

# Doral Industrial Site

### FOR SALE OR LEASE

5075 NW 79th Avenue | Doral, FL 33166

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

#### For More Information

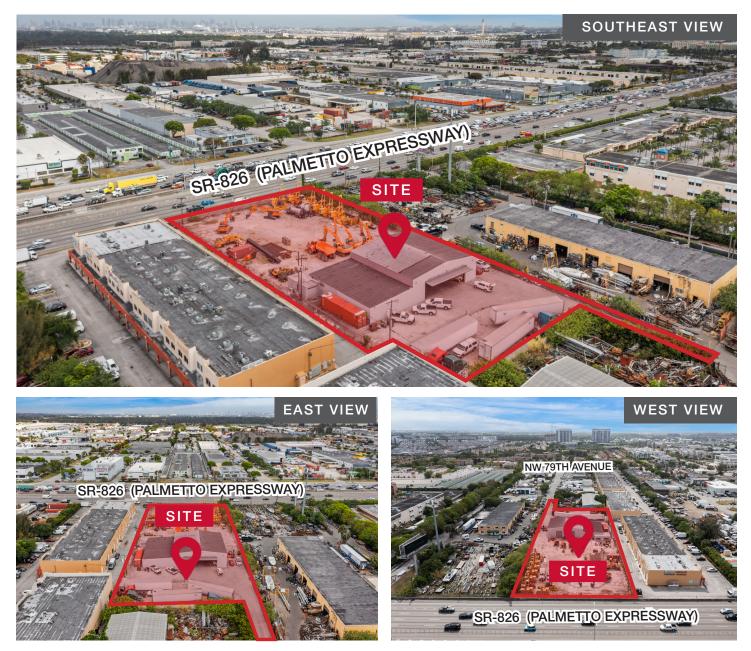
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## **Doral Industrial Site**

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### **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



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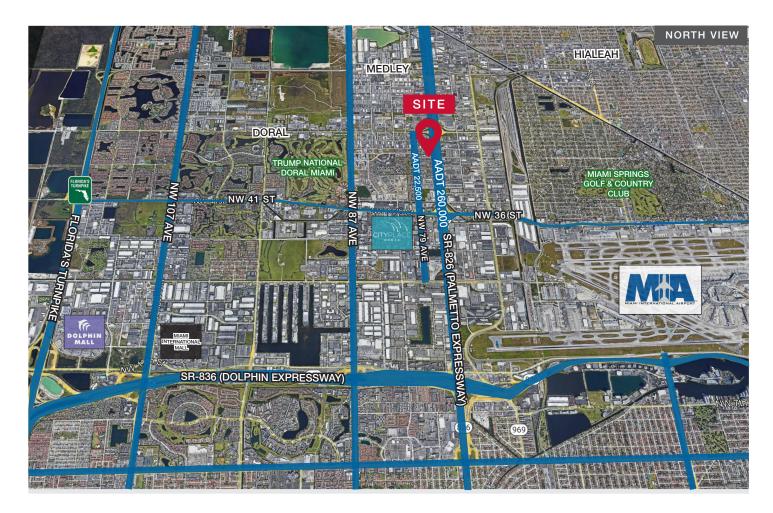
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### Aerial Map

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



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### Survey 5075 NW 79th Avenue | Doral, FL 33166



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