

### America's Gateway Park

### 2186 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.

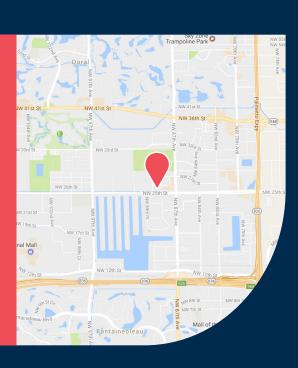
Institutionally owned and managed

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



9,992 SF
TOTAL AVAILABLE SPACE

2,695 SF OFFICE AREA

7,297 SF WAREHOUSE AREA

1.00/1,000 PARKING RATIO

2 DOCK POSITIONS

1 RAMP

40'x40'
COLUMN SPACING

Asking rate UPON REQUEST

## **Photos**

# **Brookfield**Properties







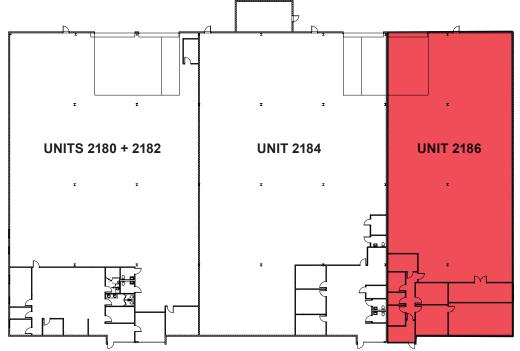








#### **FLOORPLAN**





### **Contacts**



Audley Bosch D 305 960 8404 audley.bosch@jll.com Matt Maciag D 305 960 8409 matt.maciag@jll.com **Juan Mazuera** D 305 960 8445 juan.mazuera@jll.com **Fazel Ahsan**D 647 438 7617
fazel.ahsan@brookfieldproperties.com