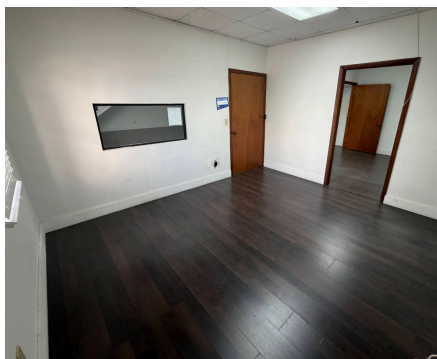


# FLEX SPACE

FOR LEASE | PRIME LOCATION IN DORAL

**3557 Northwest 79th Avenue,  
Doral, Florida, 33122**

- Total Space: 3,850 SF (Flex Space)
- Warehouse Area: 1,500 SF
- 20' clear ceiling height
- Office / Showroom: 2,350 SF
- Layout: Ideal mix of warehouse and front-facing office/showroom space
- Location: Prime position off 79th St in Doral's Tile District



## Perfect For:

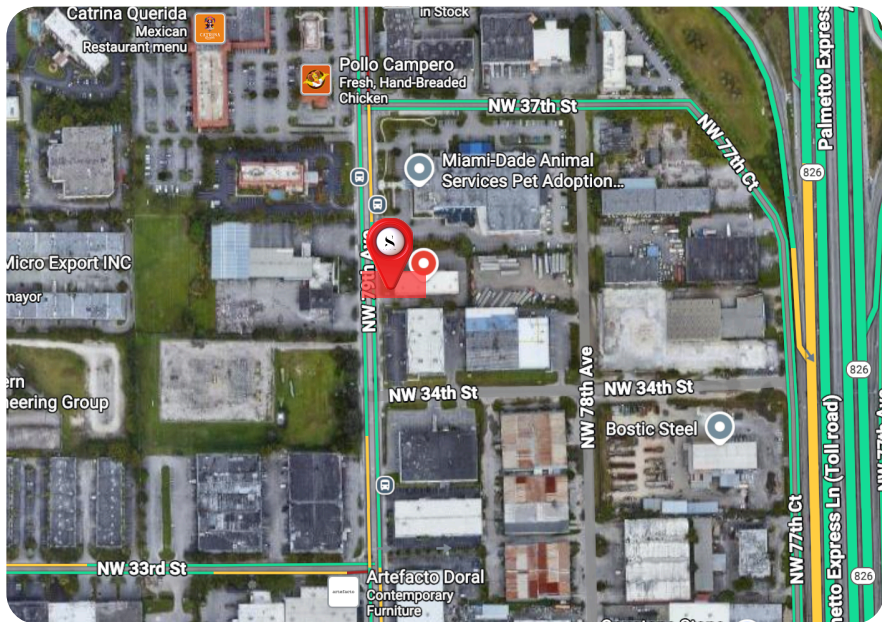
Distribution, light manufacturing, showroom users, and businesses seeking a high-access location with office/warehouse flexibility.

## Location:

Centrally located in Doral, just minutes from Miami International Airport, with convenient access to SR-826 (Palmetto Expressway), SR-836 (Dolphin Expressway), and I-75.



# PROPERTY DESCRIPTION



**SR-826 / Palmetto Expressway**  
Approximately 0.8 miles (1.3 km)



**SR-836 / Dolphin Expressway**  
Approximately 2.5 miles (4.0 km)

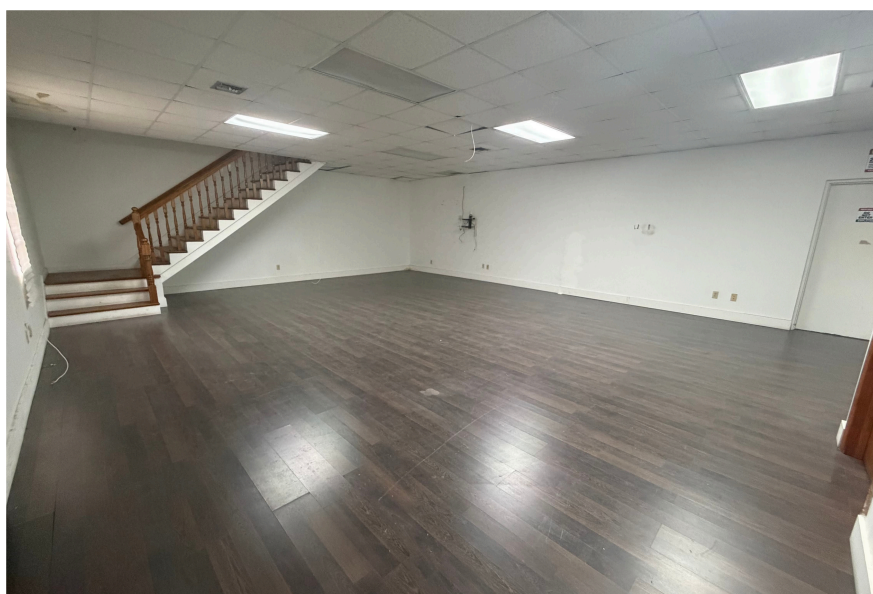
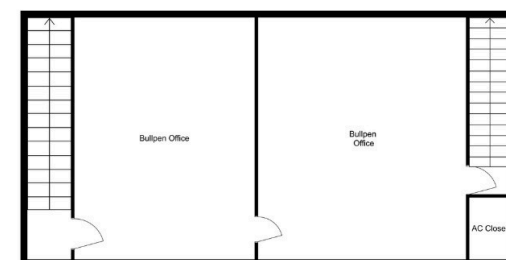
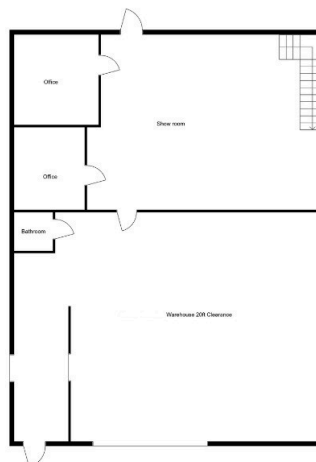


**I-75 Expressway**  
Approximately 5.0 miles (8.0 km)



**Miami Int. Airport**  
Approximately 4.0 miles (6.4 km)

Discover 3,850 SF of flexible space in the heart of Doral, just minutes from **Miami International Airport** and major **highways** including **SR-826**, **SR-836**, and **I-75**. This property features a warehouse with **20' ceiling clearance**, one van-height bay door, and **two floors** of modern **office/showroom** space. Ideal for **distribution**, **light manufacturing**, and **showroom** users, this location offers **unmatched convenience** and **accessibility** in one of Miami's most dynamic **business hubs**.



## Get in Touch

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