

Stunning Modern Warehouse for Rent

6050 NW 102 AVE UNIT 310 DORAL, FL 33178
OFFERING MEMORANDUM



Stunning Modern Warehouse for Rent
NET RENTABLE AREA (SF) 3,936 SF



FLORIDA CAPITAL
REALTY

OFFERING SUMMARY

ADDRESS	6050 NW 102 AVE UNIT 310 DORAL, FL 33178 6050 NW 102 AVE UNIT 311 DORAL, FL 33178
COUNTY	Miami Dade
MARKET	Doral/Sweetwater
NET RENTABLE AREA (SF)	3,936 SF
YEAR BUILT	2018

FINANCIAL SUMMARY

PRICE	\$25,000.00
PRICE PSF	\$6.35

Property Overview:

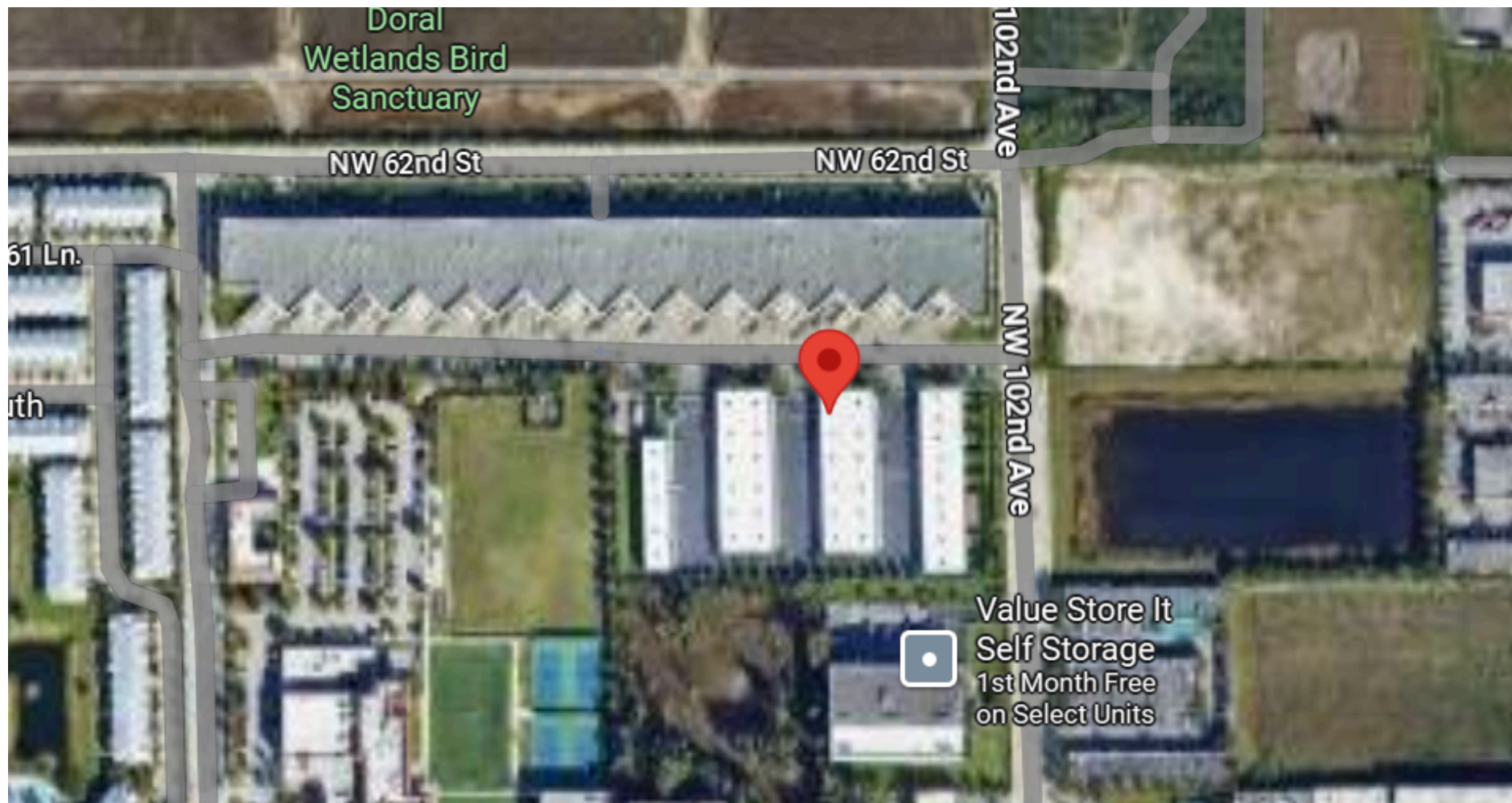
Discover a rare opportunity to lease two adjacent, pristine warehouse units in one of Doral's most sought-after industrial complexes. Ideal for businesses seeking a clean, efficient, and accessible workspace in Miami-Dade's logistics hub.



KEY FEATURES:

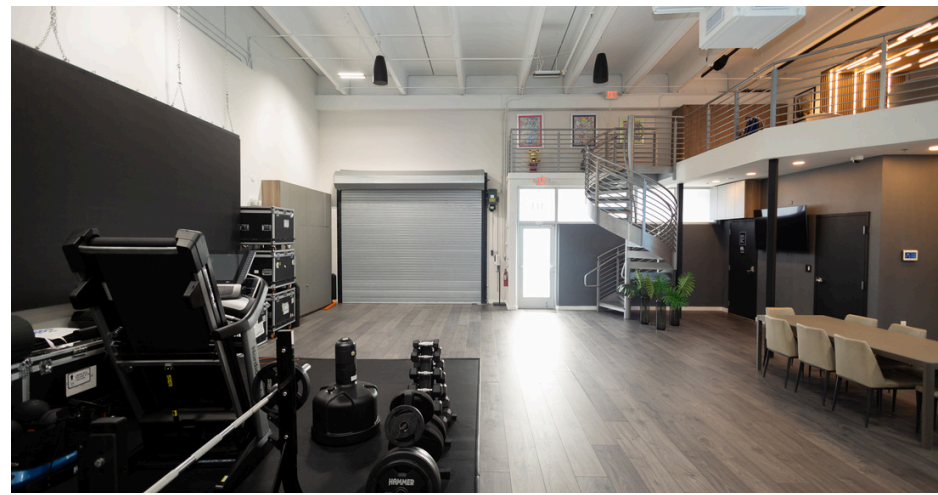
- Impact-rated construction
- High ceilings
- Rear-grade level loading doors
- Office space with HVAC
- Private restrooms in each unit
- Modern, polished concrete floors
- 24/7 access
- Ample parking in front of each unit
- Professionally managed property





LOCATION HIGHLIGHTS:

- Immediate access to Palmetto Expressway (SR-826)
- Less than 10 minutes to Miami International Airport
- Surrounded by distribution centers, showrooms, and corporate parks
- Zoned for industrial/light manufacturing use



AVAILABLE SPACES:

Unit	Size (SF)	Use Type	Condition	Availability
310	[1,968]	Industrial/F	Excellent	Immediate
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IDEAL FOR:

- E-commerce / Fulfillment
- Import & Export Operations
- Creative Studios
- Showroom with Storage
- Inventory Distribution

Contact us today to schedule a tour and secure this outstanding warehouse opportunity in Doral's thriving industrial district.

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