



CANTEL WEST

10475 NW 37th Terrace, Doral, FL 33178

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Kaizen.
REALTY PARTNERS



PROPERTY DESCRIPTION

Kaizen Realty Partners is the exclusive agent for the lease of 7,460 Square Feet of industrial warehouse space. The property is located in the city of Doral within a private complex, Cantel West. The property has 923SF Office space and 923SF of Mezzanine with 1 private office. The loading area had 1 Dock and 1 Ramp with a Double wide door. The warehouse racks and 2 forklifts may be available. The complex has night and weekend security guards.

PROPERTY HIGHLIGHTS

- 7,460 SF Total
- 923 SF of Office
- 923 SF Concrete Mezzanine
- 5,614 SF Warehouse
- 1 Double Wide Loading Area with a Dock and Ramp
- 20 ft clear concrete ceilings.
- 8 Parking Spaces

OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (Gross)
Available SF:	7,460 SF
Building Size:	7,460 SF

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	995	4,366	9,609
Total Population	2,674	11,432	25,480
Average HH Income	\$83,611	\$82,251	\$79,808

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LOCATION DESCRIPTION

Within the City of Doral sits a private industrial warehouse community called Cantel West. The Zoning is Industrial.

POWER DESCRIPTION

3 Phase

ADDITIONAL PHOTOS





