

# FREE-STANDING INDUSTRIAL BUILDING AVAILABLE FOR SALE & LEASE

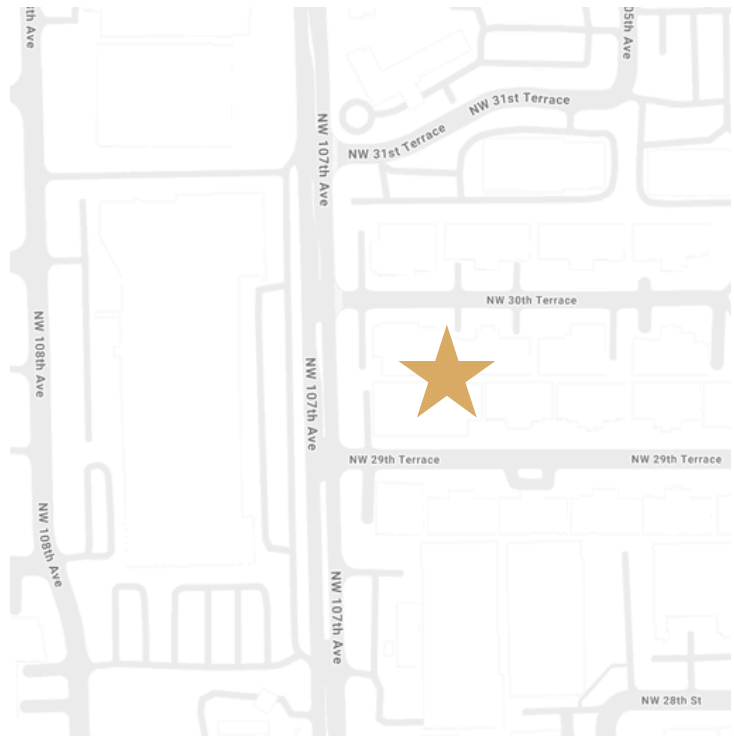


**3071 NW 107 AVENUE, DORAL, FL 33172 | ~ 12,860 SF**

## PROPERTY HIGHLIGHTS

- ~ 12,860 SF TOTAL
- ~ 1,200 SF OFFICE (1ST FLOOR)
- ~ 1,200 SF OFFICE (2ND FLOOR OPEN AREA WITH TWO PRIVATE OFFICES)
- ~ 10,460 SF WAREHOUSE
- FULLY AIR-CONDITIONED
- 2 DOCK HIGH DOORS + 1 RAMP
- 20' CEILING HEIGHT
- 19 PARKING SPACES
- BUILT IN 2000
- ELEVATOR

GREAT LOCATION!!!! CLOSE PROXIMITY TO FL TURNPIKE AND SR826



**ASKING PRICE:**  
**CALL FOR PRICING**

**LEASE RATE:**  
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