

Americas' Gateway Park Building

Available for Sale



Property Address:
1800 NW 89th Place
Doral, FL 33172

Available:
+/- 106,046 Sq. Ft.
on +/- 5.88 Acres

Property Website:
www.doral-building.com

ComReal
MIAMI - DORAL, LLC

Property Summary

Property Description

ComReal is proud to present Doral's premier freestanding industrial and office **headquarters building**. This top-rated asset offers a rare opportunity for a single user or investor to command **106,046 SF facility** situated on an expansive **5.88 acre site**. Designed to appeal, the main lobby entrance features a signature indoor fountain and a stunning glass atrium, establishing an immediate sense of corporate prestige.

Engineered for high-performance users, the building's infrastructure is tailored for industries requiring 100% uptime and high-density staffing, **such as medical, government, education, aviation, or pharmaceutical sectors**.

Abundant Power: Equipped with a full backup generator to ensure uninterrupted operations.

High-Density Parking: 207 dedicated spaces, an exceptional ratio for industrial assets, accommodate large-scale office or warehouse workforces.

Lifestyle Integration: Multiple terraces and executive offices provide spectacular 180-degree views of the Fingerlakes, creating a world-class environment for employee retention.

Unique Asset in a Restricted Market: In a market defined by near-zero vacancy for specialized assets of this caliber, the Americas' Gateway Park Building stands as a true "trophy" acquisition. It is a rare find for the Doral market, representing the only available building of this size currently offered for sale.

Unmatched Versatility & Connectivity: Currently configured as a Refrigeration Ready facility with extensive cooler space, the building can also serve as high-quality Dry Space to suit logistics, aviation, or e-commerce requirements

Superior Connectivity: Strategically located minutes from Miami International Airport with immediate access to the Florida Turnpike, Dolphin Expressway (SR 836), and Palmetto Expressway (SR 826).



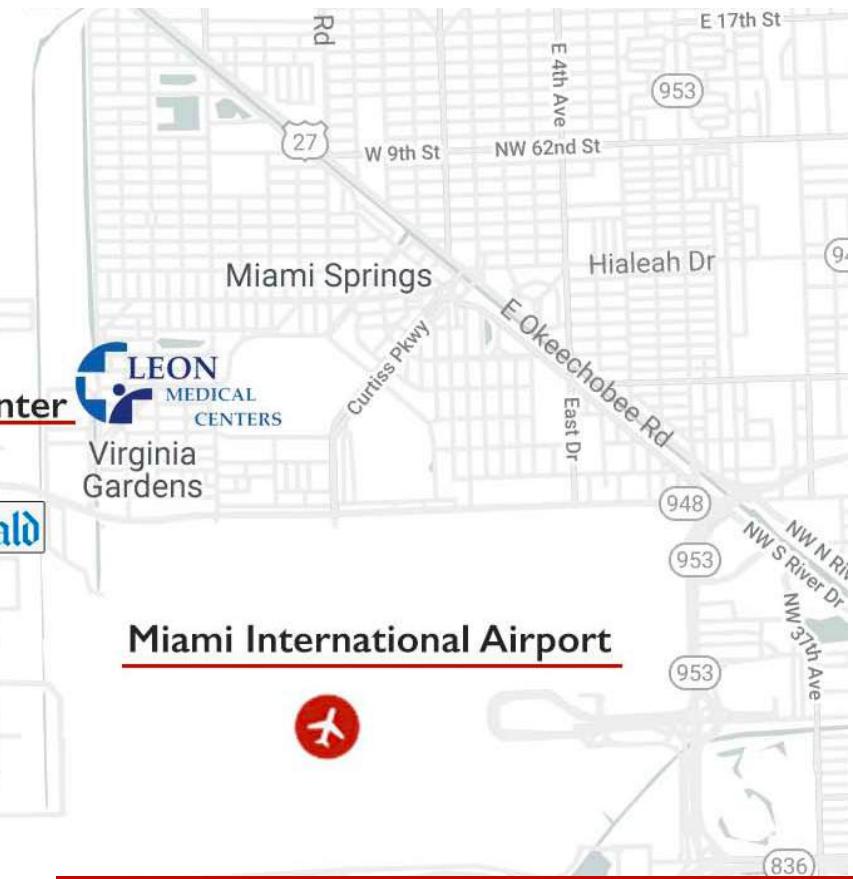
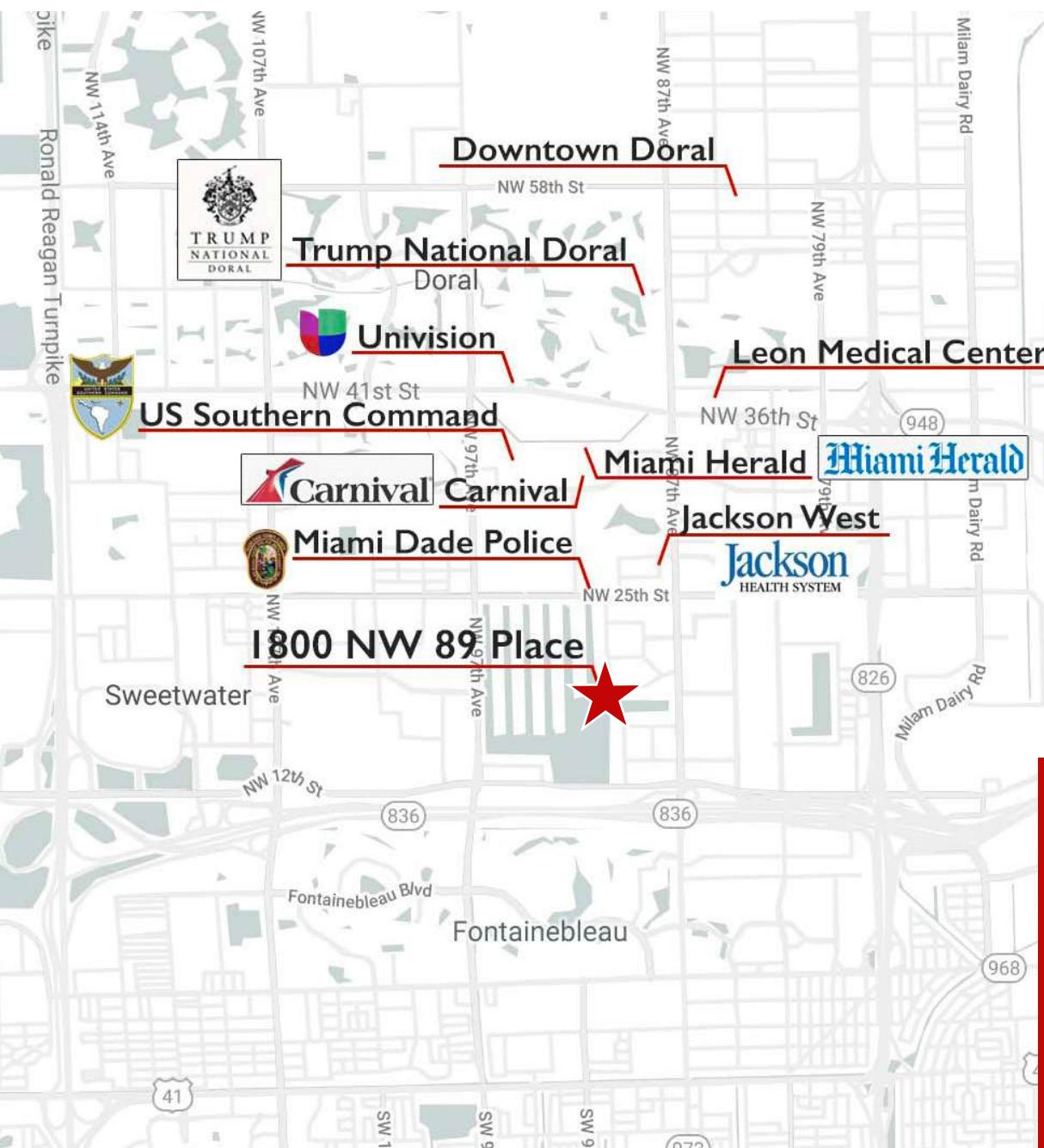
Property Details

Address:	1800 NW 89th Place, Doral, FL 33172
Folio:	35-30-33-0270-010
Building:	+/- 106,046 Sq. Ft. total size with +/- 74,530 Sq. Ft. warehouse, +/- 31,516SF office, on 3 floors, with elevator.
Year Built:	1990
Land Size:	5.88 acres
Loading:	22 dock positions plus 2 concrete ramps. Each dock has a pit leveler.
Clear Height:	20' clear refrigerated area. 22' clear dry
Parking:	207 Spaces
Sprinklers:	Fully sprinklered
Zoning:	"I" - Industrial as defined by the City of Doral
Property Taxes:	\$262,034.82 for 2025 property taxes
Utilities:	Electrical service provided by Florida Power & Light. There is 3-phase power with over 1,000 amps now available. Water and sewer is provided by Miami-Dade County.
	Unmatchable lake views of Fingerlakes

This property is available for Sale or Lease to accommodate long-term investment strategies.



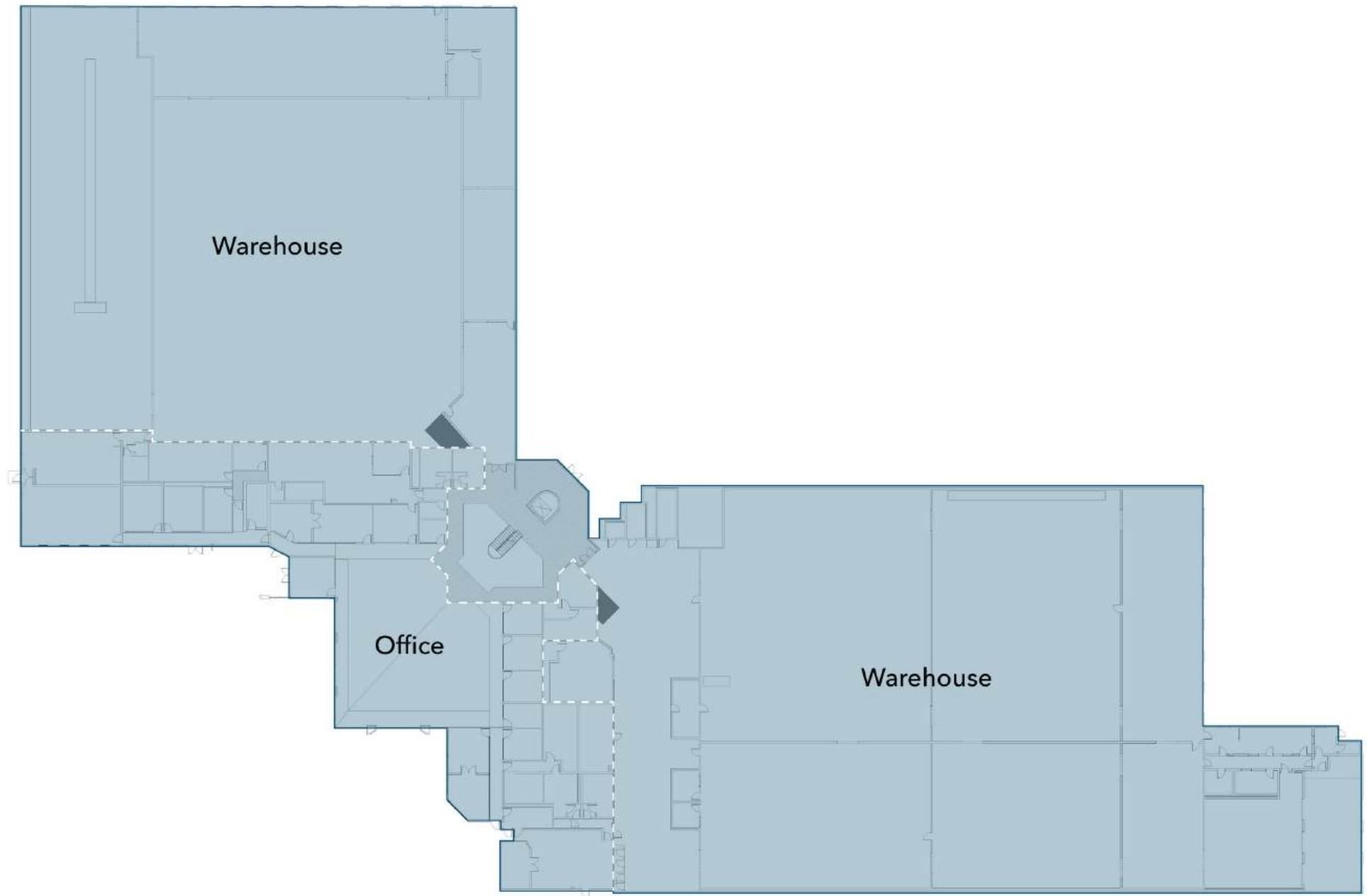
Property Map



Distance To

SR 836:	1 mile
SR 826:	2.8 miles
Miami International Airport:	6.7 miles
Florida's Turnpike:	7 miles
I-95:	10 miles
Brickell - Downtown Miami:	11 miles

Property Floor Plan



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