



# AVAILABLE FOR LEASE

**±7,300 SF**

**INDUSTRIAL WAREHOUSE**

3373 NW 97<sup>TH</sup> AVENUE  
UNIT 10  
DORAL, FL 33172

**LEASE RATE:**

**\$25.00 PSF GROSS**



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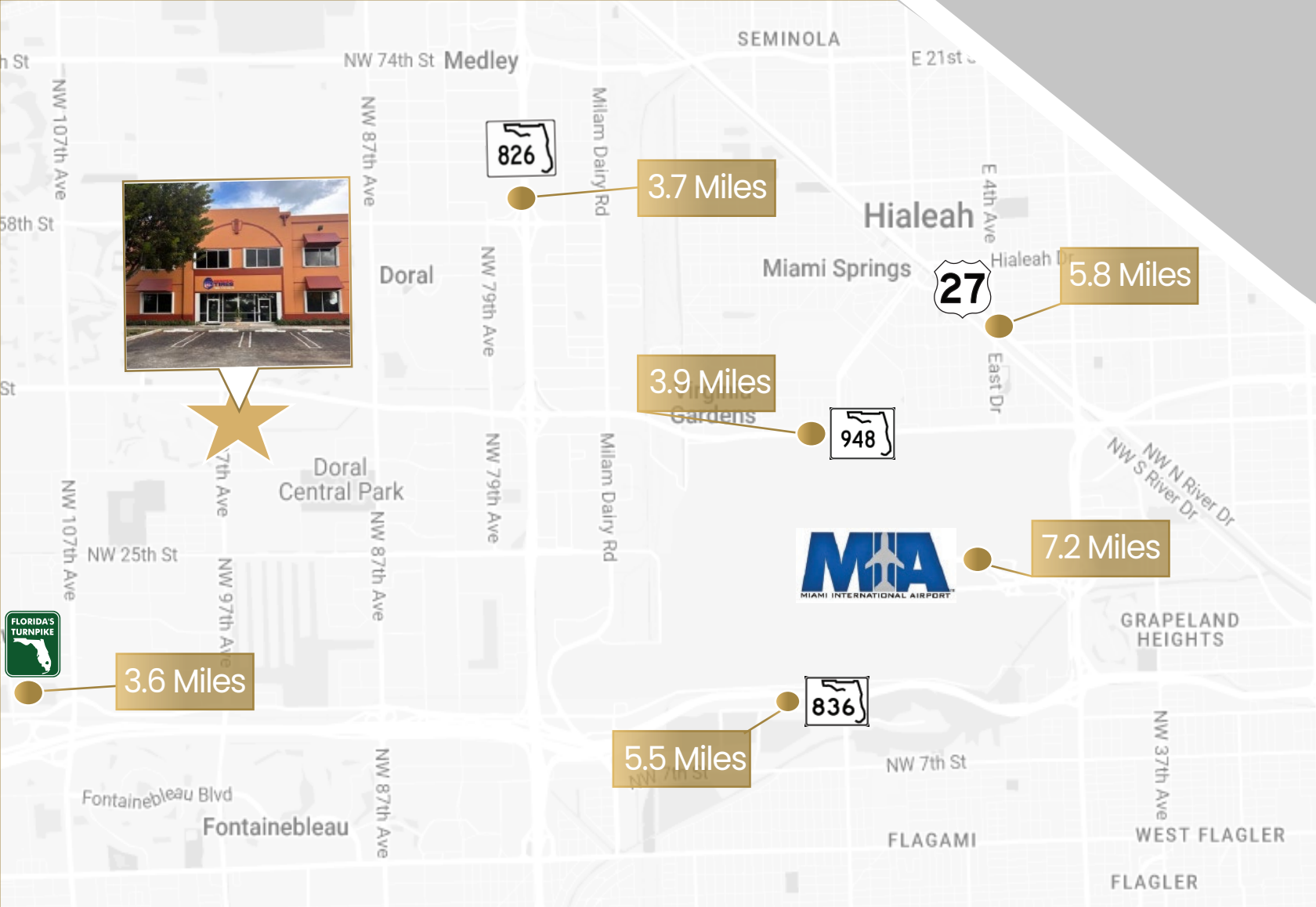
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**VIVO**  
REAL ESTATE GROUP



## PROPERTY HIGHLIGHTS

UNIT 10:	±7,300 SF
OFFICE:	±1,000 SF
CEILING HEIGHT:	24'
LOADING:	3 DOCK HIGH LOADING DOORS
ROOF:	TWIN T
AVAILABLE:	FEBRUARY 2026

Exceptional opportunity to lease approximately ±7,300 square feet of industrial space, including ±1,000 square feet of built-out office area. This versatile unit offers 24' clear ceiling height, three dock-high loading doors (rear loaded) fire sprinklers, and a durable Twin-T concrete roof. Available February 2026.

Nestled in the heart of the Doral Industrial District, this property offers exceptional accessibility—just 3.7 miles from the Palmetto Expressway, 5.5 miles from SR 836, 3.6 miles from the Florida Turnpike, and 7.2 miles from Miami International Airport. Featuring prime frontage along NW 97th Avenue, this exclusive unit presents a premier opportunity in one of Doral's most sought-after industrial corridors—an opportunity you won't want to miss.

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