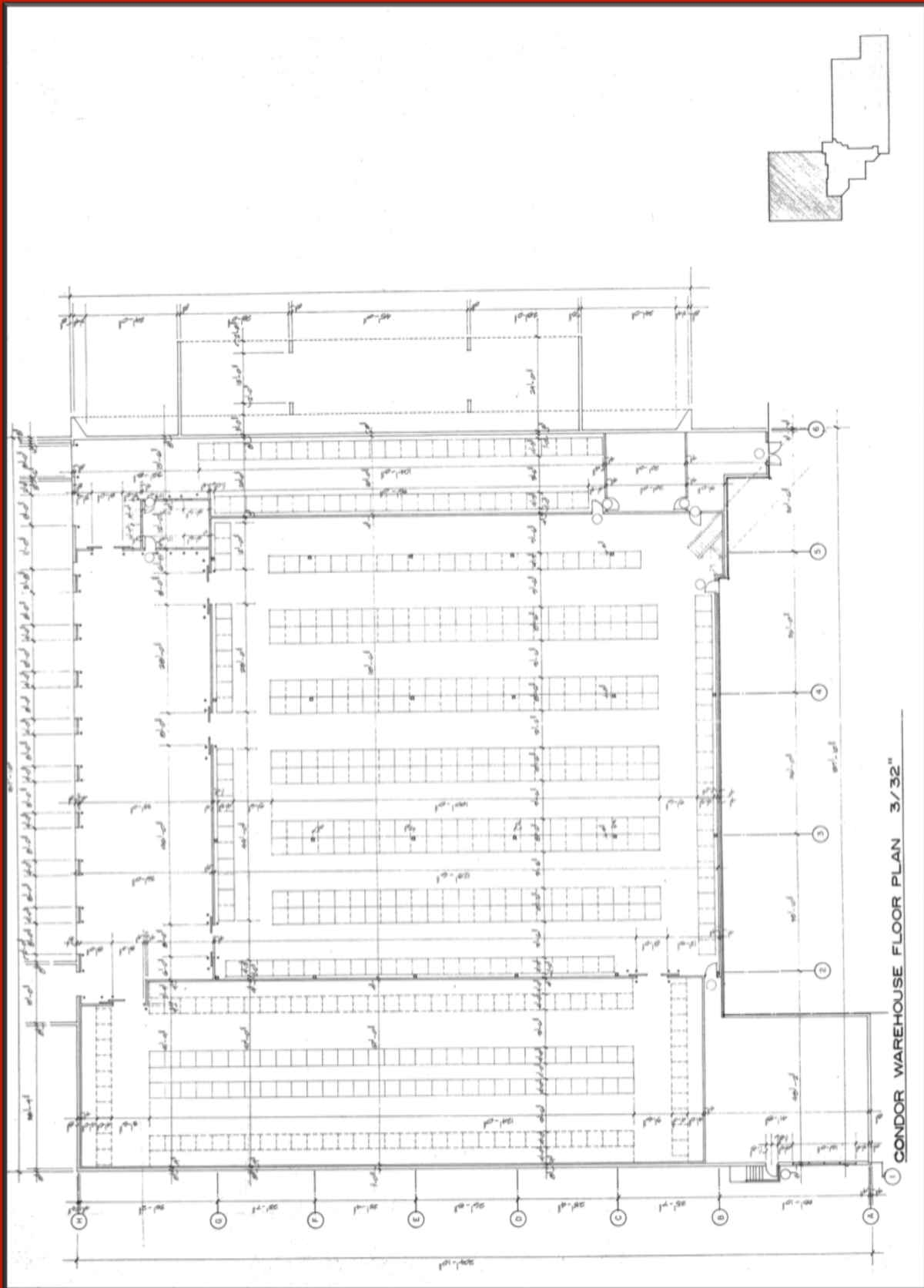
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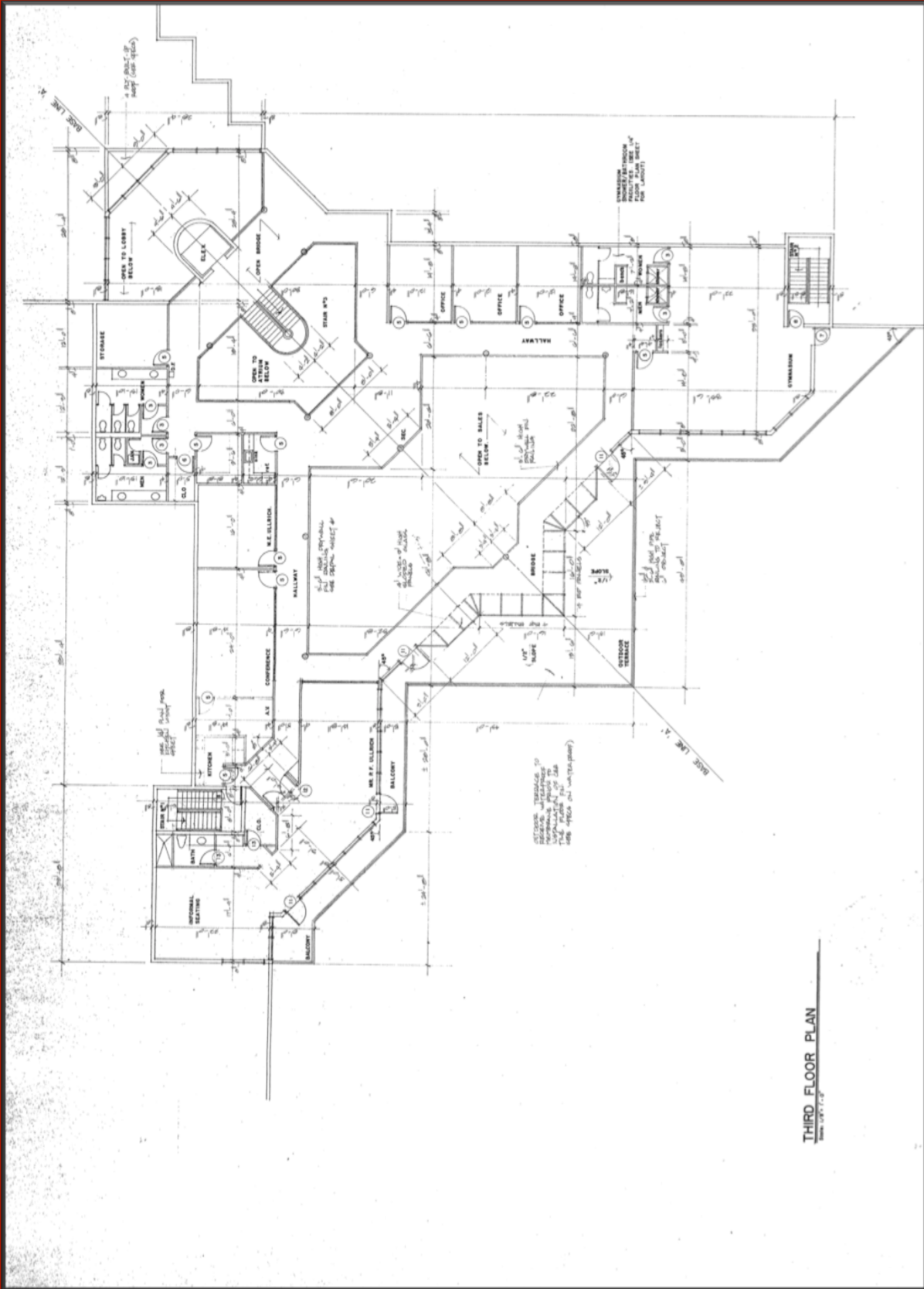
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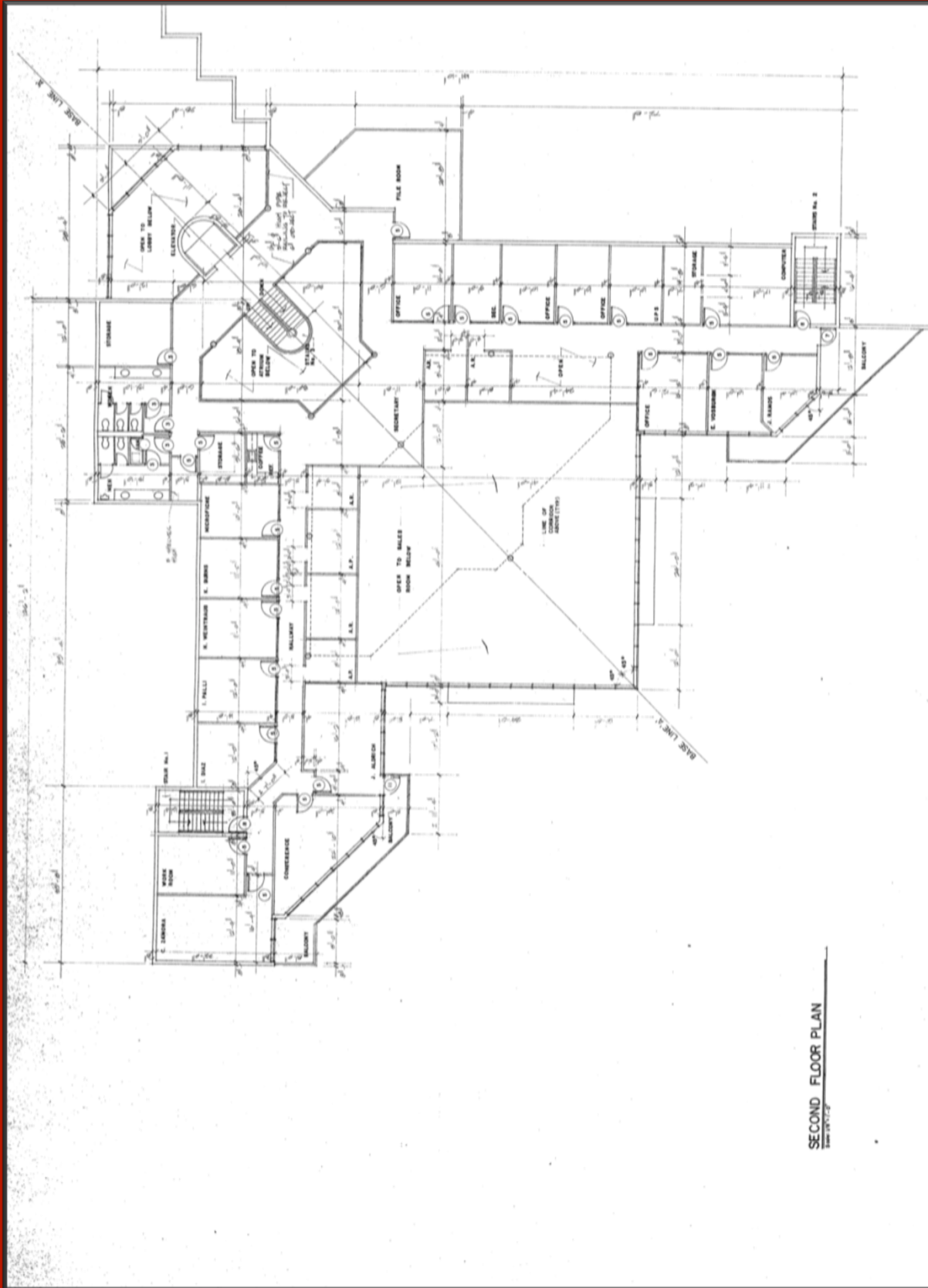
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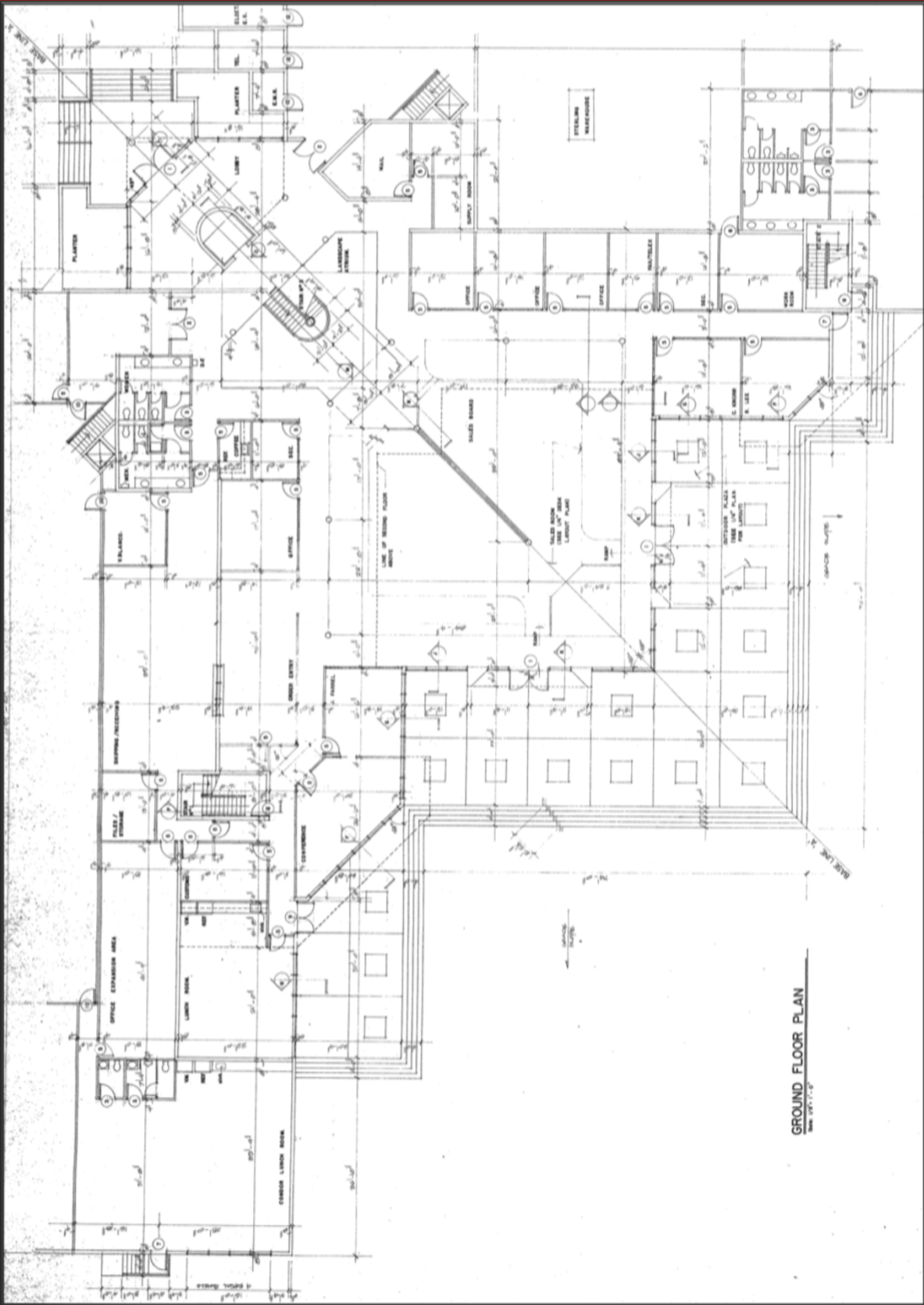
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# Property Specifications

## 102,000 Sq. Ft. Class A Building - For Sale or Lease

<b>ADDRESS:</b>	1800 NW 89 <sup>th</sup> Place City of Doral, Florida 33172 Miami-Dade County
<b>FOLIO:</b>	35-30-33-0270-010
<b>BUILDING:</b>	+/- 102,310 Sq. Ft. Total Size with +/- 31,560 Sq. Ft. Office; +/- 18,000 Sq. Ft. Dry Storage Warehouse Space; and +/- 52,750 Sq. Ft. Refrigerated Warehouse Space.
<b>LAND SIZE:</b>	5.88 acres.
<b>LOADING:</b>	19 dock height loading positions plus 2 concrete ramps. Each dock has a pit leveler.
<b>CLEAR HEIGHT:</b>	Approximately 20' clear.
<b>FIRE SUPPRESSION SYSTEM:</b>	Fully sprinklered.
<b>ZONING:</b>	"I" – Industrial as defined by the City of Doral.
<b>PROPERTY TAXES:</b>	\$174,865 for 2012 Property Taxes.
<b>UTILITIES:</b>	Electrical service provided by Florida Power & Light. There is 3-phase power with over 1,000 amps now available. Water and Sewer is provided by Miami-Dade County.
<b>ROOF:</b>	The roof was completely replaced in 2006.
<b>OFFICE SPACE EXPANSION:</b>	In 1995 , the office space was expanded by 2,560 sq. ft. in the southeast corner of the building.

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# Property Specifications

## 102,000 Sq. Ft. Class A Building - For Sale or Lease

### INTRODUCTION:

*First time on the market!* This Class A Warehouse/Office Building is located within Americas' Gateway Park. One of the first Business Parks developed in Florida in the 1980's. The Park consists of over 2,000,000 sq. ft. of office, warehouse, flex and retail buildings on about 135 acres. The AGP Building was built in 1990 yet it looks like it was just constructed much more recently. The architectural firm was De Soto & Associates. The entire property is immaculately maintained both inside and outside. The site was originally designed and utilized as an outdoor recreational area complete with tennis courts and jogging paths.

The property is now the home of a 102,310 sq. ft. building that sits on 5.88 acres which has a 180 degrees view of The Fingerlakes. Several terraces and executive offices overlook the lake. Entering the main lobby you will first notice an indoor fountain with an amazing view of the lake from the glass Atrium. The property's main feature includes two warehouse coolers totaling 52,750 sq. ft. of refrigerated area. The property is ready to move in for businesses specializing in the distribution of perishables such as flowers, produce, fruits & vegetables, foods and pharmaceuticals. In addition, the property could also be utilized for logistics, cruise lines, aviation, tv film studio, technology, healthcare, medical, hospital, perfumes & cosmetics, church, government agencies and more. This building would make an ideal corporate headquarters for USA domestic operations and/or Latin America.

There is plenty of warehouse spaces for lease in Miami-Dade County, however it is a fact that there are only three (3) warehouses over 100,000 sq. ft. on the market for sale. This is a unique opportunity for an owner-user to purchase a trophy property. Given today's low interest rates this property deserves your attention and consideration. Please visit [www.AGPBuilding.com](http://www.AGPBuilding.com) for more information.

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# Property Specifications

**102,000 Sq. Ft. Class A Building - For Sale or Lease**

## **LOCATION:**

The property is located within The City of Doral which is home to the Miami Herald, Carnival Cruise Lines, US Southern Command and the Doral Country Club & Golf Course. Adjacent neighbors are WFOR-TV CBS and Univision. Just a few minutes away is access to Florida's Turnpike, Dolphin and Palmetto Expressways and the Miami International Airport.

## **OVERVIEW OF THE INDUSTRIAL REAL ESTATE MARKET IN MIAMI-DADE COUNTY:**

According to The ComReal Companies, there is about 230,000,000 sq. ft. of total warehouse space in Miami. The average vacancy rate has been falling the past several quarters to 6.4%. Even with the new construction there is positive absorption. Average lease rates are \$7.86 per sq. ft. With over \$2B worth of improvements being constructed to Port Miami and the transportation infrastructure, Miami is positioning itself for major industrial growth as a result of the opening of the new Panama Canal. In addition, changes to the logistical routes for perishables and new fumigation procedures have already significantly increased the demand for cold storage facilities in Miami. Larger inventories of flowers, fruits, vegetables and foods passing through the Gateway of The Americas will require a larger supply of warehouse space. ComReal states that there are eleven new, significant construction projects. The spaces are being developed for rent only and mostly on a speculative basis.

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# Confidentiality Disclaimer

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