

**± 2.8 ACRES** 

# 2779 NW 112 AVE

DORAL, FL 33172





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

**LOT SIZE:** ±2.8 Acres - 122,099 SF

Main Building: ±12,000 SF Total

Warehouse: ±7,500 SF

**BUILDING SIZE:** Office: ±4,500 SF

Maintenance Shop: ±2,200 SF

Fully improved and secure

site complete

**FEATURES:** • Fully paved

Lighting and drainage

Fueling on site

**ZONING:** Industrial

Main Building: 4 Street-Level Doors

**LOADING:** 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

14,200 SF building @ \$17.00/SF NNN

ASKING PRICE: \$20,116 monthly

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

\$46,068 monthly

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

#### PROPERTY PHOTOS



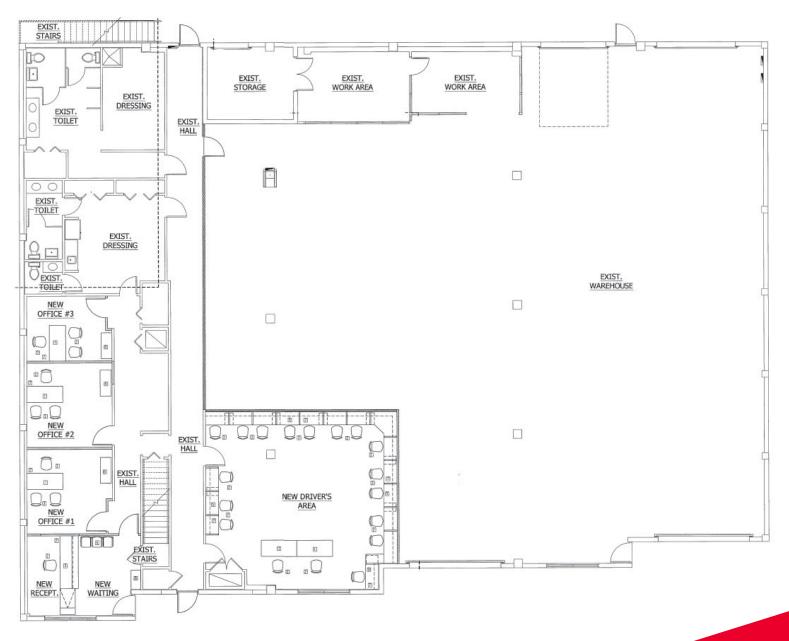






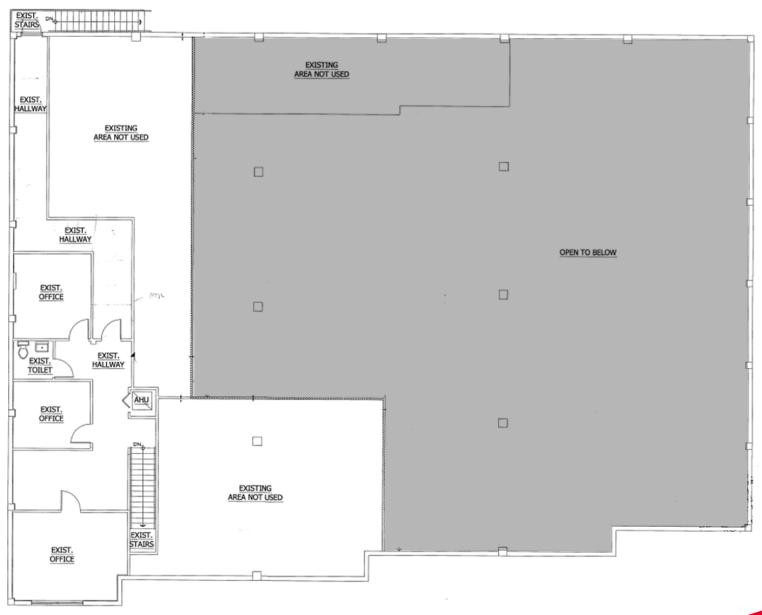


## FIRST FLOOR WAREHOUSE & OFFICE



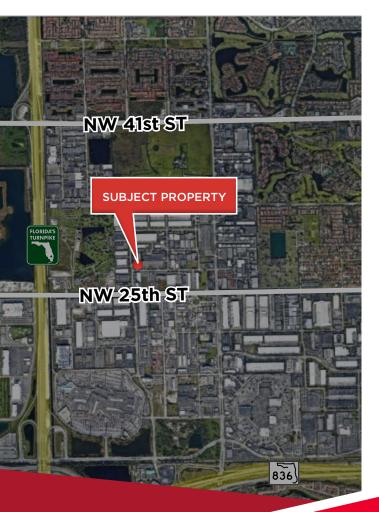


## SECOND FLOOR WAREHOUSE & OFFICE



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







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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