



## America's Gateway Park

**2196 NW 89th Place, Doral, FL 33172**

Americas Gateway is located in the heart of Doral off of NW 87th Avenue and NW 25th Street. This park offers great frontage and proximity to all major thoroughfares - The Dolphin Expressway, Palmetto Expressway, Florida Turnpike, Interstates 75 and 95.

**Institutionally owned  
and managed**

**Located in the desired  
market of Airport West**

**2 miles from SR 836,  
Palmetto Expressway  
(with access to Florida's  
Turnpike, I-95 and I-75).**

**3 miles from Miami  
International Airport**

**8 miles from Port of Miami**



### Specifications

**15,000 SF**  
TOTAL AVAILABLE SPACE

**2,645 SF**  
OFFICE AREA

**12,355 SF**  
WAREHOUSE AREA

**1.00/1,000**  
PARKING RATIO

**3**  
DOCK POSITIONS

**1**  
RAMP

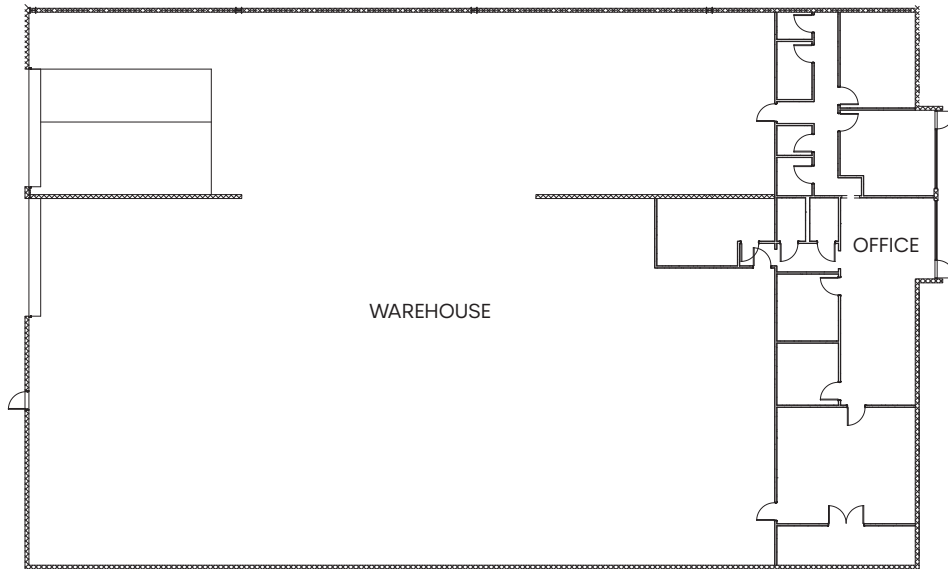
**20'**  
CLEAR HEIGHT

**40'x40'**  
COLUMN SPACING

**Asking rate**  
UPON REQUEST



### FLOORPLAN



### Contacts



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