

INDUSTRIAL WAREHOUSE

4445-4461 NW 97TH AVENUE
Doral, Florida 33178

Sublease



Below Market
\$21.00 PSF IG

LEASE EXPIRES 6/30/27

PROPERTY HIGHLIGHTS

- +/- 14,144 Total SF
- +/- 2,327 SF of Office
- 5 Loading Docks
- 1 Internal Ramp
- Quick Access To Most Major Highways including FL Turnpike, SR 826 and SR 836
- Easy Access to Miami International Airport
- Reception, Conference Room, Private Offices, Kitchen, Open Bullpen Area
- 15 Unassigned Parking Spaces

**OUTSTANDING OPPORTUNITY FOR IMPORT/EXPORT, FREIGHT
FORWARDERS, & OTHER INDUSTRIAL USERS**

This information is believed to be accurate and provided by sources deemed reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price or withdrawal from market without notice.

Infinity Commercial Real Estate

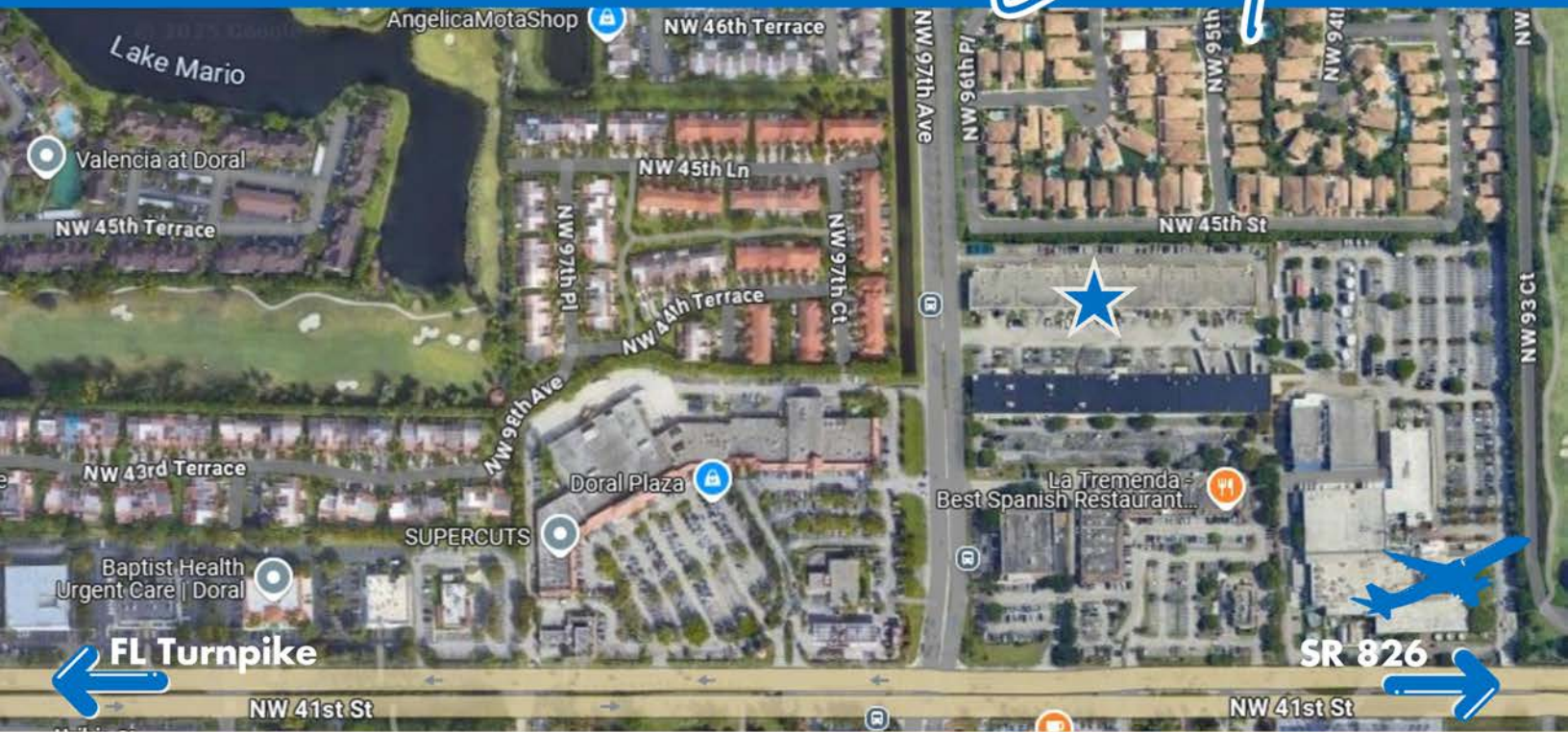
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Cell: 305-803-3781



- 8 Minutes to FL Turnpike
- 10 Minutes to SR 826
- 13 Minutes to SR 836
- 16 Minutes to Miami International Airport via MIA Cargo Viaduct
- 16 Miles to Port of Miami
- 35 miles to Port Everglades
- 32 miles to Fort Lauderdale International Airport



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