100% AIR CONDITIONED

8855 NW 35TH LANE
DORAL, FLORIDA 33172

FREESTANDING INDUSTRIAL BUILDING MINUTES FROM MIA AIRPORT

FOR LEASE
±33,000 SF

CUSHMAN & WAKEFIELD

PROPERTY OVERVIEW

Cushman & Wakefield of Florida, LLC, acting as exclusive advisor, is pleased to offer for lease a fully air conditioned freestanding property located at 8855 NW 35th Lane in Doral, Florida. The Property comprises 31,290 SF with two street level doors and is situated in a heavily populated airport submarket. The Property is located on NW 36th Street and NW 87th Ave in Doral, offering a multitude of amenities and access points. The Property offers easy access to all major throughways, including the Dolphin Expressway, Palmetto Expressway, I-95, and the FL Turnpike.

This unique building presents the occupier an opportunity to lease an asset in one of South Florida's most valued and dynamic submarkets, convenient to transportation, an abundance of nearby amenities and close proximity to Miami International Airport. Proposed uses include; retail, automotive, manufacturing, aerospace, showroom, R&D, office, warehouse, lab and/or service.

LEASE RATE: $18.50 SF/NNN

±33,000 SF	±4,000 SF	1997	FULLY	I-7600	24'	3 PHASE	2
BUILDING SIZE	OFFICE/SHOWROOM AREA (TWO STORY)	YEAR BUILT	AIR CONDITIONED	INDUSTRIAL INTENSIVE USE: WAREHOUSE/STORAGE	CLEAR HEIGHT	HEAVY POWER	12' x 14' GRADE LEVEL DOORS

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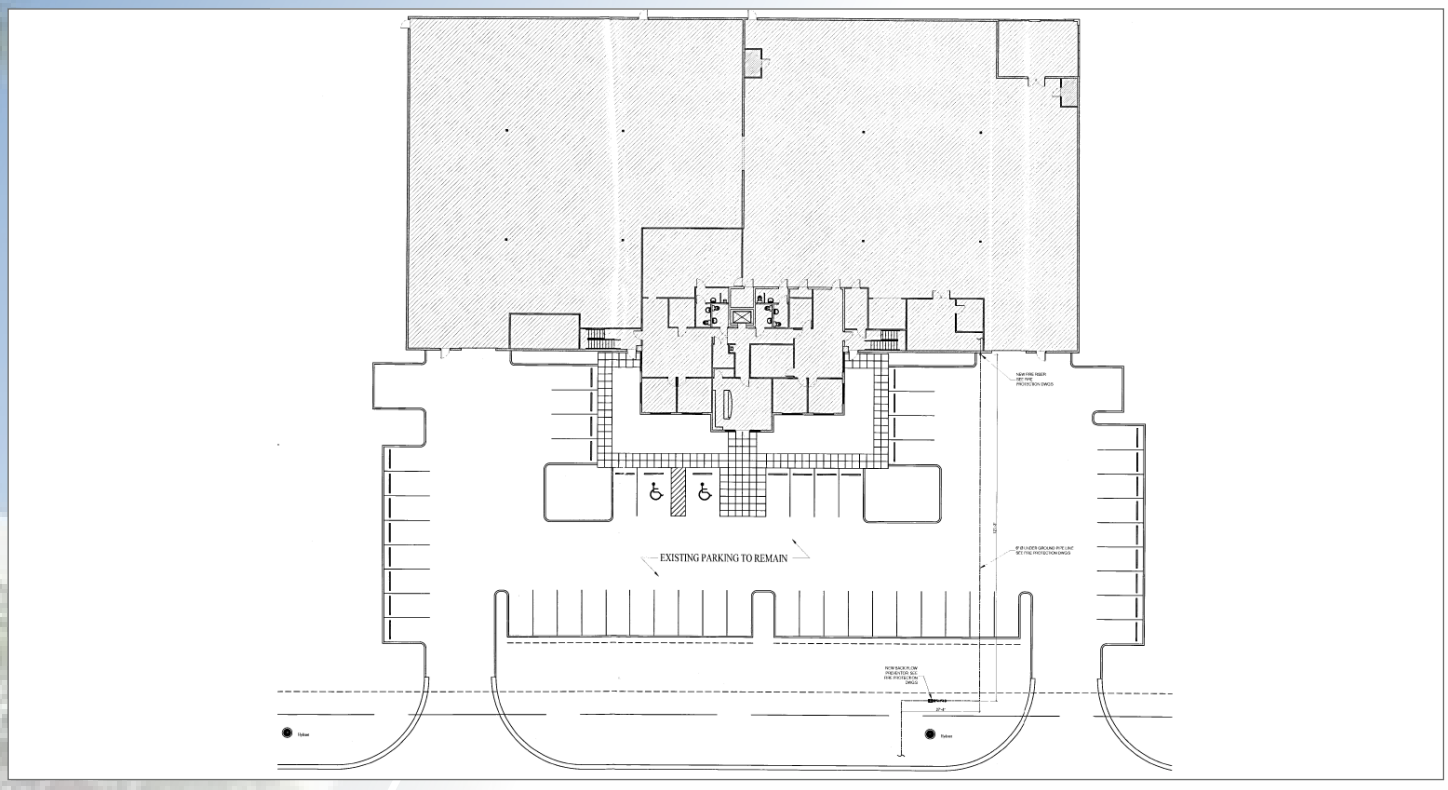
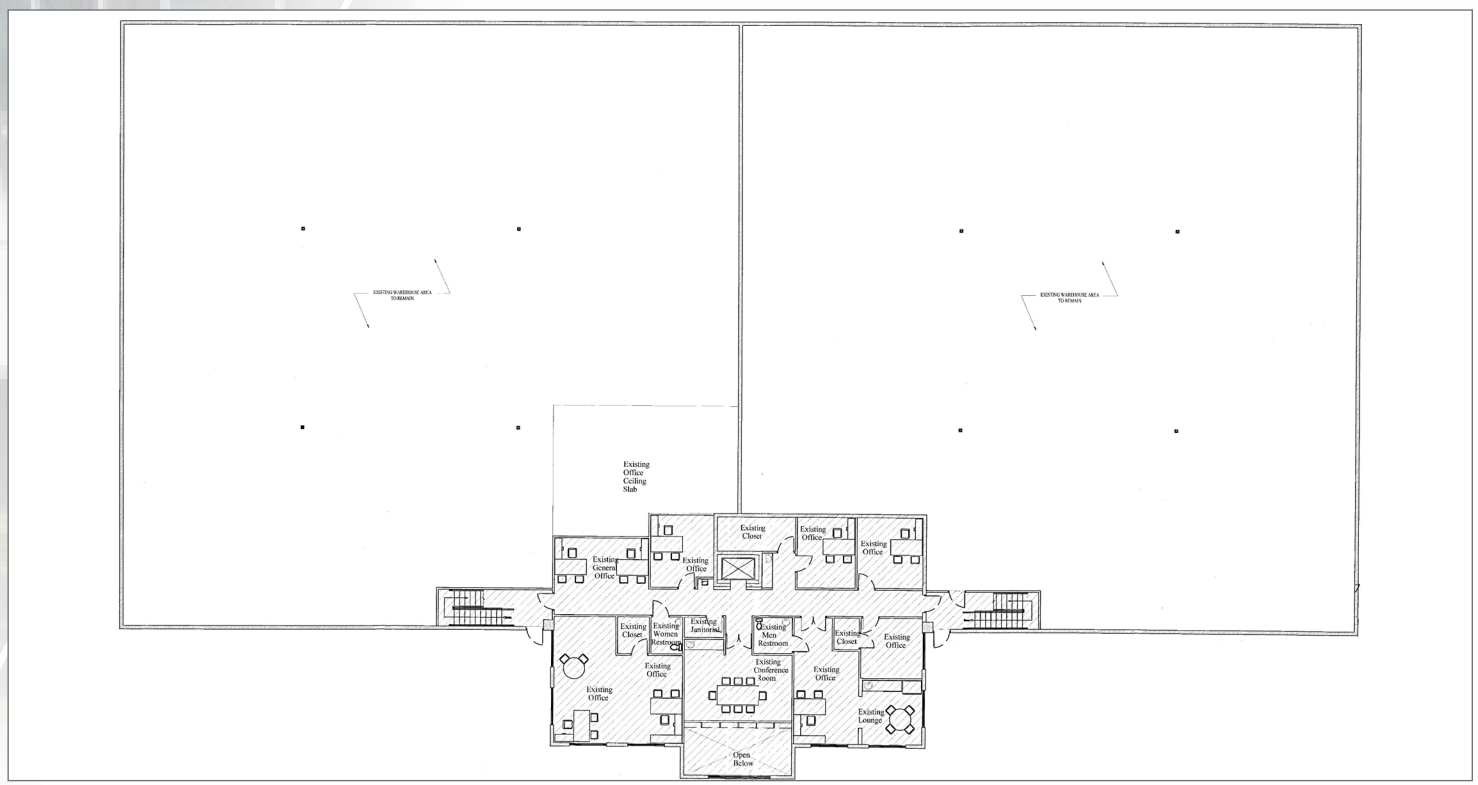
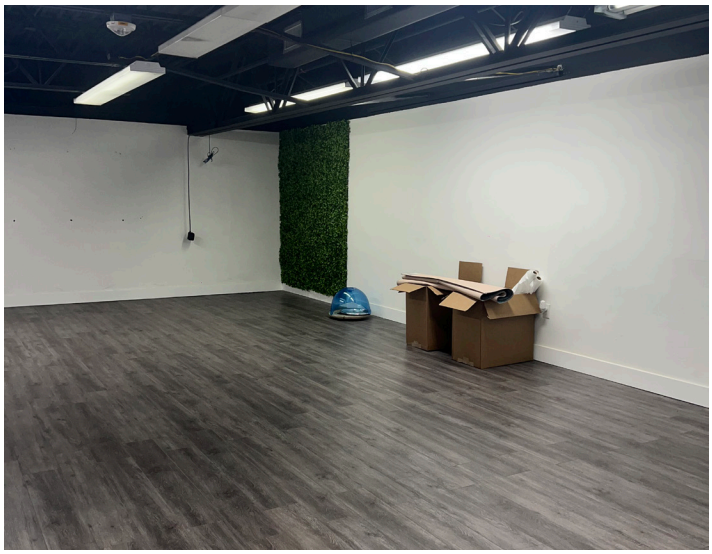
FLOOR PLAN - 1ST FLOOR OFFICE/WAREHOUSE



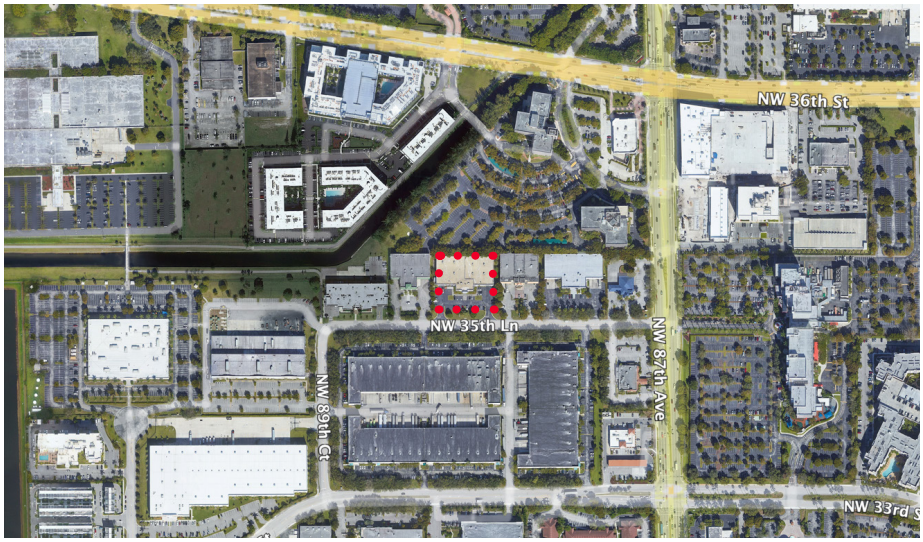
FLOOR PLAN - 2ND FLOOR OFFICE



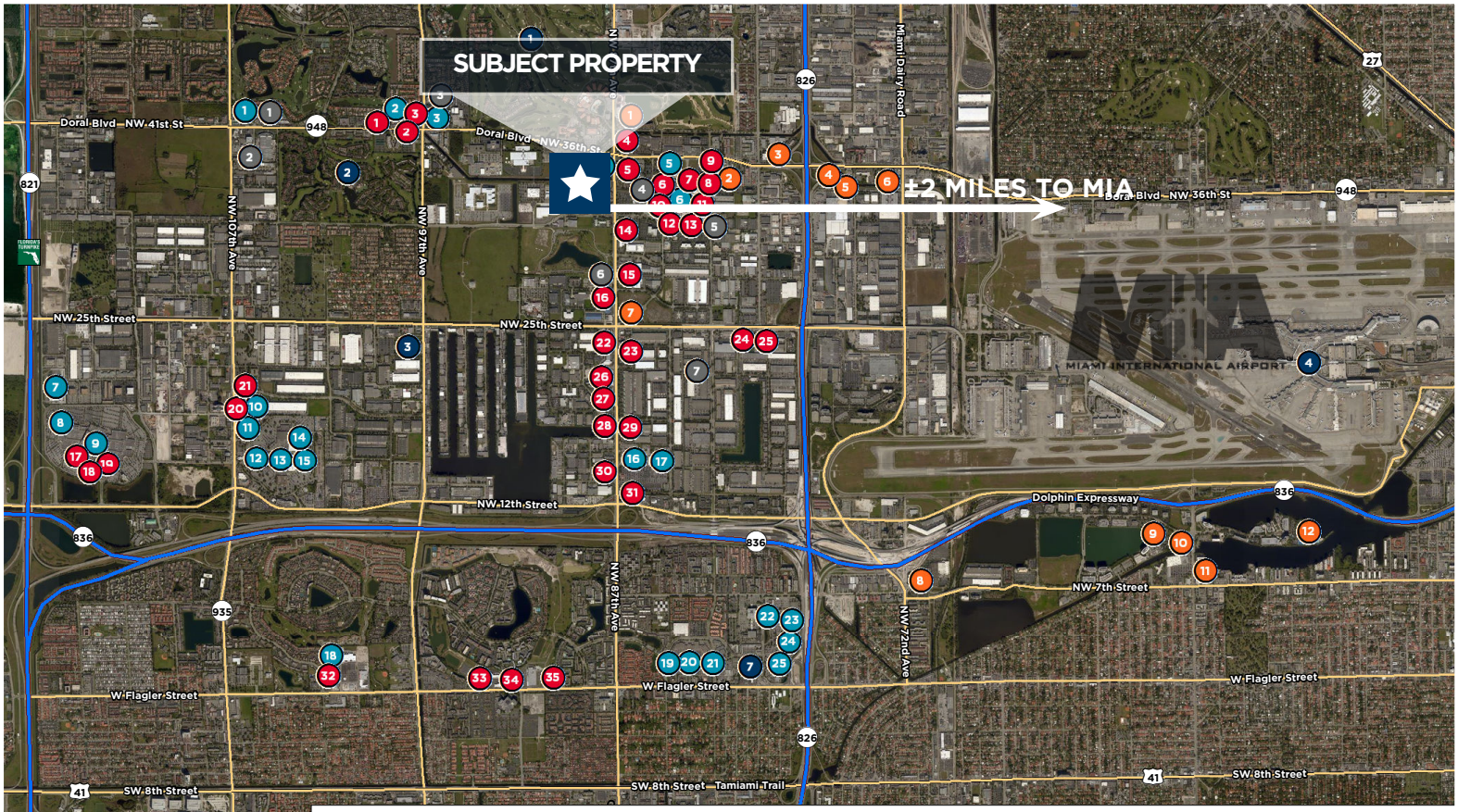
PHOTOS



SHIPPING
AND
RECEIVING
TOW-AWAY
ZONE
ALPINE
305-889-2800


NW 36th St
NW 35th Ln
NW 87th Ave
NW 89th Ct
NW 33rd

KESSEP
BEAUTY LABORATORIES
DORAL



Dining

1. Original Pancake House
2. Five Guys
3. Panera Bread
4. Carolina Ale House
5. Lime Fresh
6. BurgerFi
7. Perinola Table & Bar
8. City Works
9. Cooper's Hawk Winery
10. The Cheese Course
11. Brimstone Grill
12. King's Dining Entertainment
13. Salsa Fiesta
14. Miller's Ale House
15. Anthony's Coal Fired Pizza
16. Sushi Sake
17. The Cheesecake Factory
18. Texas de Brazil
19. P.F. Chang's
20. Jimmy John's
21. Moe's Southwest Grill
22. Wendy's
23. McDonald's
24. Brazavia Steakhouse
25. Starbucks
26. Chipotle
27. Sukhothai Thai
28. Longhorn Steakhouse
29. Red Lobster
30. Taco Bell
31. Flanigan's Seafood
32. PDQ
33. Chick-Fil-A
34. Carrabba's
35. Texas Roadhouse

Shopping

1. Winn Dixie
2. Publix
3. Walgreens
4. CVS Pharmacy
5. The Fresh Market
6. CityPlace Doral
7. IKEA
8. Bass Pro Shops
9. Dolphin Mall
10. Bed Bath & Beyond
11. Petco
12. Macy's
13. Miami International Mall
14. JcPenney
15. Kohl's
16. Walmart
17. Sam's Club
18. Target
19. Publix
20. Flagler Plaza
21. Petsmart
22. The Home Depot
23. Costco
24. Mall of the Americas
25. Ross

Fitness

1. LA Fitness
2. Orangetheory
3. CrossFit Doral
4. Cyclebar
5. Legacy Fit Doral
6. Onyx Signature Gym
7. Doral Fitness

Hotels

1. Marriott Villas
2. Hyatt Place Airport
3. Courtyard by Marriott
4. Four Points by Sheraton
5. Hilton Garden Inn
6. ALoft Miami Airport
7. InterContinental Doral
8. DoubleTree by Hilton
9. Pullman Miami Airport
10. Hyatt House Airport
11. Hampton Inn
12. Hilton Miami Airport

Points of Interest

1. Trump National Doral
2. Costa Greens Golf Club
3. Albizu University
4. Miami International Airport
5. Florida Intl. University
6. Miami-Dade Expo Center
7. Leon Medical Hospital

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