



**S M I T H**  
COMMERCIAL PROPERTY GROUP

# NEW LISTING FOR LEASE

6902 NW 50<sup>TH</sup> ST. MIAMI, FL 33166



**\$24.50/SF./YR.**

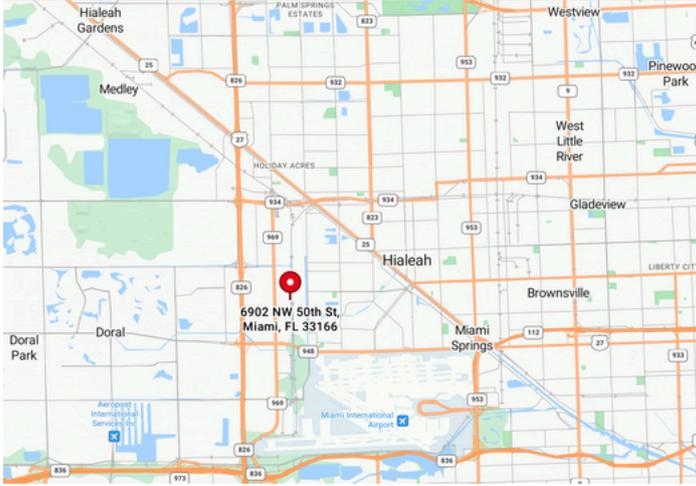
(MODIFIED GROSS)

## - PROPERTY HIGHLIGHTS -

**Property Type:** Industrial | **Sq footage:** 3,600 SF. total  
**Number of floors:** 2 | **Year Built:** 1989 | **Zoning:** IU-2

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## PROPERTY DESCRIPTION



**Dolphin Expressway  
(SR 836)**  
Immediate access.



**Palmetto Expressway  
(SR-826)**  
Approx. 2.6 miles (approx.  
11-minute drive via NW  
72nd Ave/Milam Dairy Rd).



**Port of Miami**  
Approx. 24-25  
minutes (12-13  
miles).



**Miami International  
Airport (MIA) Cargo  
Terminal**  
Only 0.5 miles away.

Strategically located in the heart of Doral's industrial corridor, this well-maintained two-story property offers an efficient layout combining warehouse and office space, ideal for distribution, logistics, or service-oriented operations.

Its proximity to major expressways and Miami International Airport provides exceptional connectivity, making it a strong opportunity for businesses seeking functionality, accessibility, and long-term value.

## Property Features:

- **Warehouse:** +/-2,700 SF.
- **Office:** 900 SF. (450 SF. on each floor)
- **Parking:** 1/1000 | 2 Assigned
- **Loading:** Large overhead loading door (12'x16')
- **Ceiling Height:** 24'-25' clear
- **Sprinklers:** Yes
- **Construction:** Concrete Twin-T roof (newly replaced roof)
- Office desks can be included as well as warehouse racks

## PROPERTY PHOTOS



## Get in Touch

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