









WAREHOUSE SPACE IN DORAL

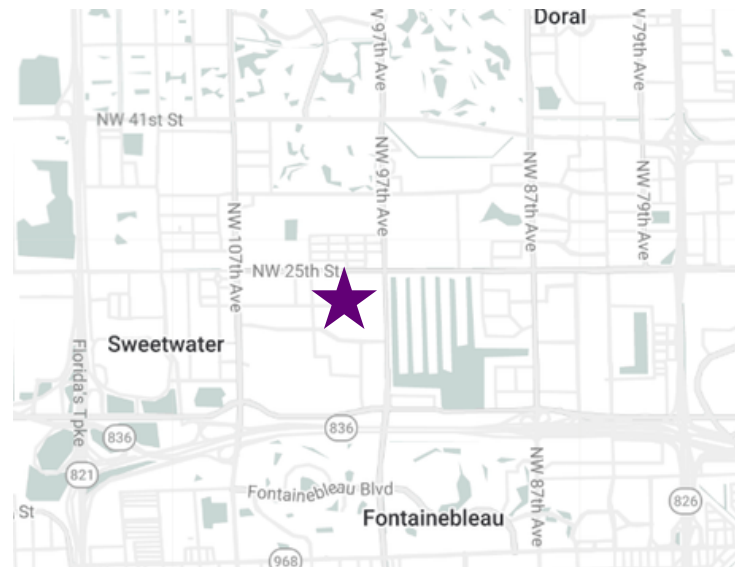
AVAILABLE FOR SALE



10200 NW 25 STREET, UNIT 113, MIAMI FL 33172 | ~ 7,384 SF

PROPERTY HIGHLIGHTS

- SQ. FT.** ±7,384 SF TOTAL | ± 196 SF OFFICE
-  1 DOCK DOOR & 1 RAMP
-  30' CLEAR CEILING HEIGHT
-  1 RESTROOM
-  USE: WAREHOUSE, LIGHT INDUSTRIAL, OR COMBINATION RETAIL/WAREHOUSE
-  AMPLE PARKING
-  HOA: \$2,829.00/ MONTH
-  2025 PROPERTY TAX: \$29,296
-  IN THE HEART OF DORAL, CLOSE TO MAJOR HIGHWAYS



ASKING PRICE:
\$2,400,000



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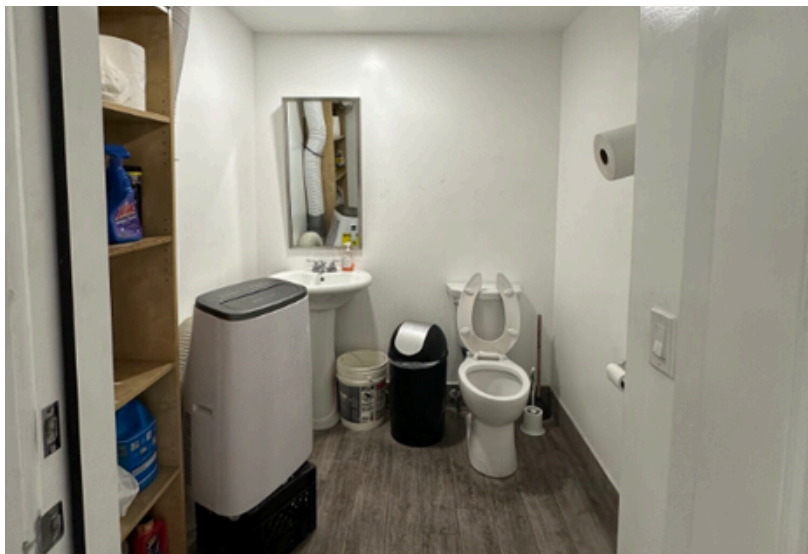
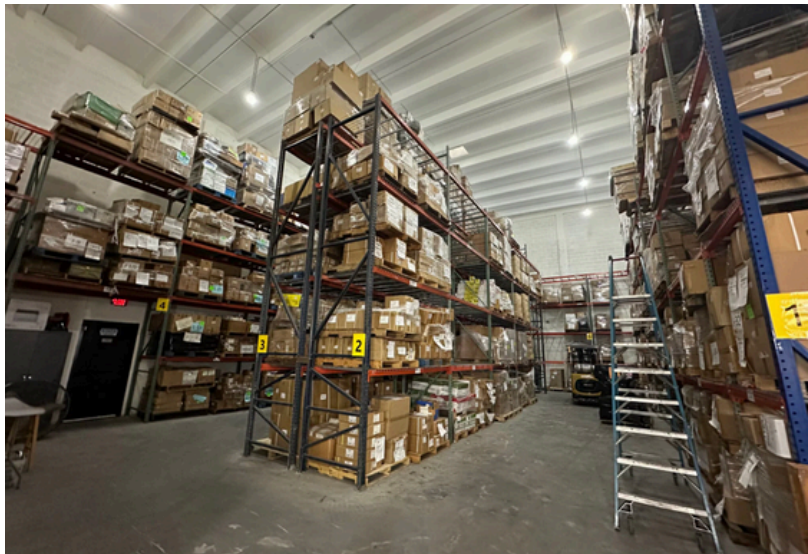
CAM

INCLUDED IN MONTHLY MAINTENANCE FEE:

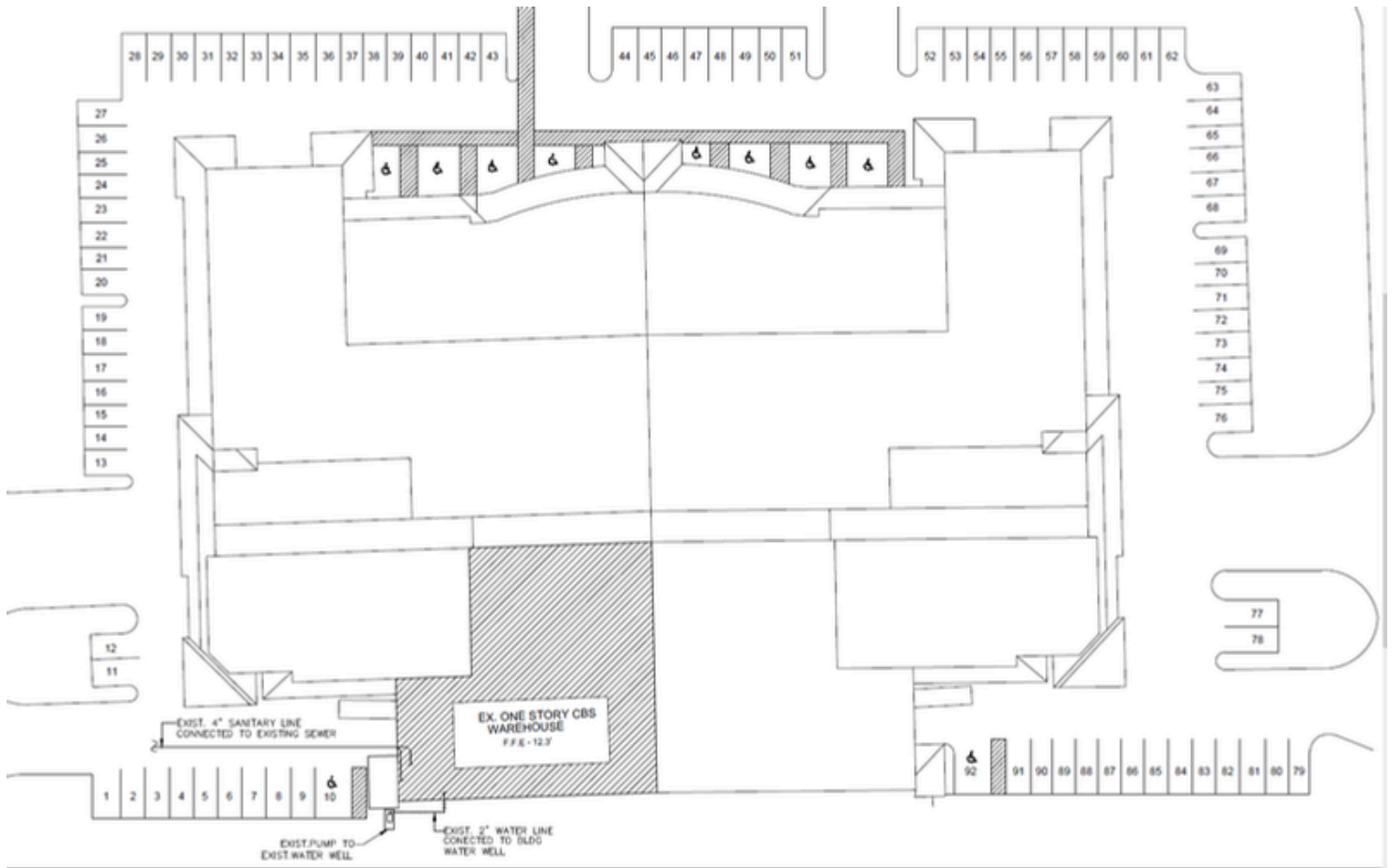
HOA: \$2,829.00/ MONTH

- Landscaping
- Parking lot maintenance & lighting
- Property management fees
- Cleaning of the common areas
- Repairs of common areas
- Trash removal
- Exterior building maintenance
- Insurance of infrastructure & roof

PHOTOS



SITE PLAN



SITE PLAN 
SCALE: 1/32"=1'-0"

PARKING SPACES REQUIREMENTS	
TOTAL NUMBER OF DROP OFF PARKING SPACES REQ.	TOTAL NUMBER OF REQ. DROP OFF PARKING SPACES
1 TO 25	21 OCCUPANCY LOAD/25 = 1 PARKING SPACE