



# AVAILABLE FOR SALE

1701 NW 93RD AVE  
DORAL, FL 33172

**\$ \$3,400,000**

## PROPERTY DESCRIPTION

TOTAL SF	±9,006 SF
OFFICE SF	±2,500 SF
CEILING HEIGHT	20'
LOADING	1 DOUBLE-WIDE DOCK
STREET LEVEL	1
POWER	3 PHASE

## PROPERTY DESCRIPTION

±9,006 SF industrial space with approximately ±2,500 SF of office area. Features a 20-foot clear ceiling height, one double-wide dock, for efficient loading. Equipped with 3-phase power, suitable for a variety of industrial and commercial uses.



## CALL FOR DETAILS

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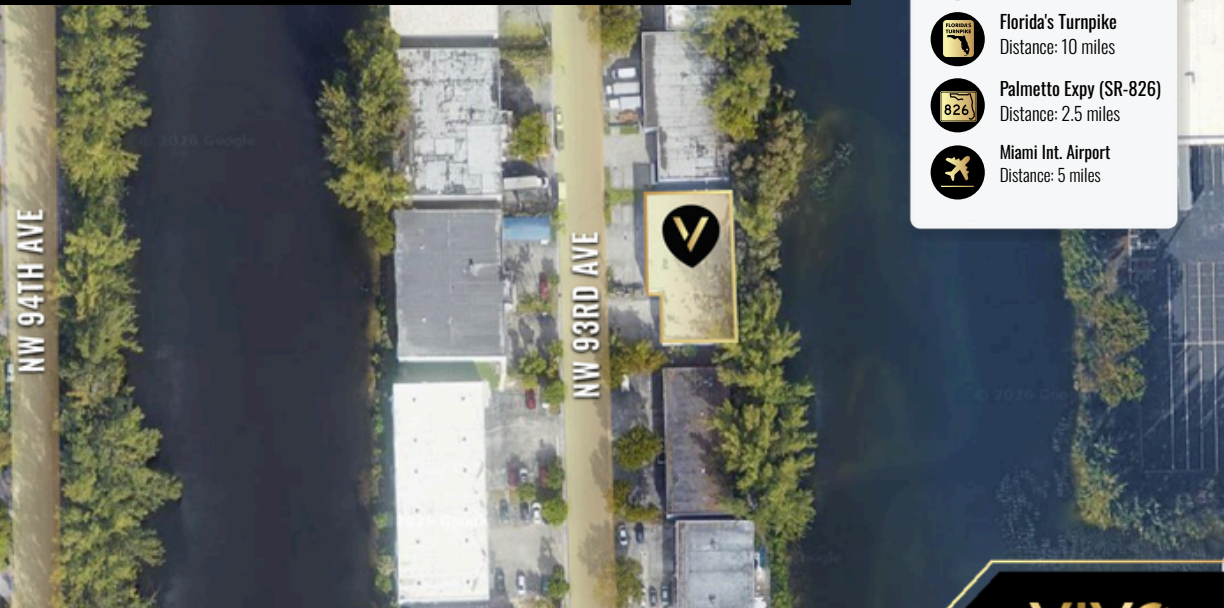
# PROPERTY LOCATION



## LOCATION OVERVIEW

Located at 1701 NW 93rd Ave, Doral, FL 33172, this industrial asset sits in a well-established industrial submarket within the city of Doral, a key business hub in Miami-Dade County. Doral is known for its strong commercial presence, with a concentration of industrial, logistics, and distribution uses supported by proximity to major transportation corridors and Miami International Airport just minutes away. The area benefits from excellent connectivity to SR-826 (Palmetto Expressway), SR-836 (Dolphin Expressway) and Florida's Turnpike, providing easy access throughout South Florida's regional market.

## MAP



**Proximity to I95**  
Distance: 11 miles



**Florida's Turnpike**  
Distance: 10 miles



**Palmetto Expy (SR-826)**  
Distance: 2.5 miles



**Miami Int. Airport**  
Distance: 5 miles