

# AVAILABLE - 11500 NW 25TH STREET

## DOLPHIN COMMERCE CENTER

11500 NW 25TH STREET  
MIAMI, FLORIDA 33172



This 196,000 square foot facility is located within the 1.1 million square foot Dolphin Commerce Center, a multi-building, Corporate Park in West Miami-Dade County, Florida. This property is easily accessible from the Florida Turnpike and Dolphin Expressway (SR 836) via the newly constructed direct interchange. Dolphin Commerce center offers unsurpassed amenities including the 1.5 million square foot Dolphin Mall.

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## AVAILABLE

196,000 SF  
+/- \$60 MILLION  
CLASS A FACILITY  
AVAILABLE FOR LESS  
THAN 1/2 PRICE.

For additional information:

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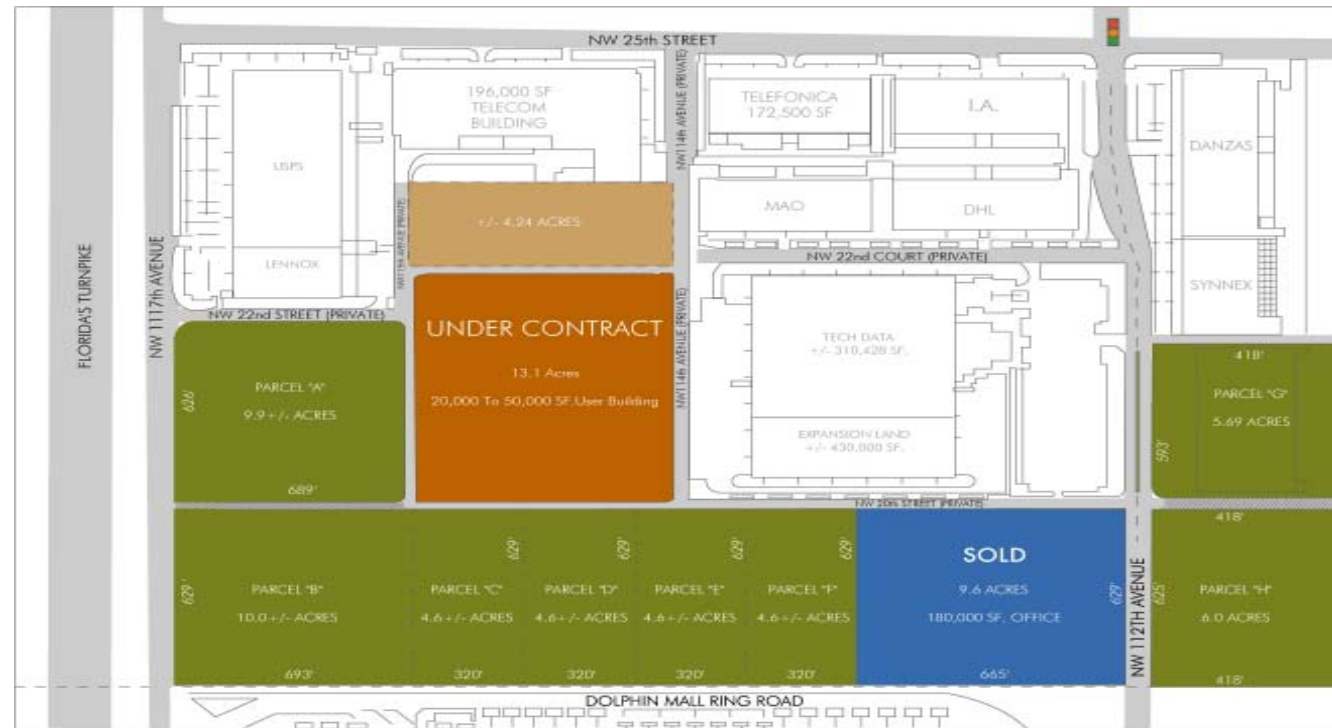


## FORMER TELECOM / DATA CENTER



- HIGHLY SECURE FACILITY
- GENEROUS PARKING
- DIRECT FLORIDA TURNPIKE AND DOLPHIN EXPRESSWAY ACCESS (SR 836)
- HURRICANE RESISTANT FACILITY (UP TO CATEGORY 5)
- UNIQUE S. FLORIDA FACILITY PROVIDES A STRATEGIC LOCATION FOR SERVING THE AMERICAS.

# CATEGORY 5, MULTI-DEPARTMENT FACILITY



- EASILY CONVERTED INTO A SECURED COMPOUND BY GATING THE FACILITY
- NO ADJACENT TENANTS WITHIN 150 FEET
- APPROXIMATELY 500 ADJACENT PARKING SPACES
- EASY ACCESS TO THE FLORIDA TURNPIKE AND THE DOLPHIN EXPRESSWAY (SR 836)
- PERIMETER GATE CONTROLS UNWANTED PEDESTRIAN AND VEHICULAR TRAFFIC
- CLOSED CIRCUIT VIDEO SURVEILLANCE THROUGHOUT THE FACILITY
- TURN-KEY WITH NO SITE SELECTION, APPROVAL, DESIGN OR CONSTRUCTION PROCESS
- SINGLE BUILDING TO HOUSE SEVERAL DEPARTMENTS LEADS TO CONTROLLED OPERATING EXPENSES

## PROPERTY SPECIFICATIONS

- +/- 40,000 SF OFFICE
- +/- 70,000 SF RAISED FLOOR DATA CENTER
- +/- 16,000 SF UPS AREA
- +/- 70,000 SF SHELL SPACE
- 196,000 SQUARE FEET
- +/- \$ 60 MILLION INVESTED IN FACILITY
- HURRICANE RESISTANT FACILITY - UP TO A CATEGORY "5" HURRICANE
- Two (2) FP&L SUB-STATIONS
- FULLY AIR CONDITIONED SPACE
- ROOF MOUNTED PACKAGE UNITS
- SEPERATE ENTRY
- PRIVATE AND SECURED TRUCK COURT FOR LOADING
- 28' CLEAR BUILDING ALLOWS FOR FUTURE MEZZANINE
- 10+ DOCK DOORS
- FACILITY IS CURRENTLY SERVED BY OVER 2,500 STRANDS OF FIBER
- BUILDING IS BUILT 14 FEET ABOVE GRADE, 7 FEET ABOVE 100 YEAR FLOOD ZONE
- BLAST-RESISTANT, MANNED SINGLE FACILITY ENTRY WITH BIOMETRIC MAN-TRAP FOR ADDITIONAL CONTROL
- OFFICE IS FULLY BUILT OUT WITH BRAND NEW OFFICE FURNISHINGS
- SIX 2.0 MEGAWATT DIESEL GENERATORS
- FUEL CONDITIONING AND FILTRATION SYSTEM

