

FLEX / INDUSTRIAL BUILDING

1400 NW 79th Avenue

Doral, FL 33126 • Miami International Commerce Center

INVESTMENT / OWNER-USER OPPORTUNITY

Biscayne Real Estate is pleased to present a rare opportunity to acquire a freestanding flex/industrial building in Doral, one of Miami-Dade County's most sought-after industrial submarkets. Located within the Miami International Commerce Center (MICC) and minutes from Miami International Airport, 1400 NW 79th Avenue offers **9,381 SF** on a **0.68-acre (29,805 SF)** lot, featuring approximately **6,000 SF** of upgraded office space across two floors and a warehouse with **21 FT** clear ceiling height and one oversized street-level loading door. Built in 1982, the property includes hurricane impact windows, fire sprinklers, 3-phase power, a backup generator, and 31 parking spaces (including 2 handicap). Suited for an owner-user, distribution operator, light-assembly user, or investor seeking a value-add or stabilized hold in a constrained-supply submarket.

ASKING PRICE

\$4,195,000

PROPERTY SPECIFICATIONS

● TOTAL BUILDING SIZE	9,381 SF	● CONSTRUCTION	CBS / Steel Roof
● OFFICE SIZE	±6,000 SF · 2 Floors	● POWER	3-Phase / 400 Amps
● LAND SIZE	0.68 AC · 29,805 SF	● BACKUP GENERATOR	Yes
● CEILING HEIGHT	21 FT Clear	● FIRE PROTECTION	Wet Sprinklers
● LOADING	1 Street-Level · 18'10" × 13'10"	● IMPACT WINDOWS	Yes
● PARKING	31 Spaces · 2 ADA	● ZONING	Industrial
● YEAR BUILT	1982	● FOLIO	35-3034-016-0106

FOR MORE INFORMATION, CONTACT

Michal Bibr

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PROPERTY PHOTOS



OPEN OFFICE / WORKSTATIONS



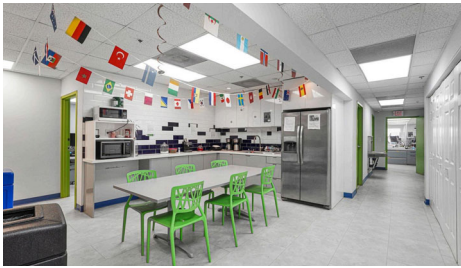
OFFICE / SHOWROOM



WAREHOUSE



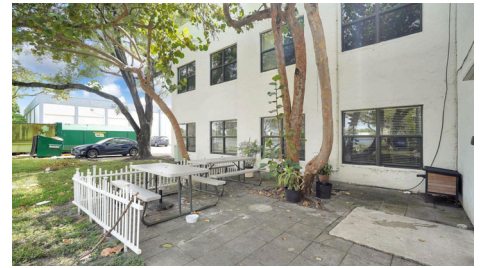
OFFICE / WORK AREA



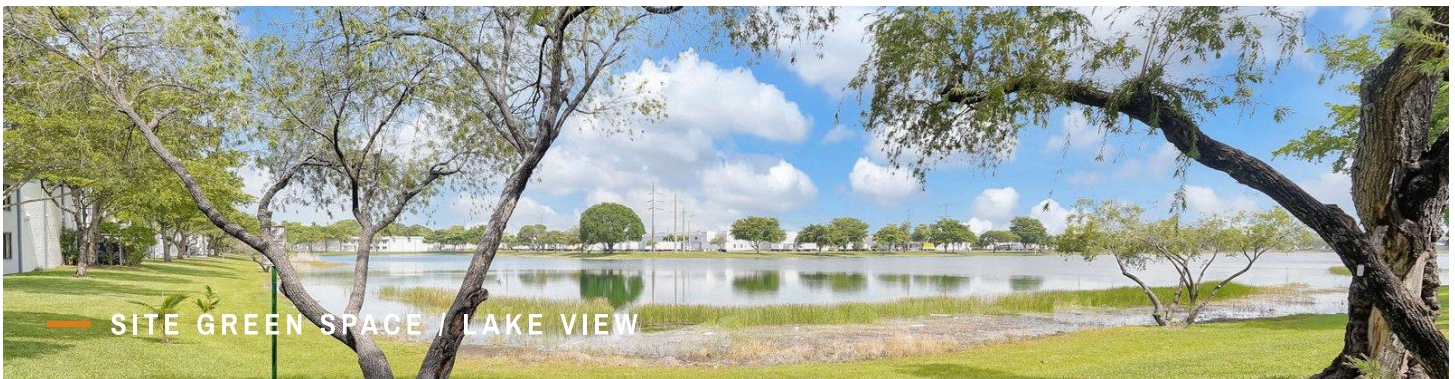
BREAK ROOM / KITCHEN



BACKUP GENERATOR ROOM



EXTERIOR SEATING



SITE GREEN SPACE / LAKE VIEW

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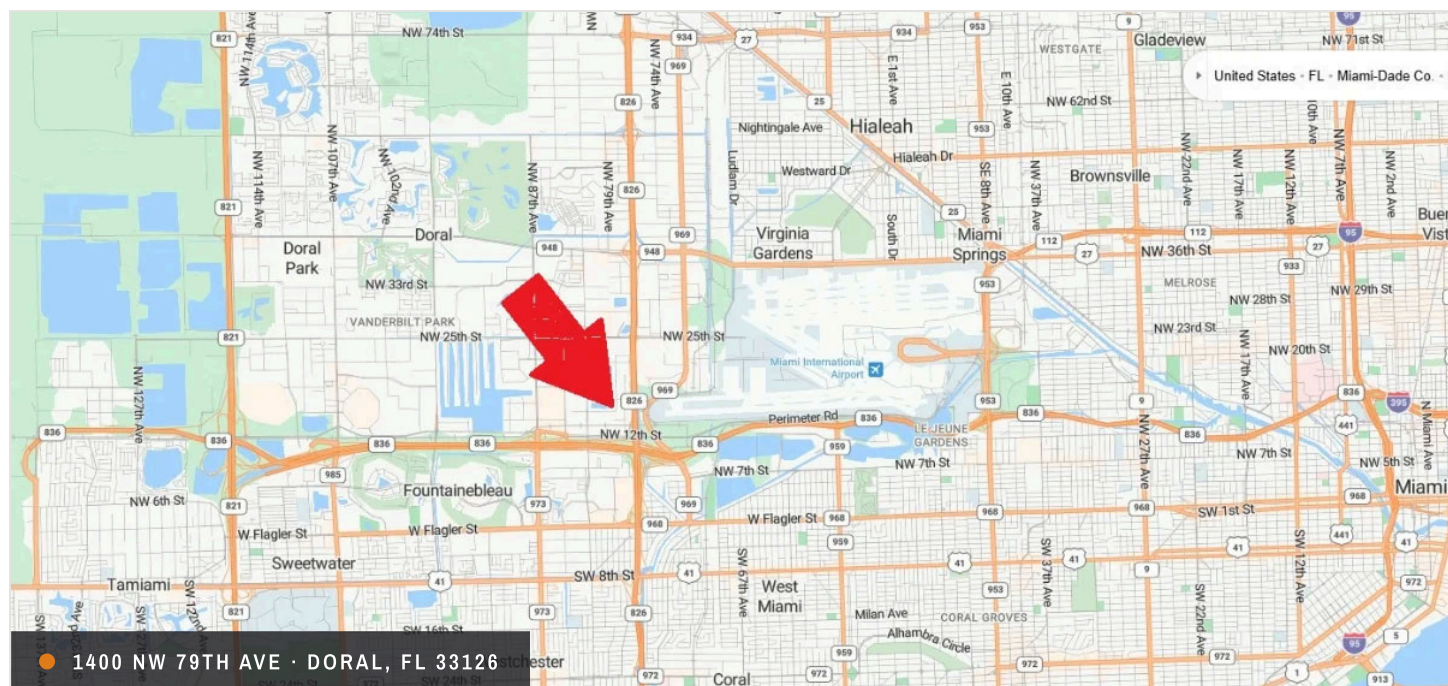
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LOCATION & ACCESS



LOCATION OVERVIEW

Positioned within the Miami International Commerce Center, the property enjoys immediate access to Miami's primary expressway network — including the Palmetto Expressway (SR 826), Dolphin Expressway (SR 836), I-95, and Florida's Turnpike — and sits minutes from Miami International Airport, one of the busiest air cargo gateways in the United States.

The MICC is one of Miami-Dade County's largest and most established industrial parks, in the heart of Doral. It hosts a dense concentration of warehouse, distribution, freight-forwarding, and light-manufacturing businesses serving both domestic and Latin American / Caribbean trade lanes — a function of Miami's role as a principal U.S. gateway for international trade.

DESTINATION

DRIVE

DIST.

Miami Int'l Airport (MIA)

10 min

3.4 mi

Palmetto Expwy (SR 826)

~4 min

~1.5 mi

Dolphin Expwy (SR 836)

~3 min

~1.0 mi

Florida's Turnpike (HEFT)

~8 min

~4.5 mi

I-95

~15 min

~10 mi

Drive times approximate; verify independently.

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