

3600 NW 112 Avenue
Doral, FL 33172

LEASED BY:



Kurv Doral Miami



Phase I

Delivered

Phase II

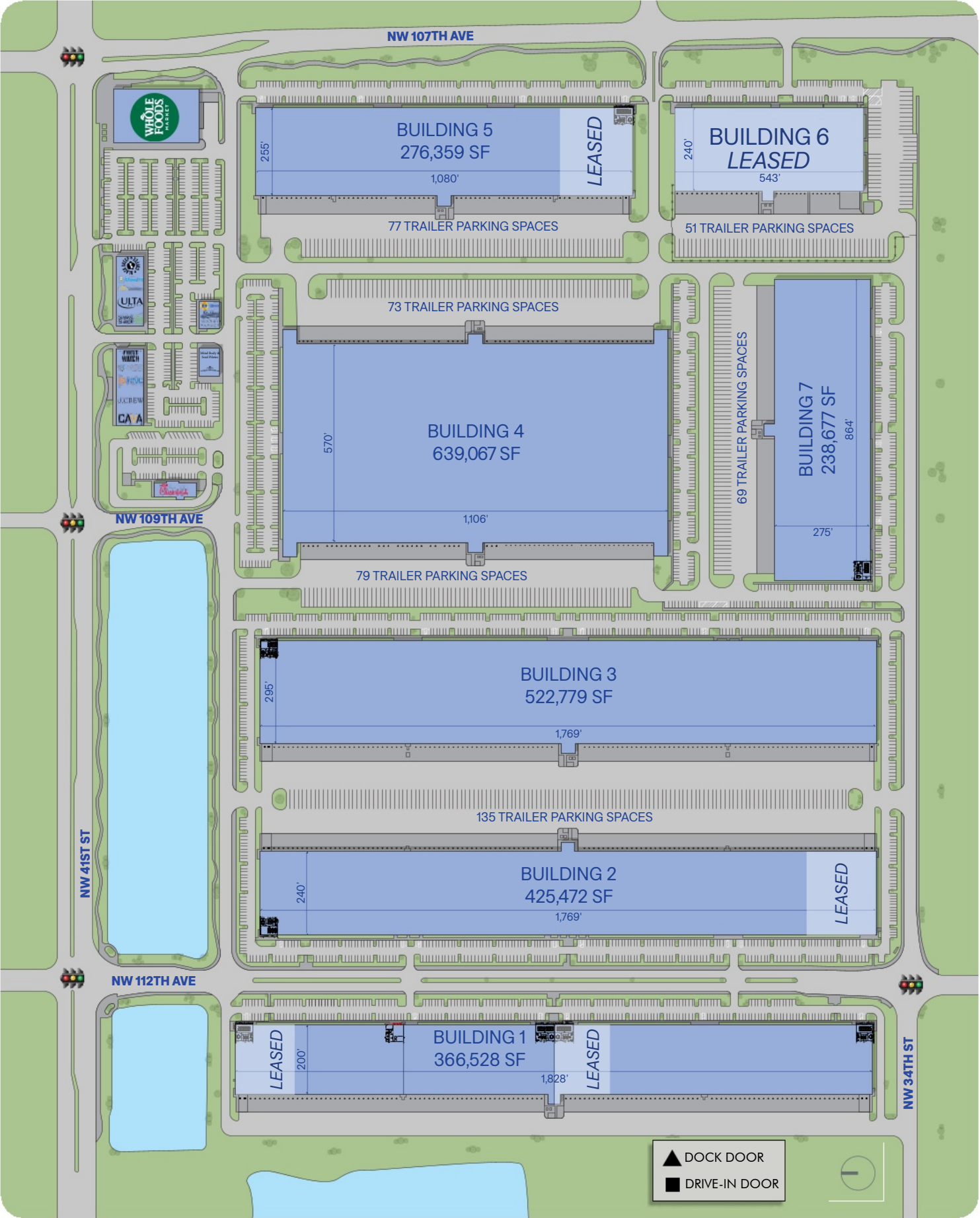
Q3 2026

2,300,000 SF

Available Space

KURVINDUSTRIAL.COM

SITE PLAN



Building Optionality

DIVISIBLE TO
±32,000 SF

FULL BUILDING
AVAILABILITY

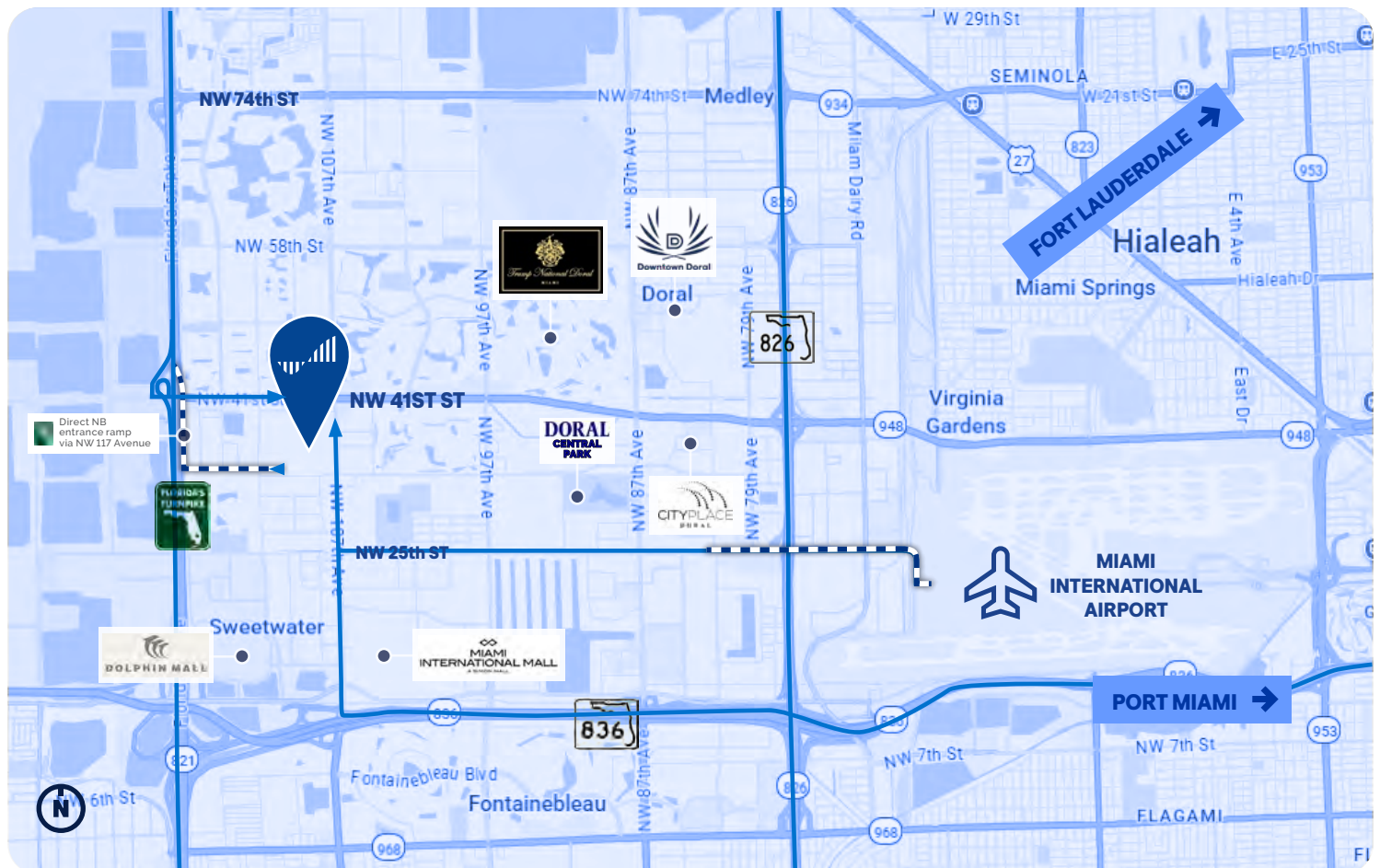
54' COLUMN
SPACING

	BUILDING SIZE	AVAILABLE SIZE	SPEC OFFICE	CLEAR HEIGHT	LOADING DOORS	CAR PARKING	BUILDING DEPTH	TRAILER DROPS
Building 1 3600 NW 112 AVE	366,528 SF	302,397 SF	2,300 SF, 2,521 SF & 2,731 SF	36'	124	306	200'	0
Building 2 3605 NW 112 AVE	425,472 SF	375,111 SF	2,268 SF	36'	120	389	240'	135
Building 3 10955 NW 34 ST	522,779 SF	522,779 SF	2,268 SF	36'	120	421	295'	135
Building 4 10875 NW 40 ST	639,067 SF	639,067 SF	BTS	40'	136	401	570'	152
Building 5 3700 NW 107 AVE	276,359 SF	221,116 SF	2,482 SF	36'	70	211	255'	77
Building 7 10855 NW 34 ST	238,677 SF	238,677 SF	2,487 SF	36'	54	216	275'	69

Strategic Logistics Location

State-of-the-art construction and move-in ready.

- Located within 0.5 miles of Florida's Turnpike
- Remarkable proximity to Miami International Airport (4 miles)
- Located within 3 miles from both Dolphin Expressway and Palmetto Expressway
- Immediate highway access with close proximity to MIA Cargo Entrance and Port Miami
- Premier location in one of the fastest growing cities in South Florida
- Neighborhood amenity base within 2 miles includes Dolphin Mall and Miami International Mall



Corporate neighbors



All Industrial Parks Are Not Created Equal

Located in the heart of the Miami Airport/Doral Central Business District, Kurv Doral is the newest and most sought-after industrial development in South Florida. Kurv Doral offers a combination of physical and locational amenities that deliver operational advantages unmatched by other industrial projects in the market.

Size Matters: At 2.6M SF, Kurv Doral offers longterm growth and future expansion capabilities.

Location: Doral is the most prestigious industrial submarket in Florida, offering status, access to ancillary businesses and area amenities.

Trailer Drops: A cost saving asset important to most warehouse occupiers. All but one of our buildings provide them as designed.

Convenience: Offers room for your business to grow over time, signalized intersections and planned food and retail on site.

Access: Multiple highway access to Florida's Turnpike, the MIA Cargo Viaduct, and SR's 826 and 836. Minutes to MIA, Port Miami, and Miami's CBD.

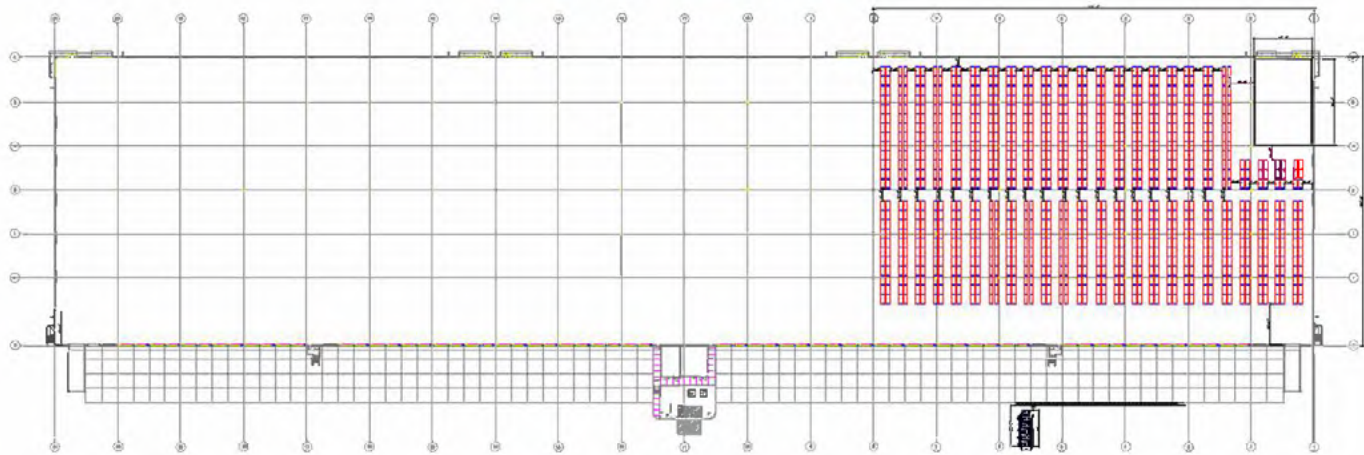
Efficiency: 36' clear ceiling heights provide a plus 30% reduction in SF for racked buildings, compared to 24' clear.

Compare: Compare Kurv Doral to the competition, and add quality construction, professional property management and a long-term hold strategy.

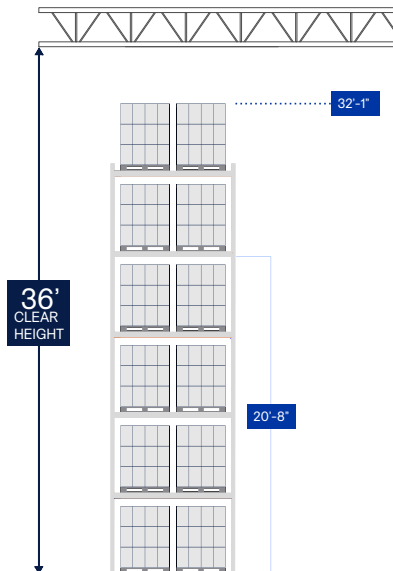
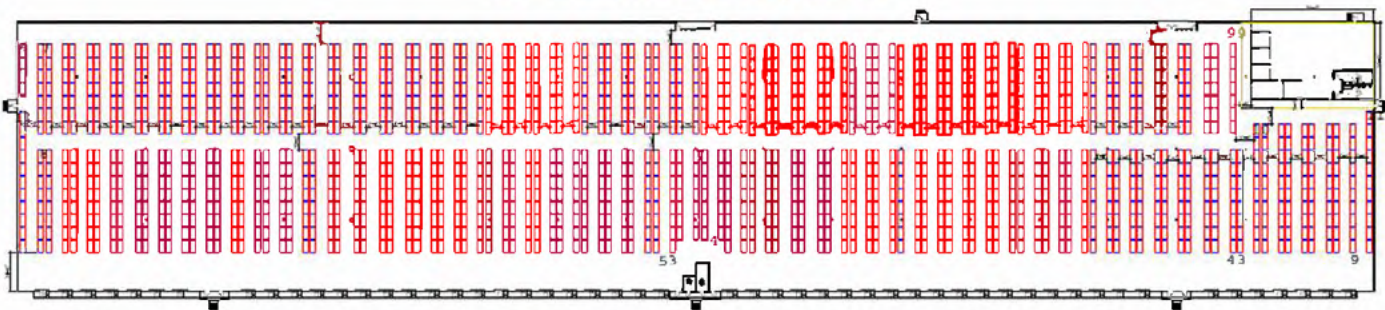
Sample Racking Plan

Higher ceilings equate less floor space.

36' Ceiling / 100,000 SF



24' Ceiling / 150,000 SF



36' Clear Height
1,072 Bays

PALLET HEIGHT	PALLET POSITIONS
55"	12,864

Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



76M+ SF

Acquired & Developed
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



TERMS

Available on a new lease direct from the landlord.

LEASING INFORMATION

Please contact listing agents below.



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