

# FOR LEASE



± 2.8 ACRES

# 2779 NW 112 AVE

DORAL, FL 33172



**2779 NW 112TH AVE**  
**Doral, FL**



## PROPERTY HIGHLIGHTS

**ADDRESS:** 2771 NW 112th Ave, Doral, FL 33172

**LOT SIZE:** ±2.8 Acres - 122,099 SF

**BUILDING SIZE:** Main Building: ±12,000 SF Total  
Warehouse: ±7,500 SF  
Office: ±4,500 SF

Maintenance Shop: ±2,200 SF

**FEATURES:**

- Fully improved and secure site complete
- Fully paved
- Lighting and drainage
- Fueling on site

**ZONING:** Industrial

**LOADING:** Main Building: 4 Street-Level Doors  
Maintenance Shop: 2 Street-Level Doors  
2 Dock-High Loading Positions

**PARKING:** 42 Truck Parking Spaces  
35 Car Parking Spaces

**POWER:** Heavy - 3 phase; 200-400  
Amps, 120/240 Volt

\$66,184 monthly + Operating Expenses

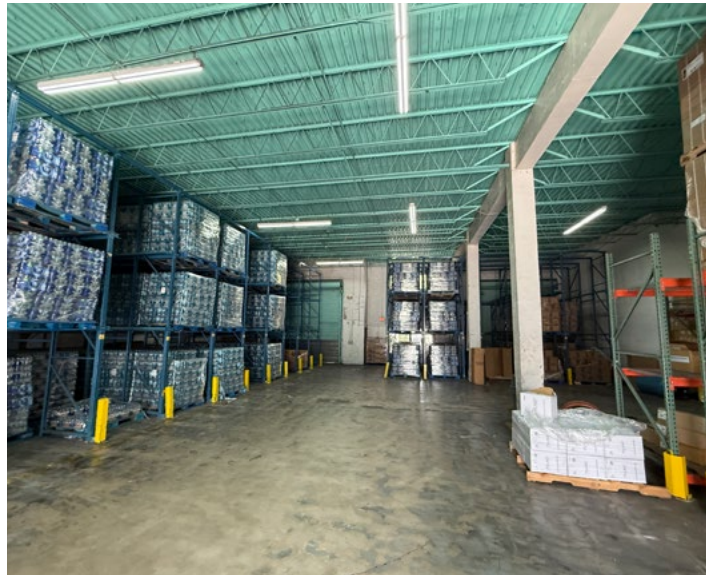
**ASKING PRICE:** 14,200 SF building @ \$17.00/SF NNN  
\$20,116 monthly

93,699SF of land @ \$5.90/SF NNN  
\$46,068 monthly



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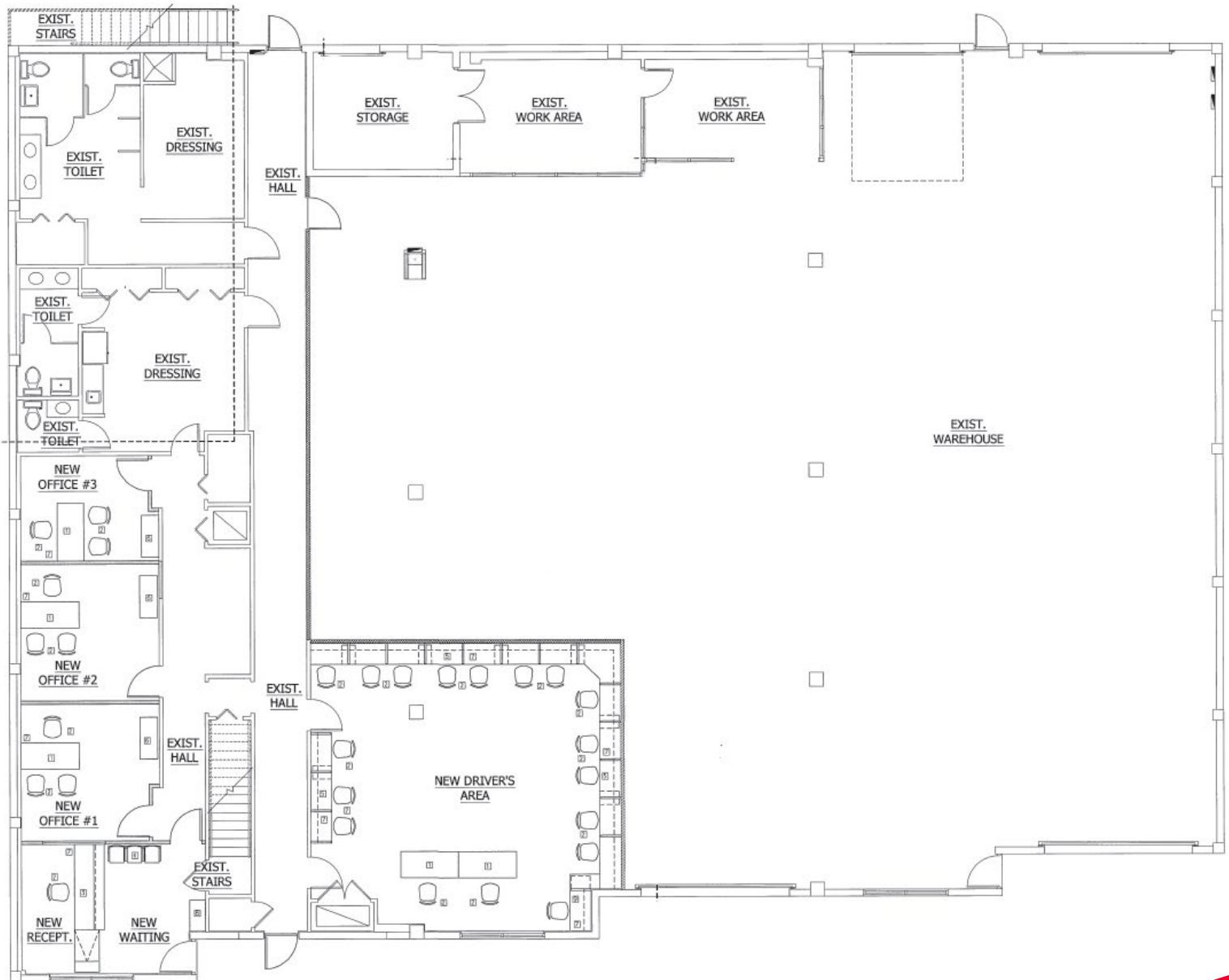
## PROPERTY PHOTOS



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# FLOOR PLAN

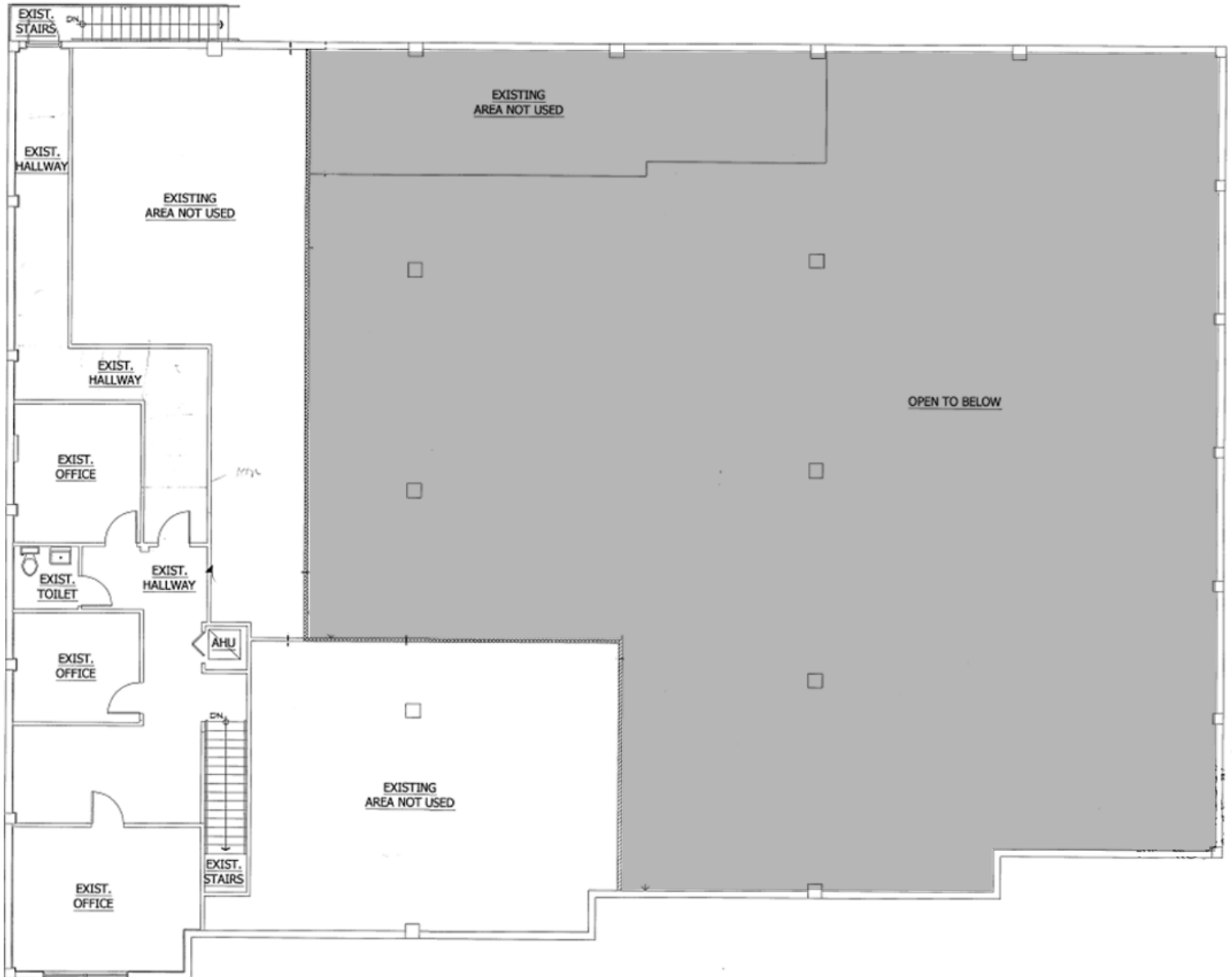
## FIRST FLOOR WAREHOUSE & OFFICE



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# FLOOR PLAN

## SECOND FLOOR WAREHOUSE & OFFICE





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## LOCATION MAP & HIGHLIGHTS



**Central Doral Positioning** – Just off NW 27th Street and NW 112th Avenue, the property provides immediate access to major arterials, including NW 25th Street and NW 41st Street. Its proximity to Miami International Airport, PortMiami, and key expressways (SR-836 & Florida Turnpike) ensures seamless connectivity for regional and international operations.



**Industrial Zoning & Infrastructure** – With heavy three-phase power, 45 surface parking spaces, fueling on site, and two industrial structures with street-level loading doors, the property is designed to support intensive industrial use.



**Ready-to-Operate** – Fully paved, fenced, and equipped with drainage and lighting, tenants can move in and activate operations immediately without the need for additional capital improvements.



**High Demand Market** – Doral continues to be one of South Florida's most competitive industrial submarkets, attracting logistics, e-commerce, and multinational corporations due to its workforce, infrastructure, and central location.

### FOR MORE INFORMATION, CONTACT:



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