

FOR LEASE SHOWROOM / FLEX / WAREHOUSE

UNIQUE WAREHOUSE WITH RETAIL EXPOSURE IN THE HEART OF DORAL

9590 NW 25th Street, Doral, FL 33172



Property Overview:

- 9590 Building is a free standing ±29,915 SF commercial industrial building located on the corner of NW 25th Street and 96th Avenue in Doral, Florida. 9590 offers frontage on NW 25th Street and excellent visibility with ± 31,000 Vehicles Per Day (VPD). This property offers a Corporate Headquarter facility with the unique opportunity to lease showroom, flex, warehouse and executive office space with retail exposure. 9590 is available for immediate occupancy.
- **Property Highlights:**
 - ±29,915 square feet; ±21,085 SF with ±8,830 SF (office, showroom and assembly area)
 - 25 parking spaces with additional parking available evenings and weekends
 - Zoned IUC which allows industrial, showroom and retail use
 - Fully Air-Conditioned
 - Signage opportunity with excellent exposure on NW 25th Street
 - Fully renovated in 2016



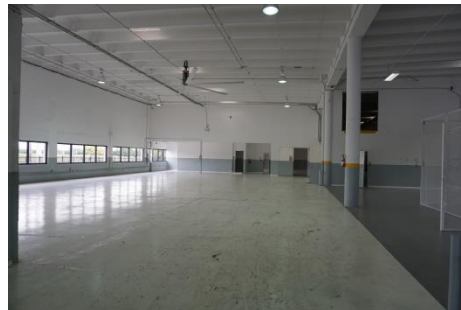
Building photo is a rendering with storefront glass option

Building Features:

- 22' Clear Height
- 6 Dock Height Recessed Loading Positions
- 3 Double Wide Truck Wells with Motorized Doors
- 1 Elevator and 5 Stairwells
- Gated and Fully Alarmed / Secured Property
- Finger Print Security System with Cameras
- Heavy Power with capacity up to 800 Amps
- 460 Volt 3 Phase
- Independent Transformer

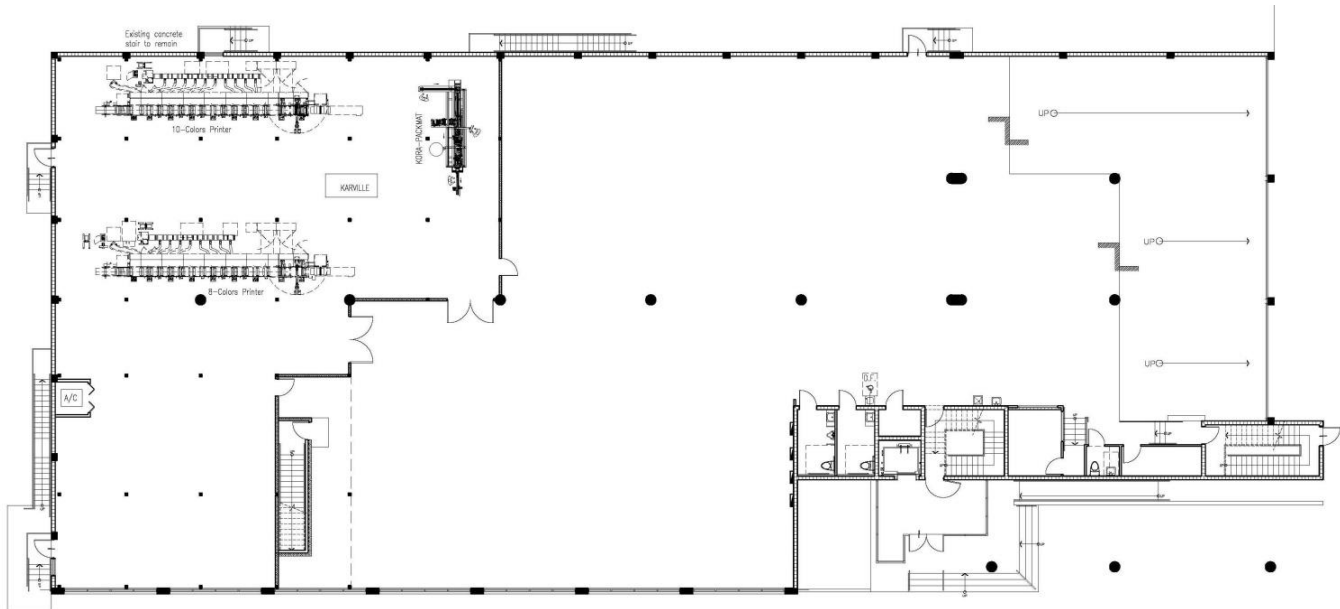
Potential Uses:

- Entertainment Facility
- School / Training Facility
- Church / Assembly Gathering
- Furniture Distributor
- Tile / Marble Distributor
- Electronics Distributor

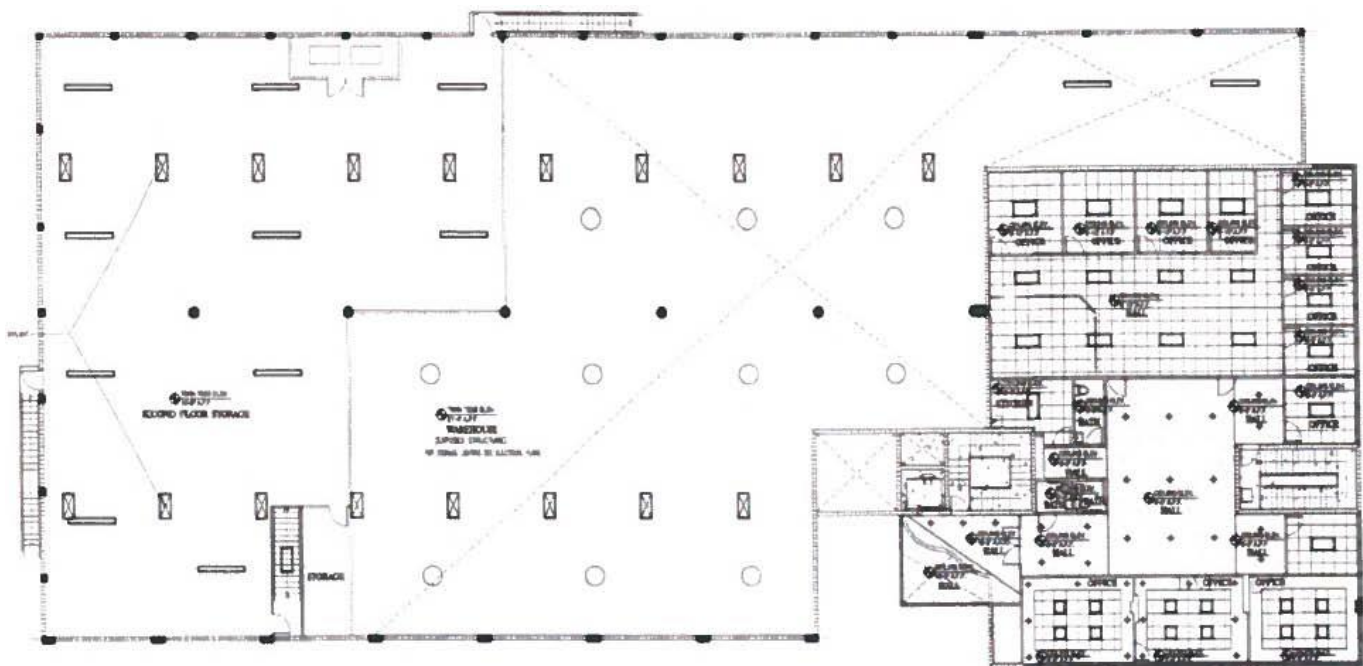


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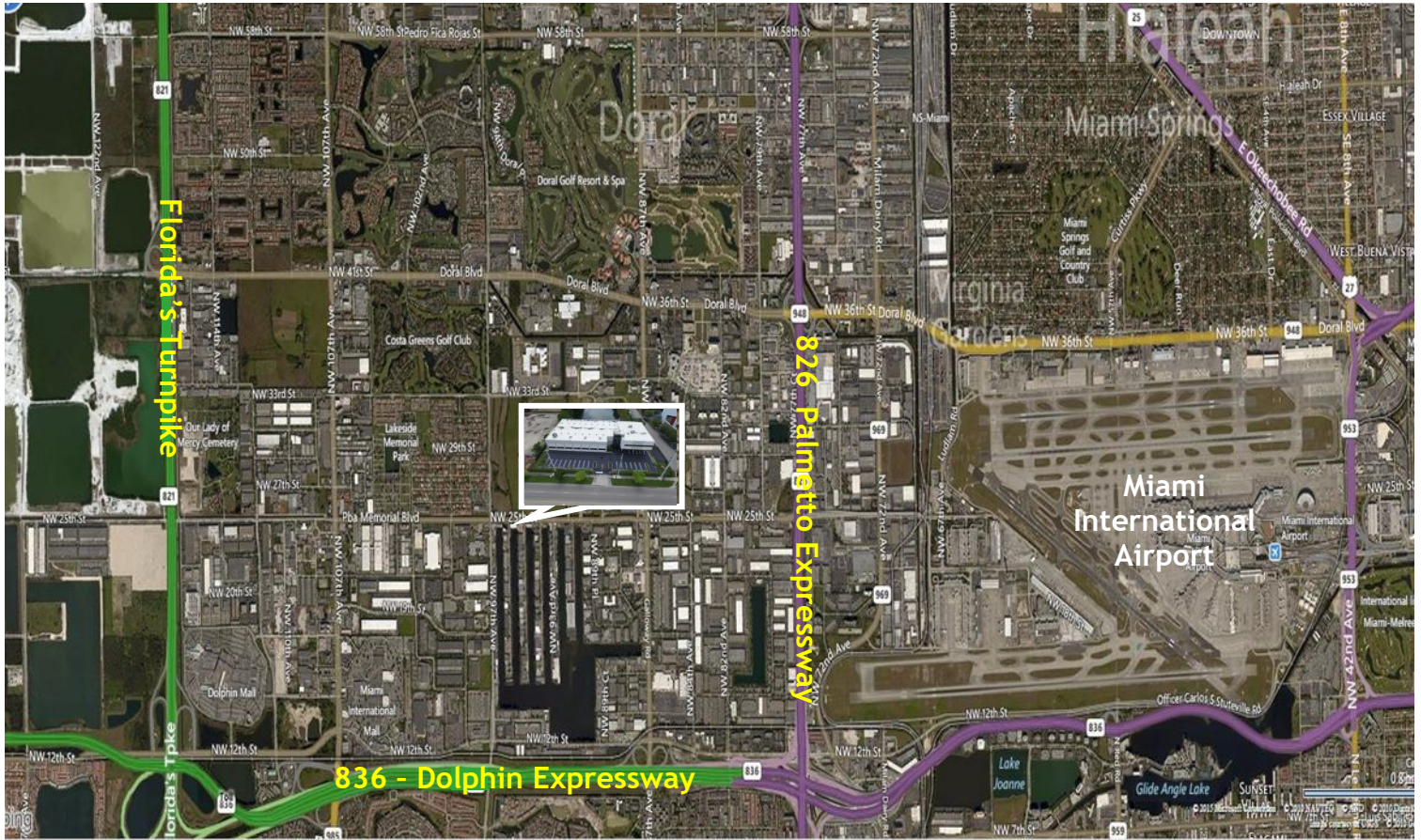
First Floor ±21,085 SF



Second Floor ±8,830 SF - Office, Showroom and Assembly Area



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Location Overview:

- 9590 is centrally located in the Airport West/Doral submarket on the corner of NW 25th Street & 96th Avenue.
- The City of Doral was the third fastest growing city in the nation in 2014.
- Florida's Turnpike is approximately 3.5 miles away
- 836 (Dolphin Expressway) is approximately 3.5 miles away
- 826 (Palmetto Expressway) is approximately 2 miles away
- Nearby amenities include various restaurants, banks, hotels and shopping centers.

For further information or to schedule a tour, please contact the Exclusive Leasing Agents:

State Street Realty
George Pino, SIOR, RPA
gpino@statestreetre.com
786.402.7387 (c)
8369 NW 12 Street
Doral, FL 33126

State Street Realty
Frank Trelles
ftrelles@statestreetre.com
786.302.1223 (c)
8369 NW 12 Street
Doral, FL 33126

State Street Realty
Ed Lyden
elyden@statestreetre.com
305.562.1001 (c)
8369 NW 12 Street
Doral, FL 33126

State Street Realty
Brian Cabiellas
bcabiellas@statestreetre.com
305.606.7109 (c)
8369 NW 12 Street
Doral, FL 33126

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