



NW 79TH AVENUE

SITE

SR-826 (PALMETTO EXPRESSWAY)
AADT: 260,000

Industrial

SOUTHWEST VIEW

Doral Industrial Site

FOR SALE OR LEASE

5075 NW 79th Avenue | Doral, FL 33166

Total Land: 60,984 SF (1.4 AC)
Lease Rate & Type: \$37,500.00 per month, NNN
Asking Sale Price: \$9,000,000.00

For More Information
Robert Eckstein
+1 786 367 3569
reckstein@naimiami.com

Craig Merlin
+1 305 987 4401
cmerlin@naimiami.com

For more listings visit: naimia-ftl.com/properties



Doral Industrial Site

5075 NW 79th Avenue | Doral, FL 33166



Property Features

- 8,507-SF industrial building currently used as heavy equipment sales and storage facility, will be delivered vacant
- Lot size: 60,984 SF (1.4 AC)
- Zoned light manufacturing
- Direct frontage to SR-826 (Palmetto Expressway)
- Easement provides access to SW 79th Avenue via covenant running with the land
- **Asking price: \$9,000,000 for sale or \$37,500 NNN per month for lease**

Aerial Map

5075 NW 79th Avenue | Doral, FL 33166



Location Features

Doral, FL is one of the most sought after industrial markets in the country. According to CoStar, Q1 2024 vacancy rate was at a decade low 2.4%. The property's positioning on the SR-826 (Palmetto Expressway) provides ample signage opportunity with ease of access to both north south and east west highway systems.

Traffic Count



SR-826 (Palmetto Expressway)	260,000
------------------------------	---------

