



AMERICAS' GATEWAY PARK BUILDING

1800 NW 89 PLACE | DORAL, FL 33172

WWW.DORALBUILDING.COM

AVAILABLE

+/- 106,046 SF

Contact:

MIAMI INDUSTRIAL TEAM

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Disclosure: All information provided herein is obtained from sources that we believe to be reliable, but has not been verified for accuracy or completeness. Any reliance on this information is solely at your own risk. Terms and conditions or change in price are subject to change without notice.

For Sale or Lease

Location

Located within The City of Doral which is home to the Miami Herald, Carnival Cruise Lines, US Southern Command and the Trump National Doral. Adjacent neighbor is WFOR-TV CBS. Just a few minutes away is access to Florida's Turnpike, Dolphin and Palmetto Expressways and the Miami International Airport.









About this Building

Class A Warehouse/Office located in Americas' Gateway Park, inside City of Doral.

ComReal is pleased to present this top-rated facility featuring 106,046 SF on 5.88 Acres. Built in 1990 with roof replaced in 2006. It offers spectacular 180-degree views of The Fingerlakes. Several terraces and executive offices overlook the lake. Main lobby entrance features indoor fountain and amazing glass atrium. Refrigerated rooms, dry warehouse, elegant offices on three floors and abundant parking fits multiple uses. Great opportunity for users and investors.

Strategically located just minutes away from major highways and Miami International Airport.

	BUILDING SIZE:	+/- 106,046 SF Total
	LOT SIZE:	+/- 5.88 Acres
	OFFICE TOTAL:	+/- 36,516 SF
	COOLER:	+/- 62,640 SF
	DRY WAREHOUSE:	+/- 6,890 SF
	LOADING:	22 Docks / 2 Ramps
	CLEAR HEIGHT:	20'
	PARKING:	207 Spaces

ComReal | Miami-Doral, LLC

8200 NW 41st Street, Suite 155 | Doral, FL 33166 // miamiindustrialteam@comreal.com // www.comreal.com // 786-433-2380



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Property Details

ADDRESS:	1800 NW 89th Place Doral, Florida 33172 Miami-Dade County
FOLIO:	35-30-33-0270-010
BUILDING:	+/- 106,046 Sq. Ft. total size with +/- 33,947 Sq. Ft. office, on 3 floors, with elevator; +/- 2,569 Sq. Ft. shipping offices; +/- 6,890 Sq. Ft. dry storage warehouse space; and +/- 62,640 Sq. Ft. refrigerated warehouse space.
YEAR BUILT:	1990
LAND SIZE:	5.88 acres
LOADING:	22 dock positions plus 2 concrete ramps. Each dock has a pit leveler.
CLEAR HEIGHT:	20' clear refrigerated area. 22' clear dry.
PARKING:	207 Spaces
SPRINKLERS:	Fully sprinklered
ZONING:	"I" – Industrial as defined by the City of Doral
PROPERTY TAXES:	\$149,202 for 2019 property taxes
UTILITIES:	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.
ROOF:	The roof was completely replaced in 2006
OFFICE EXPANSION:	In 1995, the office space was expanded by 2,560 sq. ft. in the southeast corner of the building.
WEBSITE:	www.DoralBuilding.com

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Property Photos



Refrigerated Loading Area



Fully Racked Warehouse



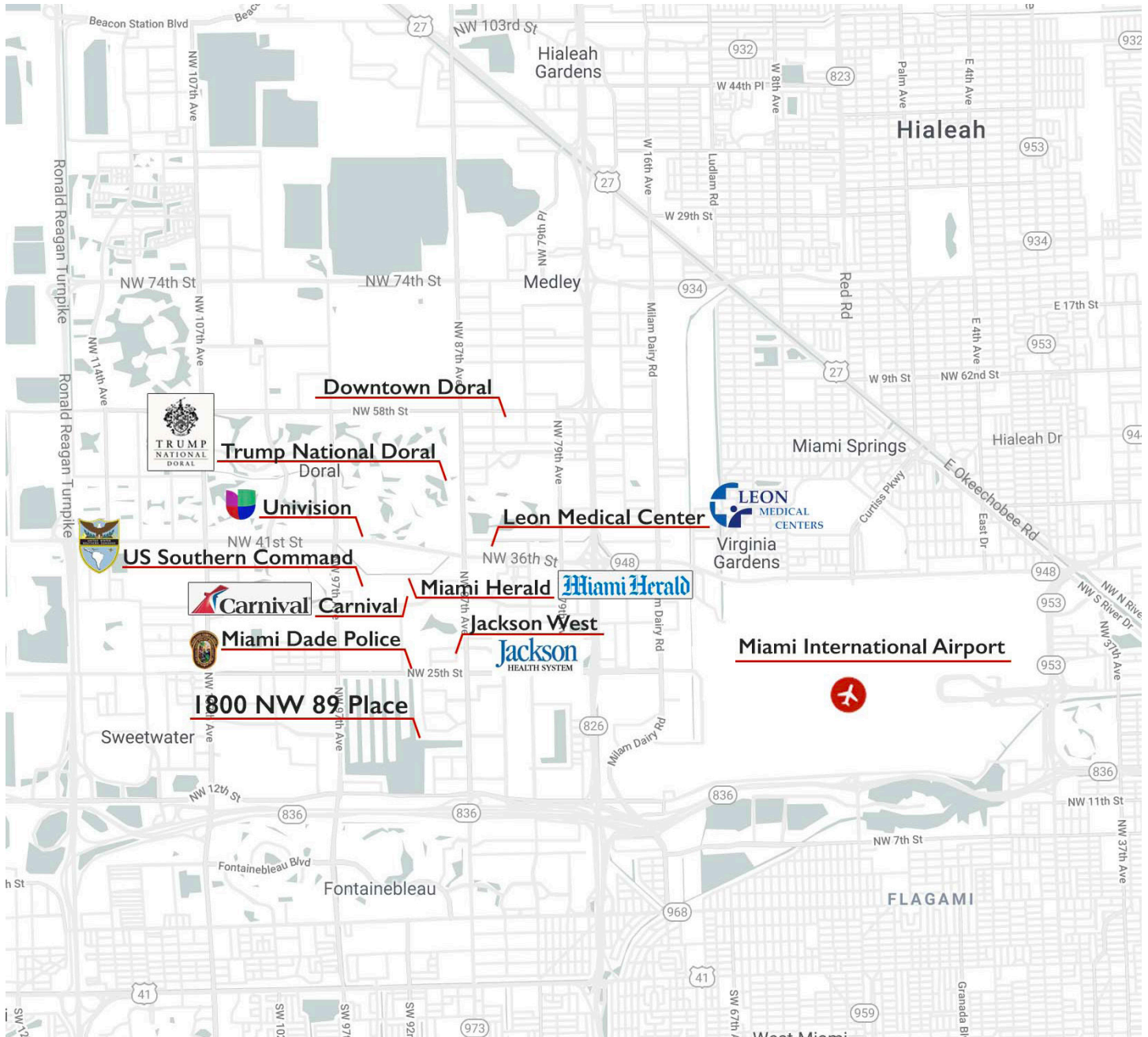
Main Building Entrance



Covered Loading Area

Local Map

1800 NW 89th PL | Doral, FL



Site Plan

1800 NW 89th PL | Doral, FL

