

# DOLPHIN

## COMMERCE CENTER

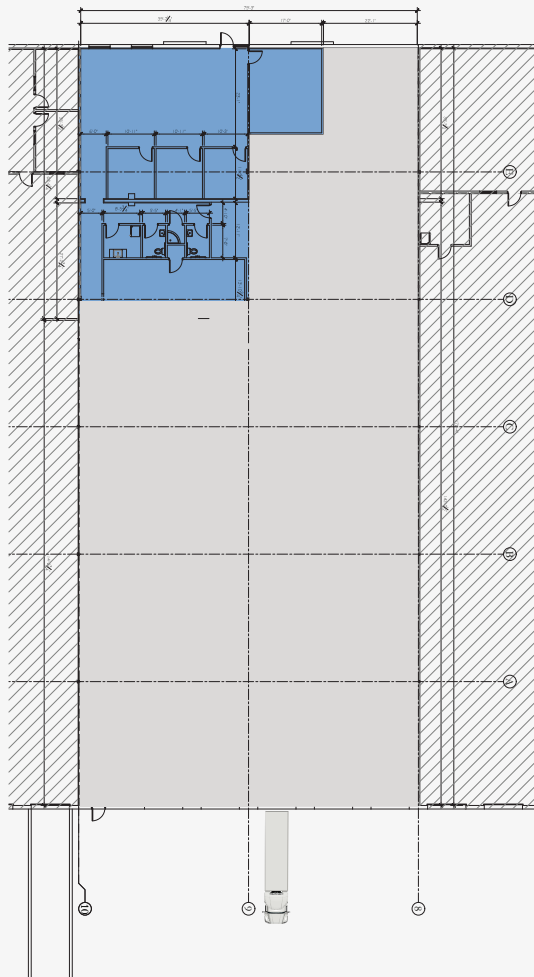
11350 NW 25<sup>TH</sup> STREET, DORAL

±14,489 SF  
FOR LEASE



## SUITE 104

AVAILABLE SF	±14,489 SF
OFFICE SF	±2,900 SF
WAREHOUSE SF	±11,589 SF
CLEAR HEIGHT	24'
LOADING	5 dock positions (landlord will construct a ramp)
POWER	1200 amps
AVAILABLE	Immediately
LEASE RATE	\$19.95 NNN + \$5.16 OpEx



**Dolphin Commerce Center is a Class A Industrial Park totaling 709,480 SF in five buildings. Ideally located in the highly sought-after Doral market, the buildings feature highly functional specifications including tilt-up concrete construction, 24'–28' clear heights, 125'–160' (shared) truck court depths, ample 1.4 : 1,000 SF car parking ratio and pleasing curb appeal.**







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