

ROYAL PALM
DORAL

6450

6450 NW 97th AVE
DORAL, FL 33178

IMMEDIATE OCCUPANCY

VSRE

 TERRENO

±39,036 SF up to ±78,311SF

CLASS A+ DEVELOPMENT WITH
MOVE-IN READY SPEC SUITES



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Bldg1

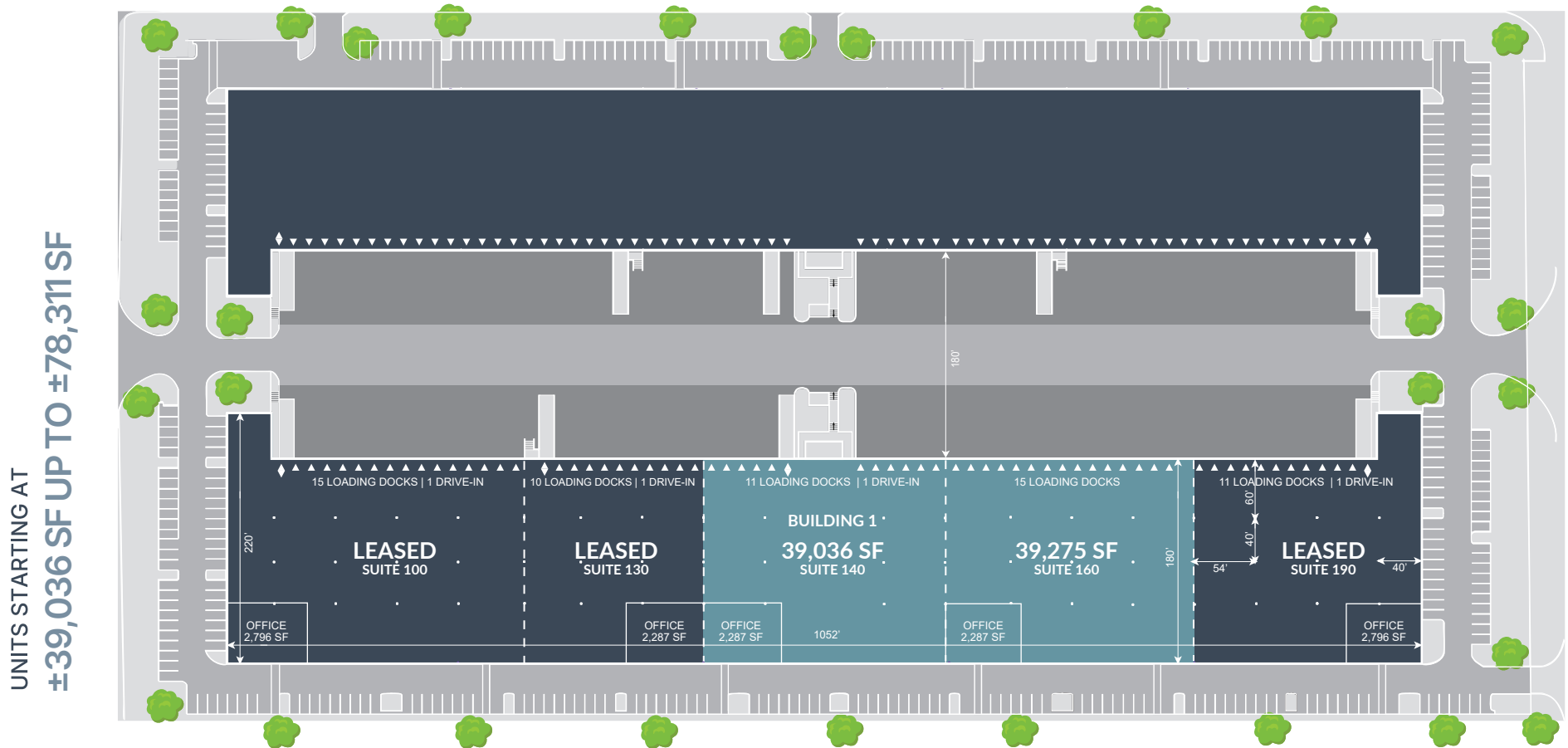
Immediate occupancy with
flexible configurations from
39,036 - 78,311 SF

MIAMI'S PREMIER LOGISTICS HUB

Royal Palm Doral is a purpose-built industrial park in Miami's coveted Airport West Submarket, just minutes from Florida's Turnpike and Miami International Airport. This two-building Class A development delivers 344,940 square feet of premium warehouse space engineered specifically for South Florida's growing logistics demands.

With building depths of 180' and 140', the property caters to smaller occupiers as well as large distributors and logistics companies. Ultra-high ceilings of 36' clear allows for maximum cubic storage and significant cost savings when compared to the competition. This project was designed with the local occupiers' needs in mind.

BUILDING 1 SPECIFICATIONS

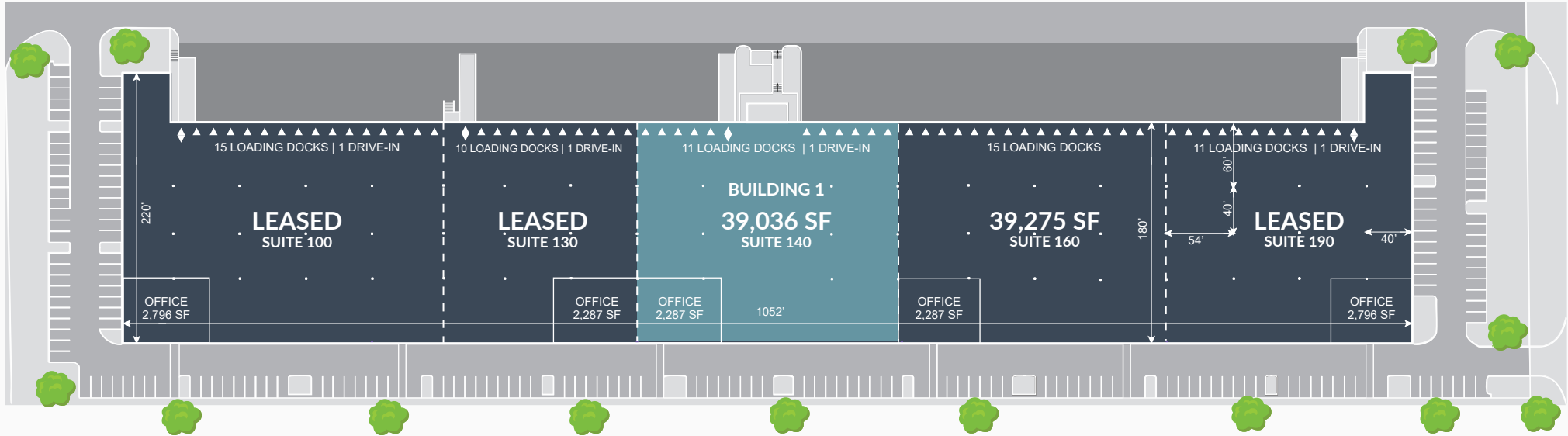


Total SF	±78,311 SF
Spec Office SF	±2,287 SF
Building Dimensions	1,052' X 180'
Speed bay	60'

Clear Height	36'
Column Spacing	54' X 40'
Dock Doors	26
Drive-Ins	1

Loading Format	Rear Loaded
Truck Court Depth	180'
Parking Spaces	65
Power	3-Phase, 480V





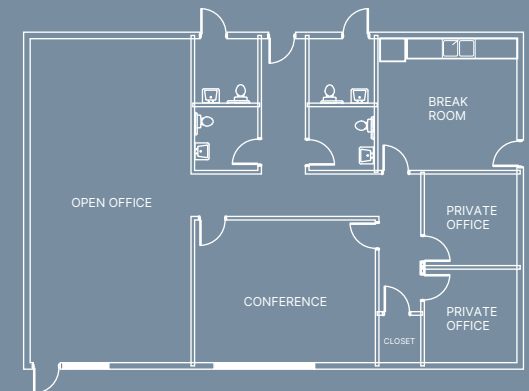
MOVE-IN READY SPEC SUITES

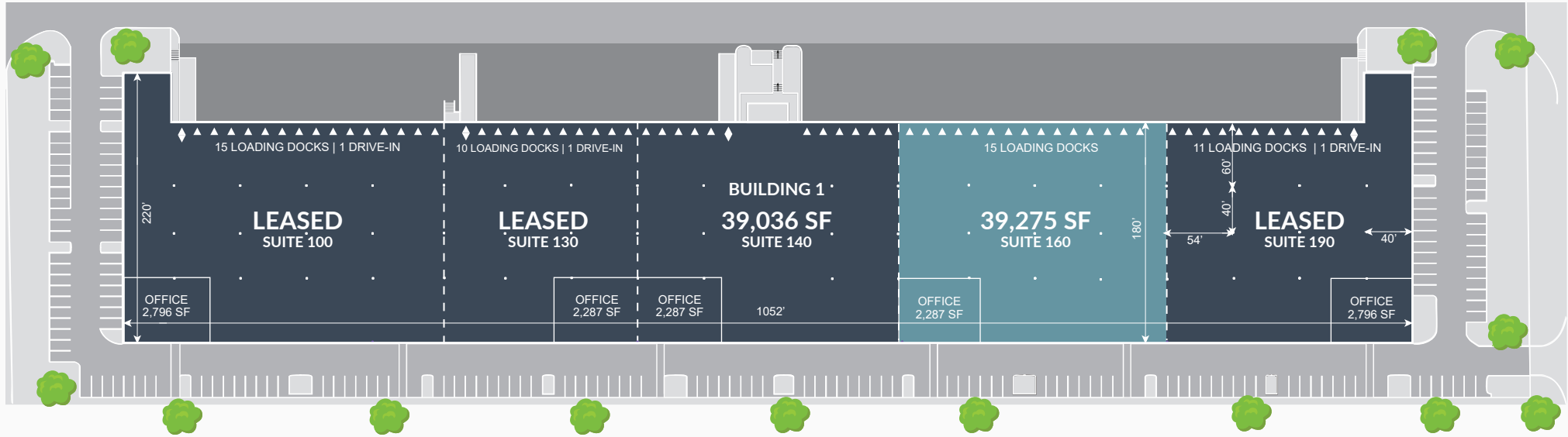
ROYAL PALM DORAL

Total SF	±39,036 SF
Office Total SF	± 2,287 SF
Clear Height	36'
Column Spacing	54' X 40'

Doors	11 Loading Docks
Drive-Ins	1
Loading Format	Rear-Load
Truck Court Depth	180' (Shared)

SPEC OFFICE



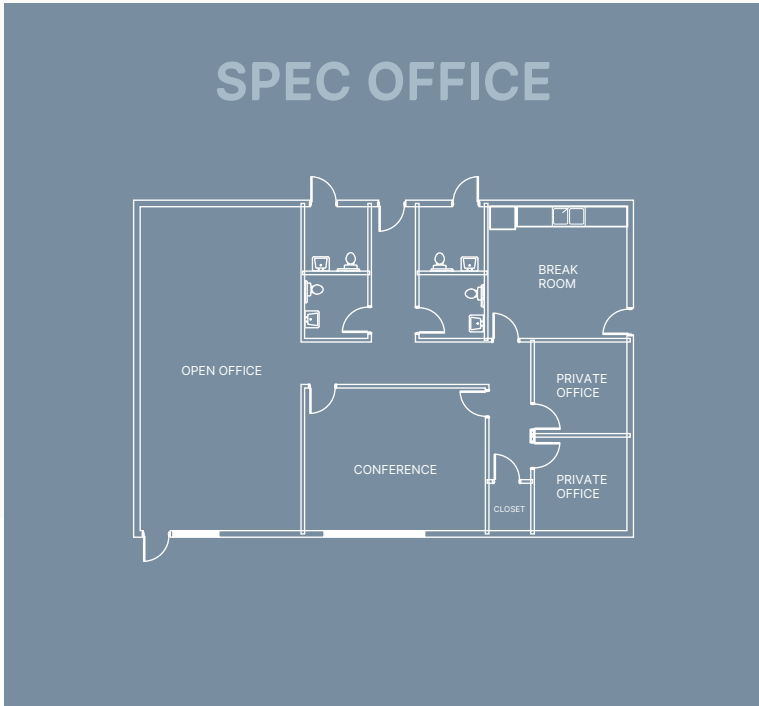


MOVE-IN READY
SPEC SUITES

ROYAL PALM
DORAL

Total SF	±39,275 SF
Office Total SF	± 2,287 SF
Clear Height	36'
Column Spacing	54' X 40'

Doors	15 Loading Docks
Drive-Ins	-
Loading Format	Rear-Load
Truck Court Depth	180' (Shared)



CONTACT INFORMATION

ROYAL PALM
DORAL



FOR MORE INFORMATION

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