



# BRIDGE POINT DORAL 826

7705-7789 NW 48TH STREET | DORAL, FL

**270,068 SF TWO-BUILDING CLASS A+**  
NEW INDUSTRIAL DEVELOPMENT AVAILABLE FOR LEASE

SCHEDULED COMPLETION Q1 2027

**BUILDING 1**

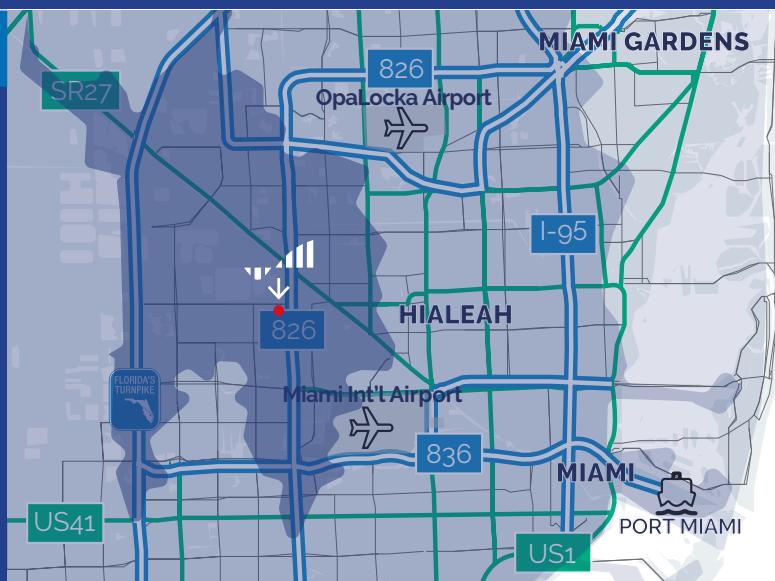
**156,311 SF**

Divisible to: ±35,000 SF  
Clear height: 36'  
Exterior docks: 40  
Building depth: 195'  
Drive-in doors: 2 (12'x14')  
Truck court: 180' (shared)  
Speed bay: 60'

**BUILDING 2**

**113,757 SF**

Divisible to: ±26,000 SF  
Clear height: 36'  
Exterior docks: 43  
Building depth: 165'  
Drive-in doors: 2 (12'x14')  
Truck court: 180' (shared)  
Speed bay: 60'



## TRANSPORT & ACCESS

Daily Traffic Count	±241,000 (2024 CoStar)	Florida's Turnpike	3.2 Mi   9 Min
Miami Int'l Airport	3.0 Mi   8 Min	SR-826 (Palmetto Expy)	Immediate Access
Port Miami	13.0 Mi   23 Min	SR-836 (Dolphin Expy)	2.1 Mi   7 Min



BUILDING	SF	CLEAR HEIGHT	TYPICAL COLUMN SPACING	DOCK DOORS	RAMP DOORS	BUILDING DEPTH
1	156,311	36'	54' x 50'	40	2	195'
2	113,757	36'	54' x 50'	43	2	165'

## BECOME A TENANT NOW

Designed to accommodate both global logistics operators and specialty distributors, Bridge Point Doral 826 delivers the visibility, quality, and efficiency demanded by today's most dynamic companies.



**270,068**

BUILDING  
TOTAL SF



**36**

TRAILER  
STALLS



**83/4**

DOCK/DRIVE-  
IN DOORS



**15.73**

TOTAL SITE  
ACRES



**36'**

CLEAR  
HEIGHT



**±241,000**

DAILY TRAFFIC  
COUNT



**BRIDGE POINT DORAL 826**  
7705-7789 NW 48th Street, Doral, FL

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