

**REDUCED!!!**

# FOR SALE

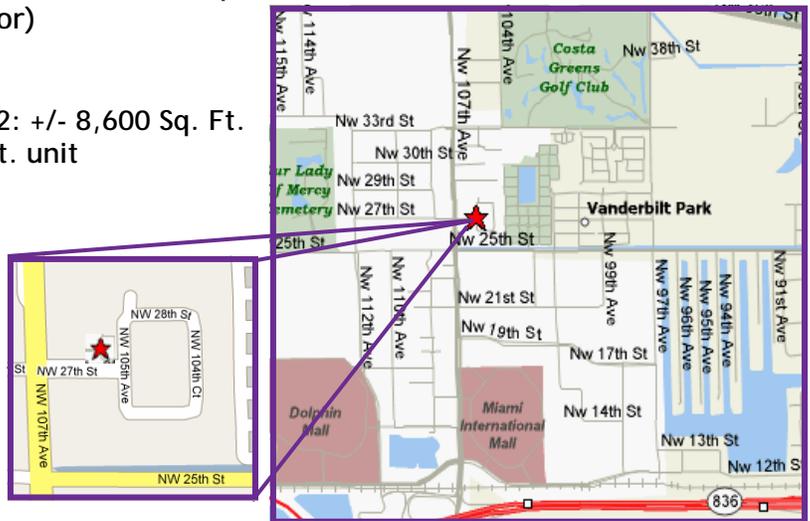
**+/- 19,000 Total Sq. Ft.**

**Office / Showroom / Warehouse Freestanding Building**



**10505 NW 27 Street, Doral FL**

- Single Building with an Elevated Lot Size of +/- 41,861 Sq. Ft.
- +/- 19,000 Total Sq. Ft. (Only One Floor)
- +/- 14,500 Sq. Ft. of Warehouse
- +/- 4,500 Sq. Ft. of Office
- Consists of 2 Units #1: +/- 10,400 and #2: +/- 8,600 Sq. Ft.
- Easy conversion to one +/- 19,000 Sq. Ft. unit
- CBS / Concrete Construction
- "Twin - T" Concrete Roof
- 4 Dock High Doors plus 1 Ramp
- 24'+ Ceiling Height
- 4 Bathrooms
- Parking Ratio: +/- 1.20 per 1,000SF
- Corner Location
- Built in 1997
- **Unique Location:** One block from NW 107 Avenue but on low traffic loop
- Easy containers' access without parking interference
- Presently Leased



**Asking Price: ~~\$3,135,000~~ \$2,800,000 FIRM**

**Reshma Parvani**

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Offered Exclusively By:

**PARVANI**  
commercial group inc.

10850 NW 21 Street, Ste#110 · Miami, FL 33172

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Note: This offering subject to errors, omissions, prior sale or withdrawal without notice

## Aerial View



## Unit #1 (Facing South)



## Unit #2 (Facing East)



## Dock High Doors and Ramp

