

AVAILABLE FOR LEASE



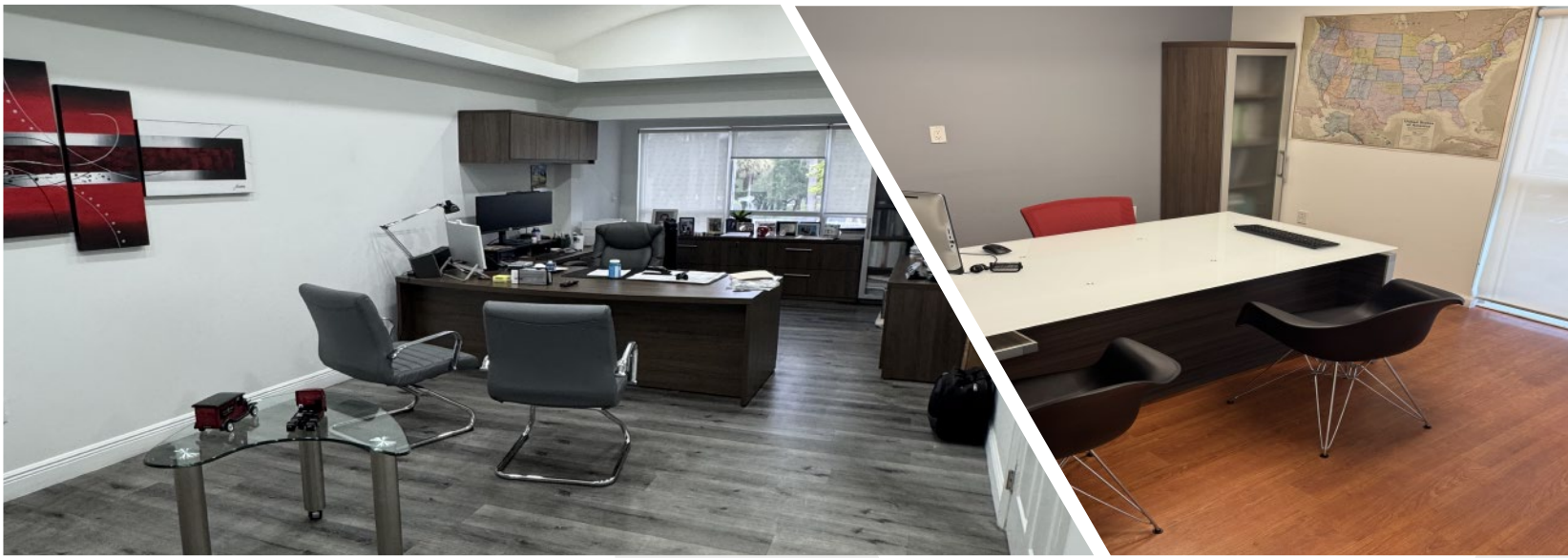
±5,925 SF
±9,038 SF
±14,963 SF

INDUSTRIAL WAREHOUSE

7851 & 7853 NW 79TH AVE
DORAL, FL 33166

LEASE RATE:
\$26.00 PSF IG

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LEASE OPTION 1

±5,925 SF TOTAL
 ±2,100 SF OFFICE
 22' CLEAR
 3 DOCK HIGH LOADING DOORS
 LED LIGHTING
 16 PARKING SPACES

LEASE OPTION 3

±14,963 SF TOTAL
 ±4,200 SF OFFICE
 22' CLEAR
 5 DOCK HIGH LOADING DOORS
 1 RAMP
 LED LIGHTING
 34 PARKING SPACES

Situated in the heart of the Doral Industrial District, this property offers excellent accessibility—just 3 minutes from the Palmetto Expressway, 5 minutes from SR 836, and 10 minutes from the Florida Turnpike and Miami International Airport. This exclusive endcap unit features prime frontage along NW 79th Avenue in Doral—an outstanding opportunity you don't want to miss.

LEASE OPTION 2

±9,038 SF TOTAL
 ±2,100 SF OFFICE
 22' CLEAR
 2 DOCK HIGH LOADING DOORS
 1 RAMP
 LED LIGHTING
 18 PARKING SPACES

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