

AVAILABLE FOR OCCUPANCY Q4 2026

3511-3513 NW 91ST AVE, DORAL, FL, 33172



DORAL CENTRAL LOGISTICS PARK

SIGNAGE

SIGNAGE



STREAM

The next evolution of Doral Class A industrial space, combining modern image, flexible scale, and unmatched connectivity.

Built to Connect



Doral Central Logistics Park delivers two Class A industrial buildings totaling 154,000 SF in Miami's premier logistics hub. Each ~77,000 SF building accommodates tenants from ~25,000–150,000 SF, combining modern image with functional efficiency.

With unmatched access to Miami International Airport and major expressways, the project offers prestige, visibility, and flexibility for logistics, cold storage, design-forward distribution, and advanced technology users—setting a new standard for premium industrial space in Doral.



Building Specifications



Clear Height: 36'

Project Size: ~153,804 SF
(76,902 SF per building)

Column Spacing: 54' x 40'

Building Depth: 180'

Auto Parking: 171 (1.1 per 1,000 SF)

Dock Doors: 25 per building (1 per 3,077 SF)

Ramp Doors: 2 per building (12' x 14')

Slab: 7" thick concrete

Sprinkler: ESFR system

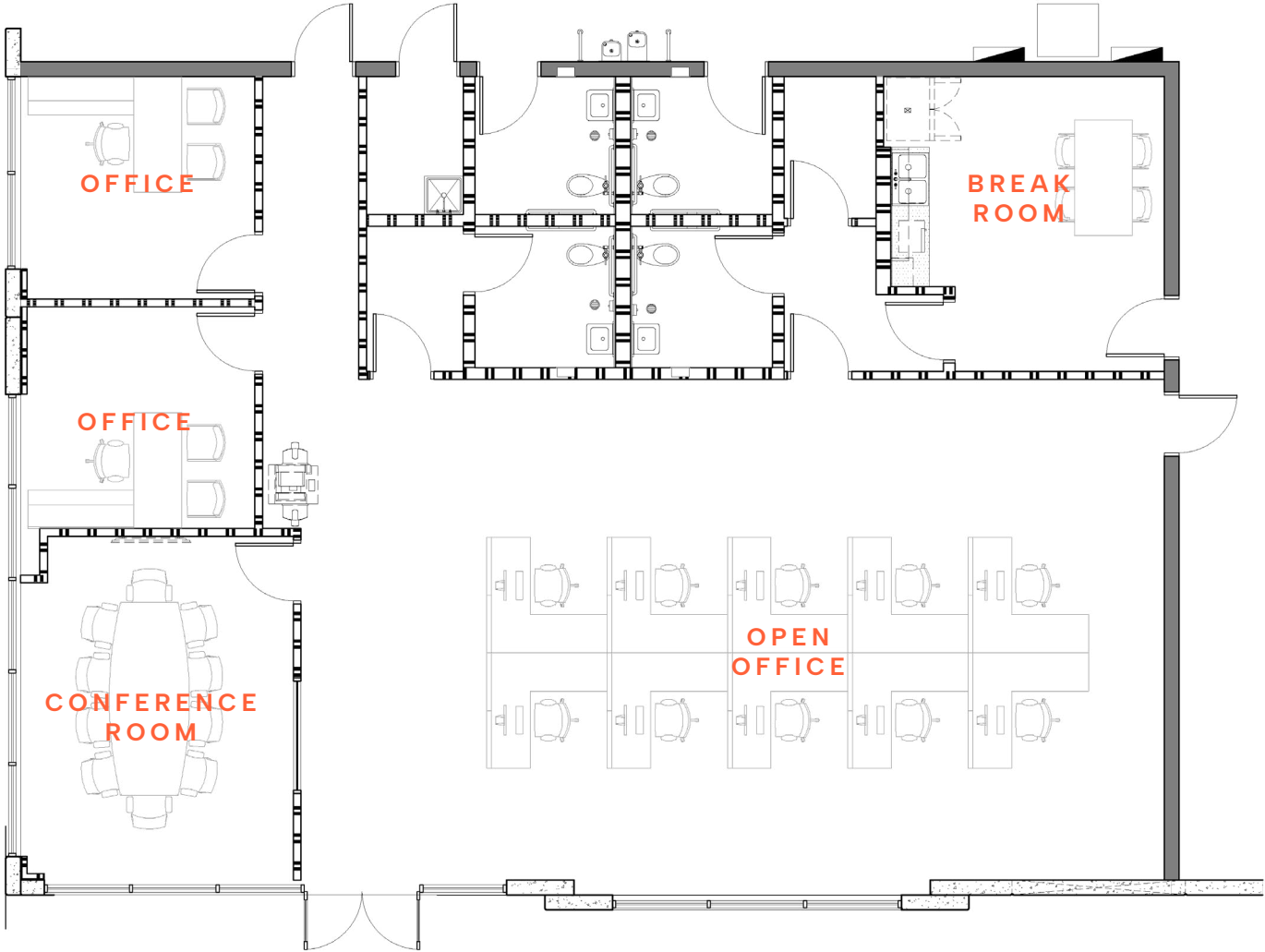
Interior Lighting: LED with motion sensors

Power: 2,000 amps per building, expandable

Zoning: IC – Industrial Commercial

Office Layout

2,612 SF





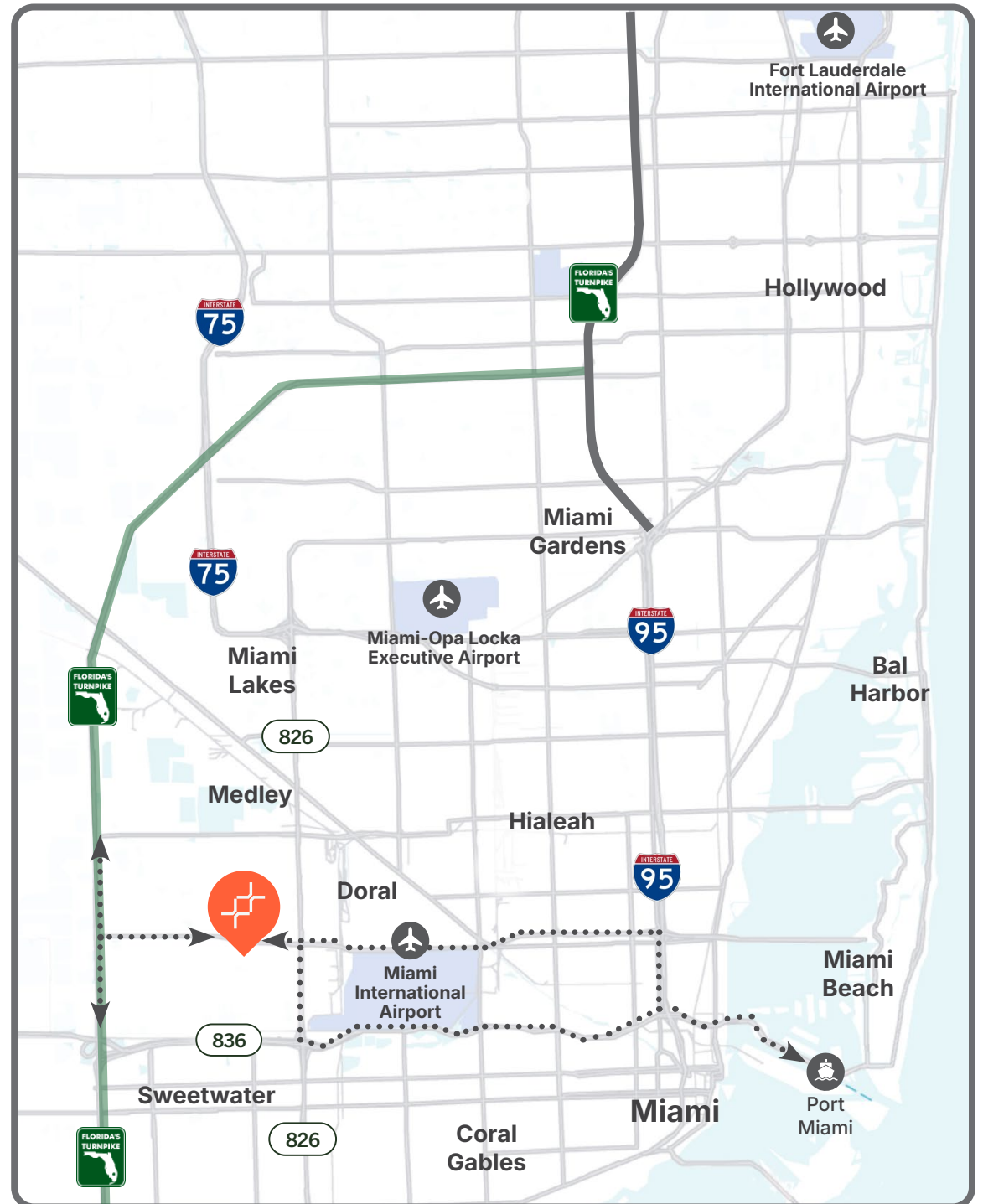
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Location is Everything

For industrial and logistics operations, location is everything—and Doral, Florida exemplifies this principle perfectly. The city's strategic position has transformed it from a secondary market into one of South Florida's most sought-after business destinations.

TRANSPORT & ACCESS

Miami Int'l Airport	3.0 Mi 8 Min
Port Miami	13.0 Mi 23 Min
Florida's Turnpike	3.2 Mi 9 Min
SR-826 (Palmetto Expy)	1.7 Mi 6 Min
SR-836 (Dolphin Expy)	2.1 Mi 7 Min
Ft. Lauderdale Int'l Airport	33 Mi 45 Min





Doral, Florida

An Epicenter of International Trade and Commerce

#2 Towns To Live Well
by Forbes Magazine

Forbes

Top 5 Lowest Municipal Millage
Rates in Miami Dade County



#1 Best Place To Invest
in Real Estate in Florida
by Nerd Wallet

 **nerdwallet**

Over 25% Of Doral Businesses
Are Construction, Manufacturing,
Retail & Wholesale Trade





DORAL CENTRAL LOGISTICS PARK

Leasing Team

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