

# FOR LEASE

## Fully AC Warehouse / Office

THE *Keyes* CO.



2350 NW 96th AVE  
Doral, FL 33172

**FOR MORE INFORMATION, PLEASE CONTACT:**

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# Property Details

2350 NW 96th AVE. Doral, FL 33172



## Property Summary

Address	2350 NW 96th Ave Doral, FL 33172
Folios	35-3033-008-0060
Building Size	8,719 SF
Height	16' Clear
LotSize	37,500 SF
Year Built	1982
Parking	31+ Spaces
Zoning	I, Intensive Use

**Asking Rent**  
***\$17,000/ Month NNN***

## Property Description

- Office / Warehouse combination in the Fingerlakes.
  - Warehouse: 5,178 SF
  - Office: 3,093 SF
  - Mezzanine: 448 SF
- Fully Air Conditioned
- Full Production Studio with control/tech room
- Acoustic ceilings with wiring in place & sound insulation foam on walls and ceilings
- 16' clear warehouse height (floor to wiring systems)
- 3-Phase electrical, 1,200 Amp capacity
- 1 drive-in loading door (14' height)
- Gated property, free-standing building
- Excellent location, only 10 minutes from Miami International Airport

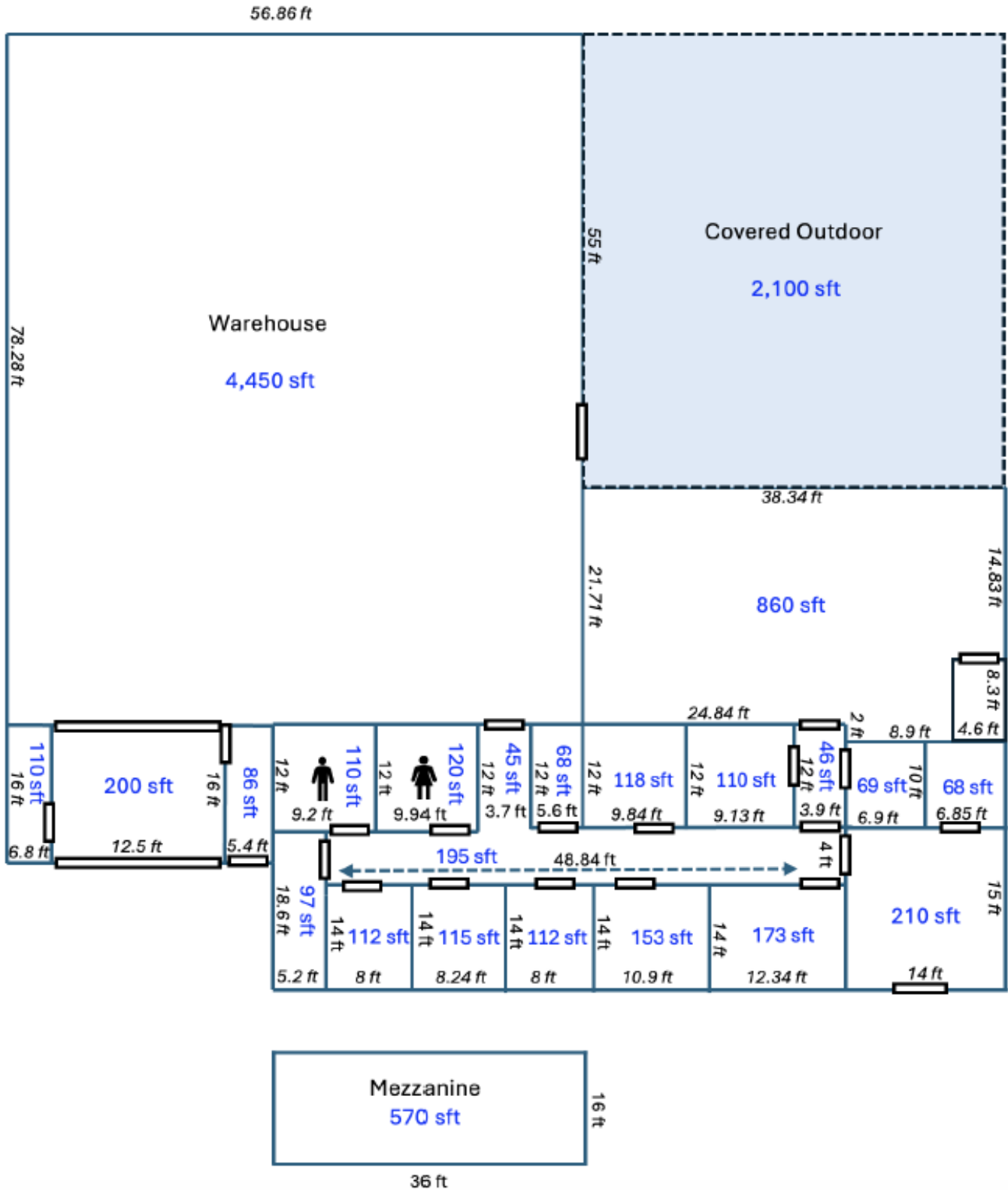
# Floor Plan

2350 NW 96th AVE. Doral, FL 33172



# Floor Plan

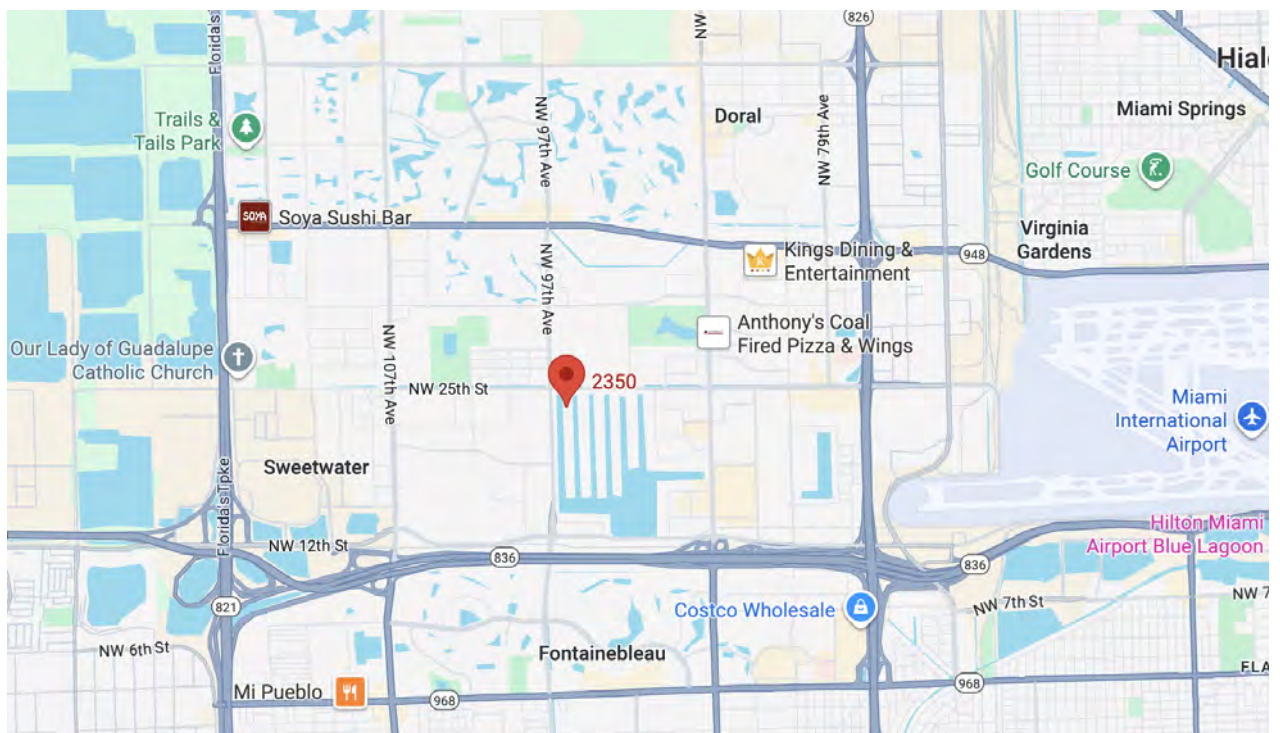
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# Areal View & Location Map

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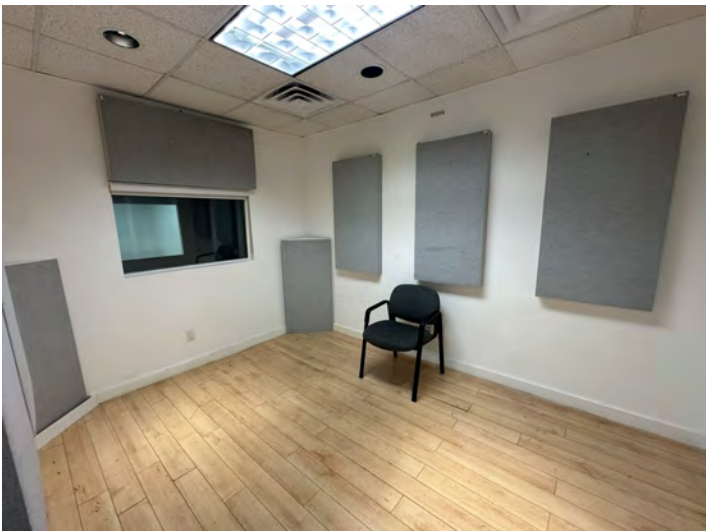
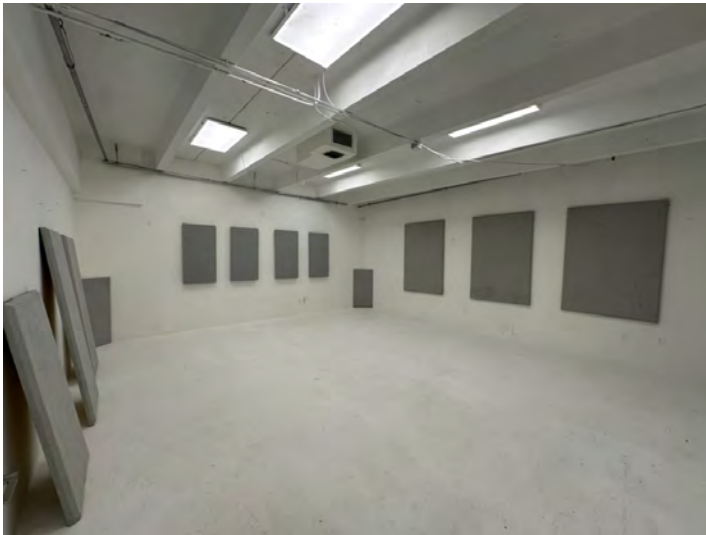
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# Property Photos

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