

A/C WAREHOUSE, DRY STORAGE AND OFFICE SPACE AVAILABLE FOR SUBLEASE



3450 NW 115TH AVE, DORAL, FL 33178 | ~ 35,000 SF

PROPERTY HIGHLIGHTS

~35,000 SF TOTAL AVAILABLE
+/- 10,000 SF A/C WAREHOUSE
+/- 15,000 SF DRY STORAGE WAREHOUSE
+/- 5,000 TO 10,000 SF OFFICE SPACE

15 DOCK HIGH POSITIONS WITH LEVELERS & 1 RAMP

24' CEILING HEIGHT

85 PARKING SPACES

GREAT FOR CAR STORAGE

EACH SPACE IS PART OF A FULLY SECURED, PROFESSIONALLY MANAGED LOGISTICS FACILITY

CLOSE PROXIMITY TO MAJOR HIGHWAYS AND MIA INTL AIRPORT

MONTH TO MONTH OPTIONS ALSO AVAILABLE



SUBLEASE RATE:

A/C WAREHOUSE: \$24.00 PSF (AVAILABLE IMMEDIATELY)
OFFICE SPACE: \$23.00 PSF (AVAILABLE IMMEDIATELY)
DRY STORAGE: \$20.00 PSF (AVAILABLE DECEMBER 1, 2025)



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SITE PLAN

