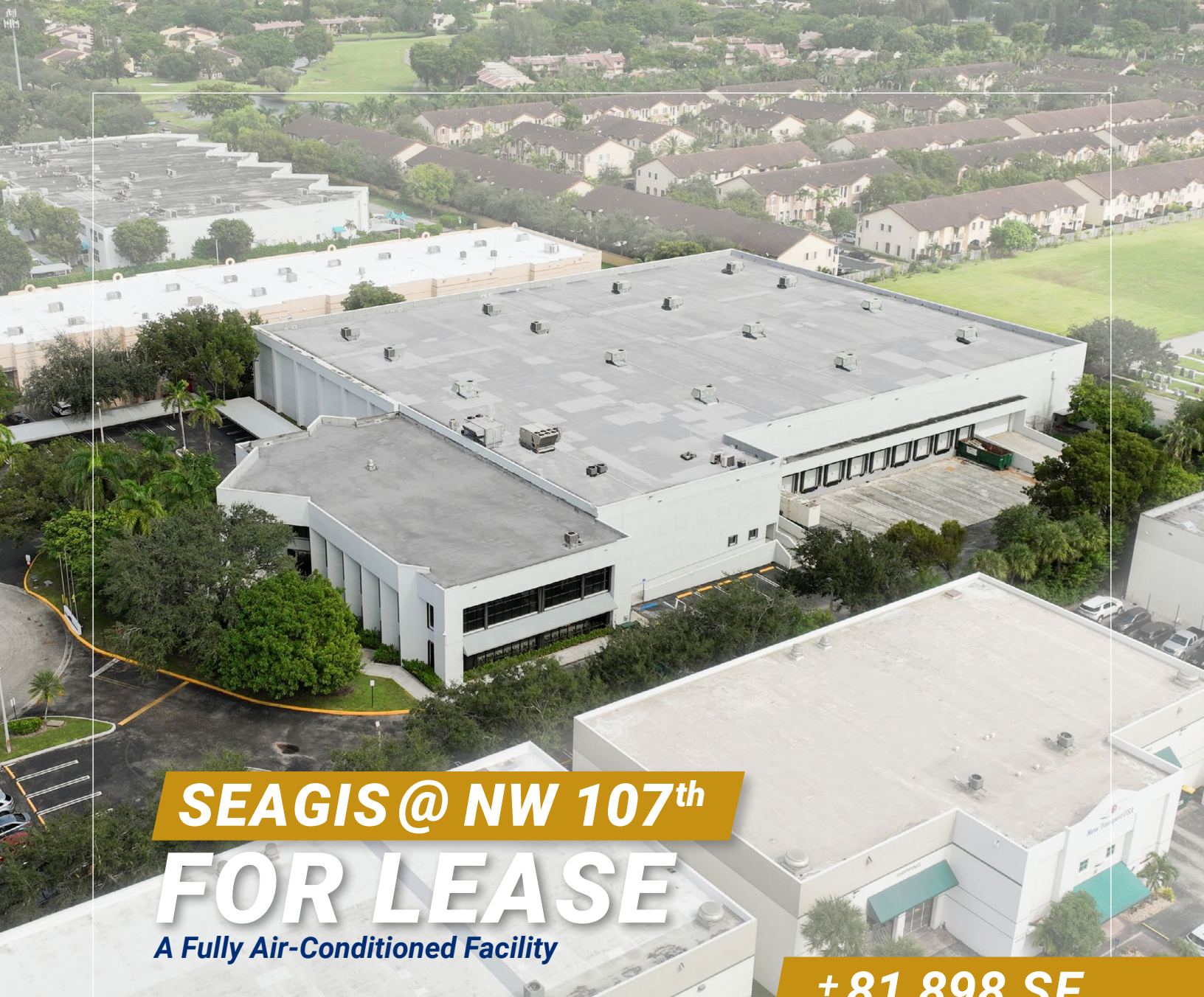




# **SEAGIS@ NW 107<sup>th</sup>** **FOR LEASE**

***A Fully Air-Conditioned Facility***

**± 81,898 SF**



Click [HERE](#) for  
Aerial Video

**3075 NW 107<sup>th</sup> AVENUE, DORAL**

Single User  
Building

Immediate  
Occupancy

New  
Roof

Secured  
Dock Area

Roving  
Patrol

Headquarters  
Presence



**Fairchild Partners<sup>®</sup>**  
Licensed Real Estate Brokers

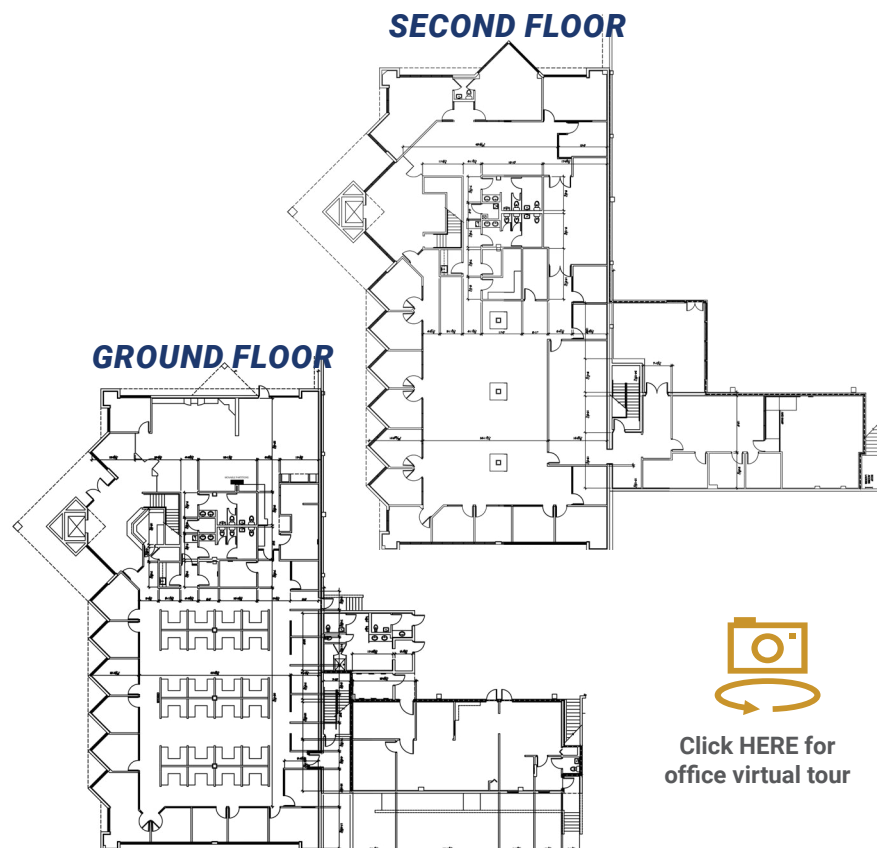
# LOCATION



## HIGHLIGHTS

|                      |                                                   |
|----------------------|---------------------------------------------------|
| SIZE                 | ± 81,898 SF                                       |
| HEIGHT               | 24' Clear                                         |
| OFFICES GROUND FLOOR | ± 10,884 SF                                       |
| OFFICES SECOND FLOOR | ± 11,559 SF (*)<br>*Additional lobby on 2nd floor |
| WAREHOUSE            | 59,455 SF                                         |
| HVAC IN WAREHOUSE    | 16 New 7.5 ton AC Units                           |
| COLUMN SPACING       | 34' x 54'                                         |
| DOCK DOORS           | 10 total, 6 w/mechanical dock levelers            |
| RAMP                 | Two (2) double ramps                              |
| ELECTRICAL SERVICE   | 1,200 Amp 277/480                                 |
| LIGHTING             | T-5                                               |
| SPRINKLERS           | Fully sprinklered                                 |
| BACKUP GENERATOR     | Transfer Switch                                   |
| SECURITY             | Roving Patrol in Park, Dock Area Fence            |
| ROOF                 | To be installed by EOY 2023                       |
| PARKING              | 90 spaces total, 23 covered                       |

## FLOOR PLANS



Click [HERE](#) for office virtual tour

# EXTERIOR IMAGES



Headquarters Image



Main Office Entrance

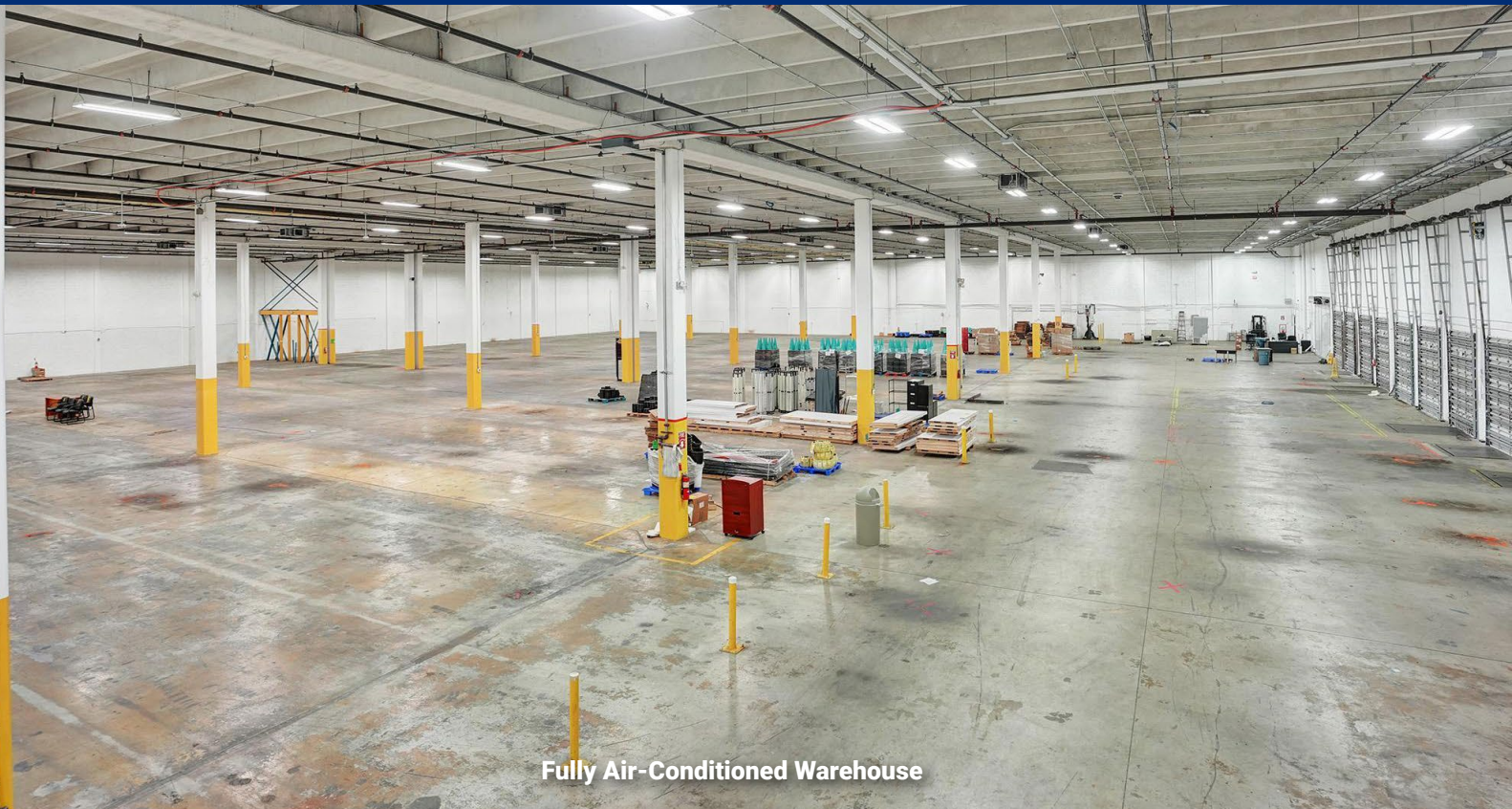


Secured Dock Area

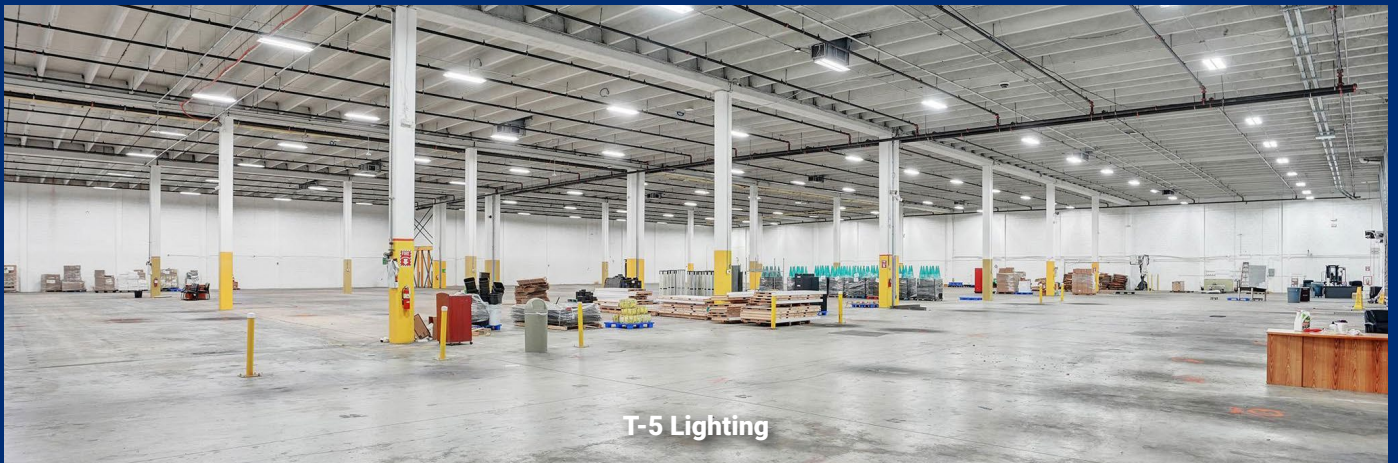


Double-Wide Ramp and Door

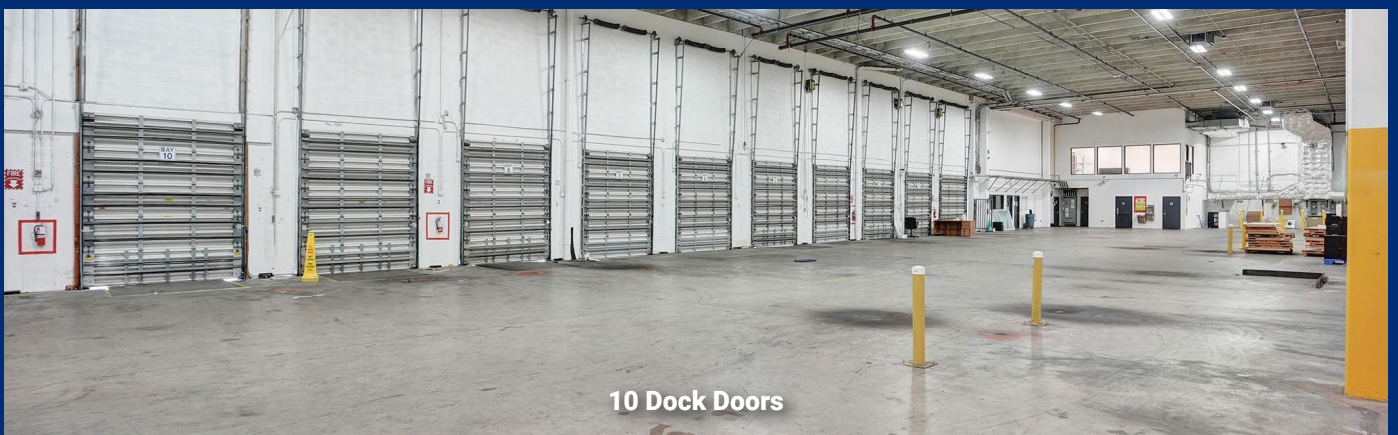
# WAREHOUSE IMAGES



Fully Air-Conditioned Warehouse



T-5 Lighting



10 Dock Doors

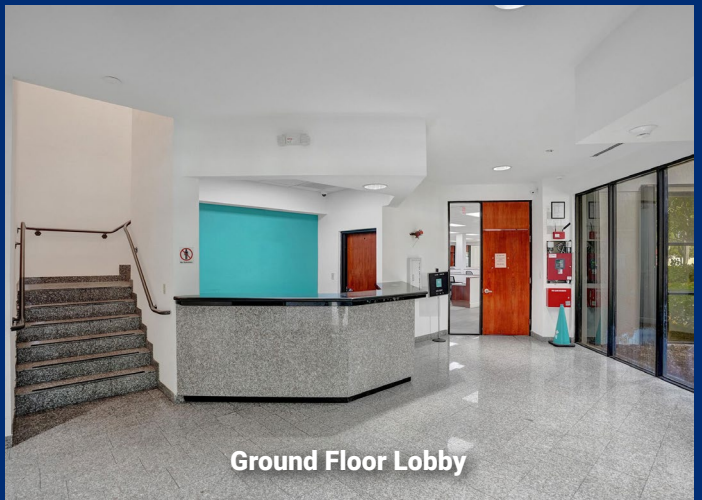
# OFFICE IMAGES



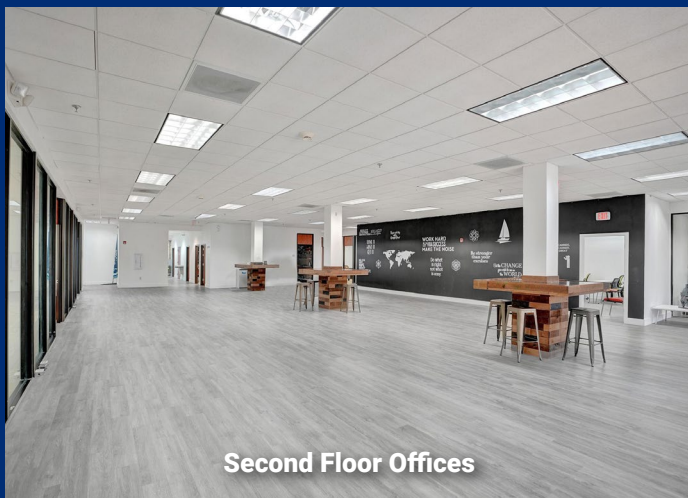
Ground Floor Offices



Second Floor Conference Room



Ground Floor Lobby

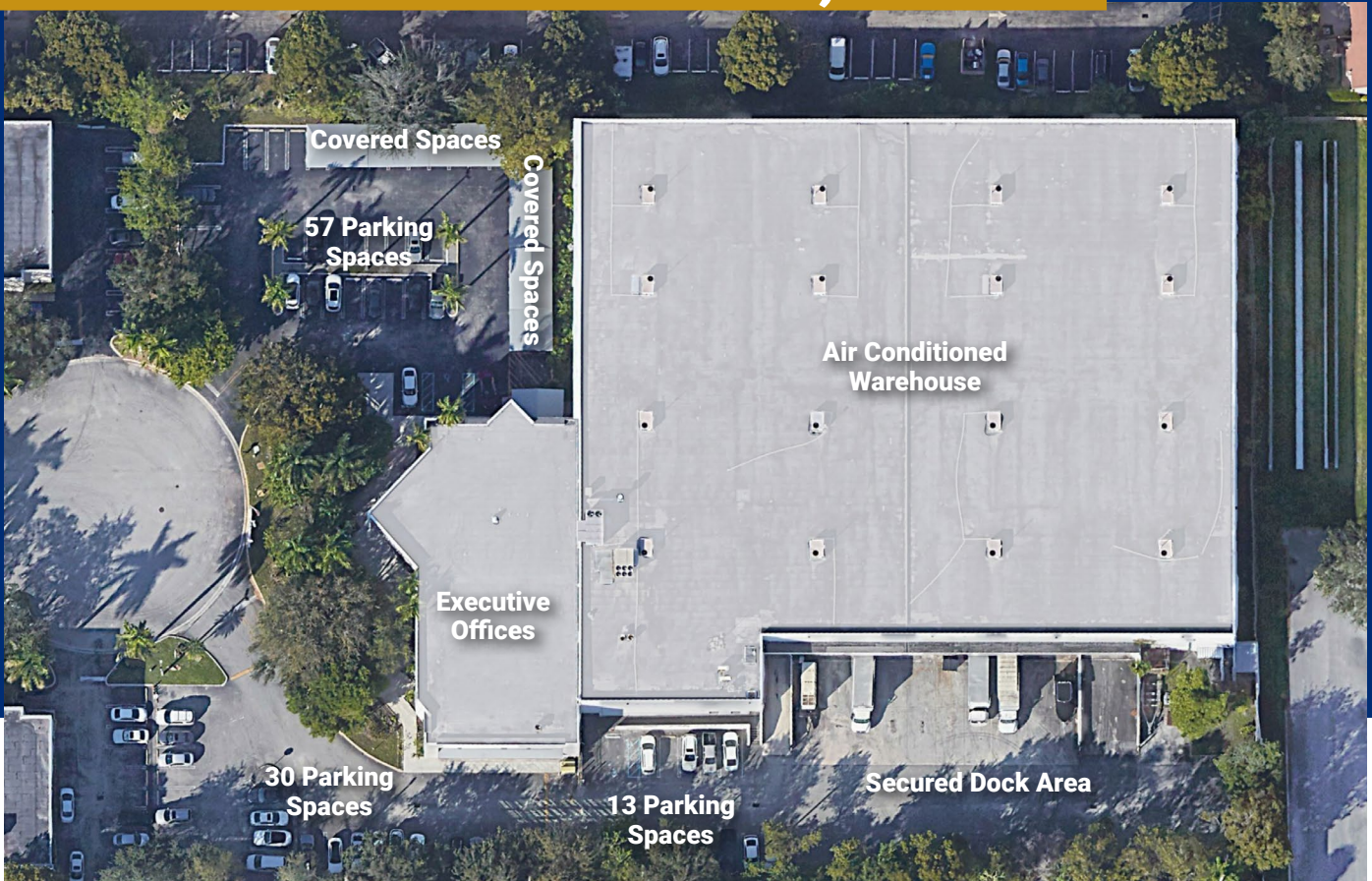


Second Floor Offices



Executive Offices

**SEAGIS@ NW 107<sup>th</sup>**  
**3075 NW 107<sup>th</sup> AVENUE, DORAL**



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