



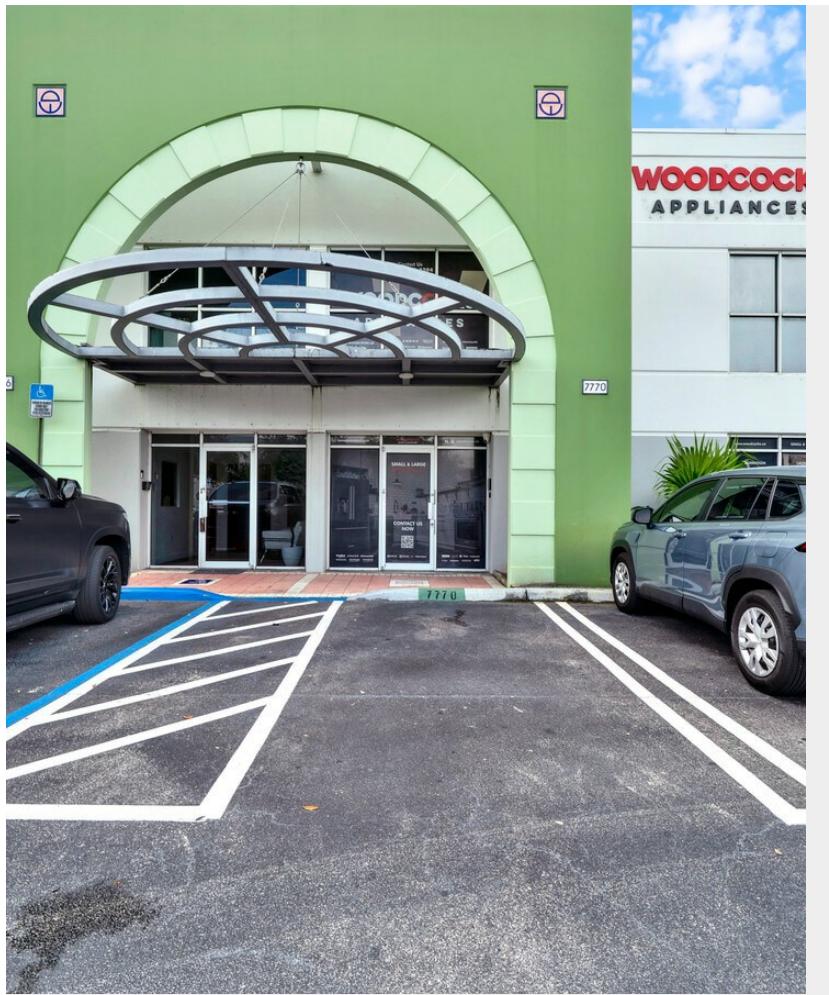
7770 NW 46th St

7770 NW 46th St, Doral, FL 33166

Olga Capurro

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(305) 273-9000





7770 NW 46th St

\$25.00 /SF/YR

DORAL WAREHOUSE + OFFICE + SHOWROOM

Prime Industrial Space for Lease

Discover an exceptional opportunity to lease \pm 5,641 SQFT of highly functional industrial space in one of Doral's most sought-after business corridors. This versatile property features:

Three private offices plus flexible conference room/showroom space

Three loading docks, including one with a ramp

Eleven (11) assigned parking spaces

High ceilings and efficient warehouse layout

Two Bathrooms, for added convenience

This property is ideally suited for logistics, distribution, e-commerce, light manufacturing, or showroom operations.

Located just minutes from major highways and Miami International Airport, this warehouse offers unmatched connectivity and access for local and international businesses.

Easy...

- Warehouse and small office, offers an excellent location with easy access to major highways, commercial centers, and transportation routes.



Rental Rate: \$25.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 5,641 SF

Year Built: 2001

Rental Rate Mo: \$2.08 /SF/MO



Ground Ste 23

1

Space Available	4,657 SF	Rental rate is \$25.00 plus the association fees.
Rental Rate	\$25.00 /SF/YR	
Contiguous Area	5,621 SF	
Date Available	Now	
Service Type	Modified Gross	
Office Size	964 SF	
Space Type	Relet	
Space Use	Flex	
Lease Term	3 - 5 Years	

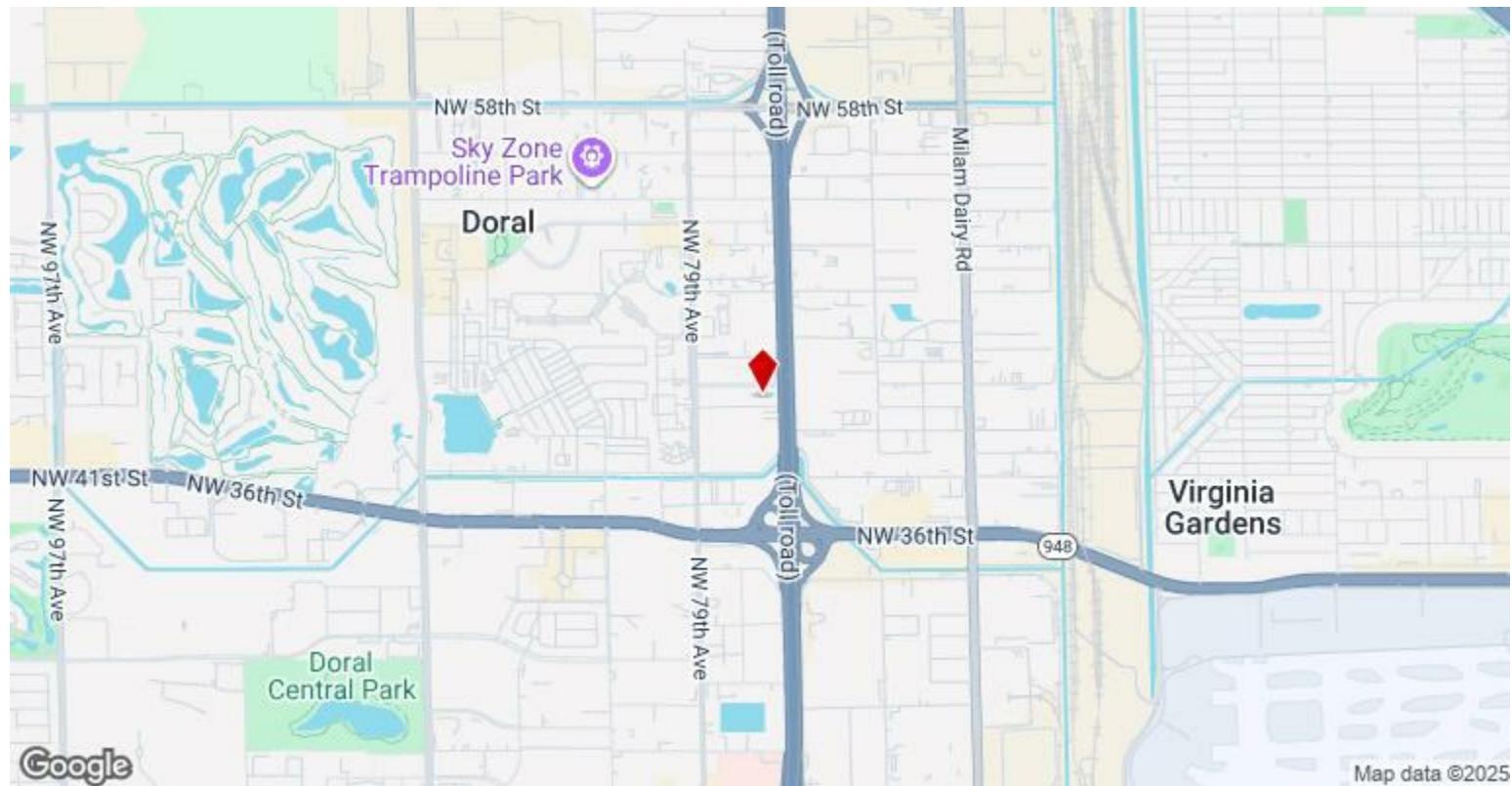
Mezzanine

2

Space Available	964 SF	Rental rate is \$25.00 plus the association fees. First floor
Rental Rate	\$25.00 /SF/YR	showroom and mezz offices 3 offices, 1 conf room
Contiguous Area	5,621 SF	
Date Available	Now	
Service Type	Modified Gross	
Space Type	Relet	
Space Use	Flex	
Lease Term	3 - 5 Years	

Major Tenant Information

Tenant	SF Occupied	Lease Expired
A&E Development Plus	-	October 2028
Air Ways Aviation	-	
Alva Freight International	-	
Broadcast Depot Corp	-	
Dacas Corp	-	
DHCP Transportation Services	-	August 2025
Institutionales Inc	-	
Kelly Group Enterprises Corp	-	
Mondial Forwarding	-	
Suresh Khilnani	-	



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Easy to show — contact us to schedule your private tour today.

Tenant is responsible for base rent plus the association's monthly fee.

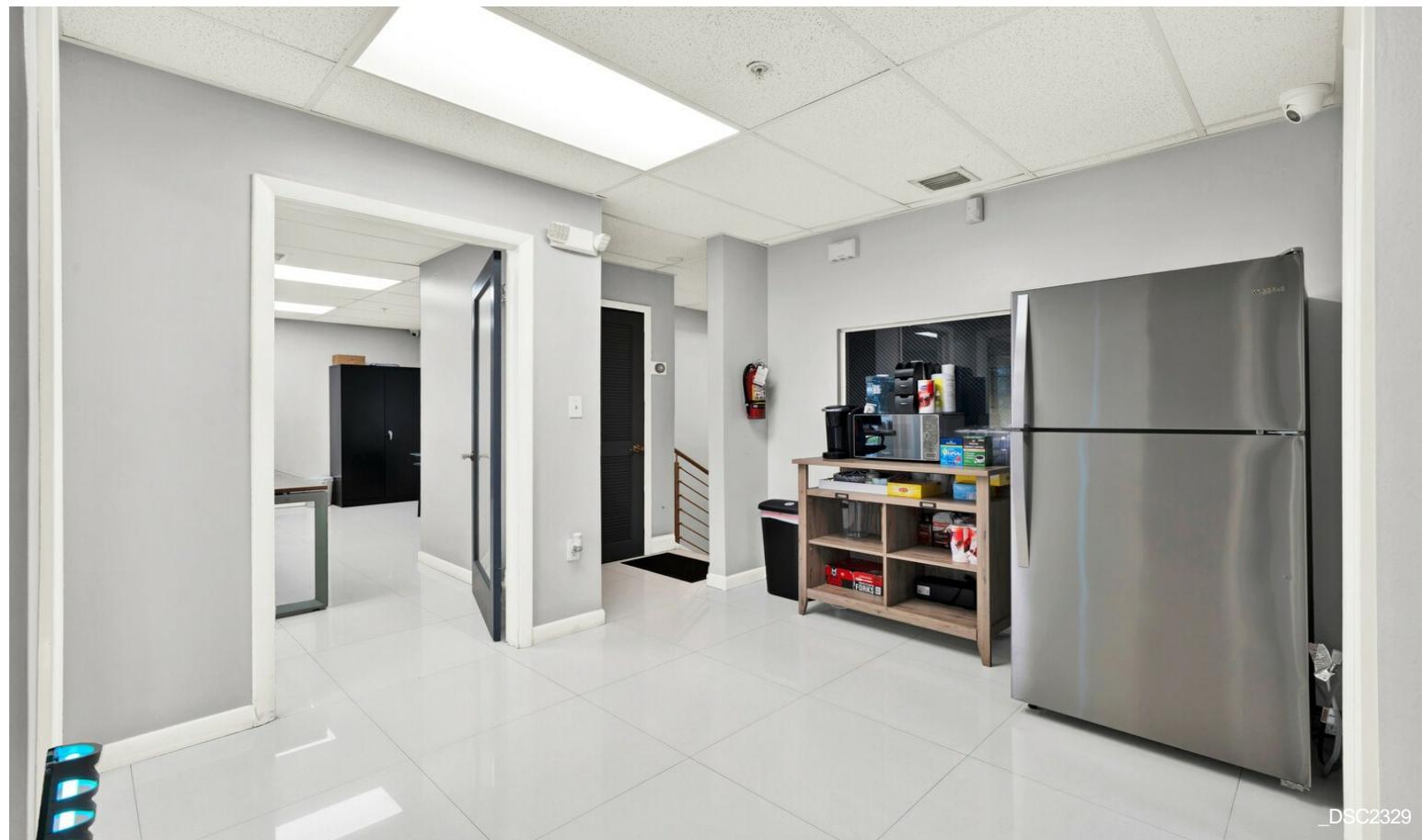
Property Photos



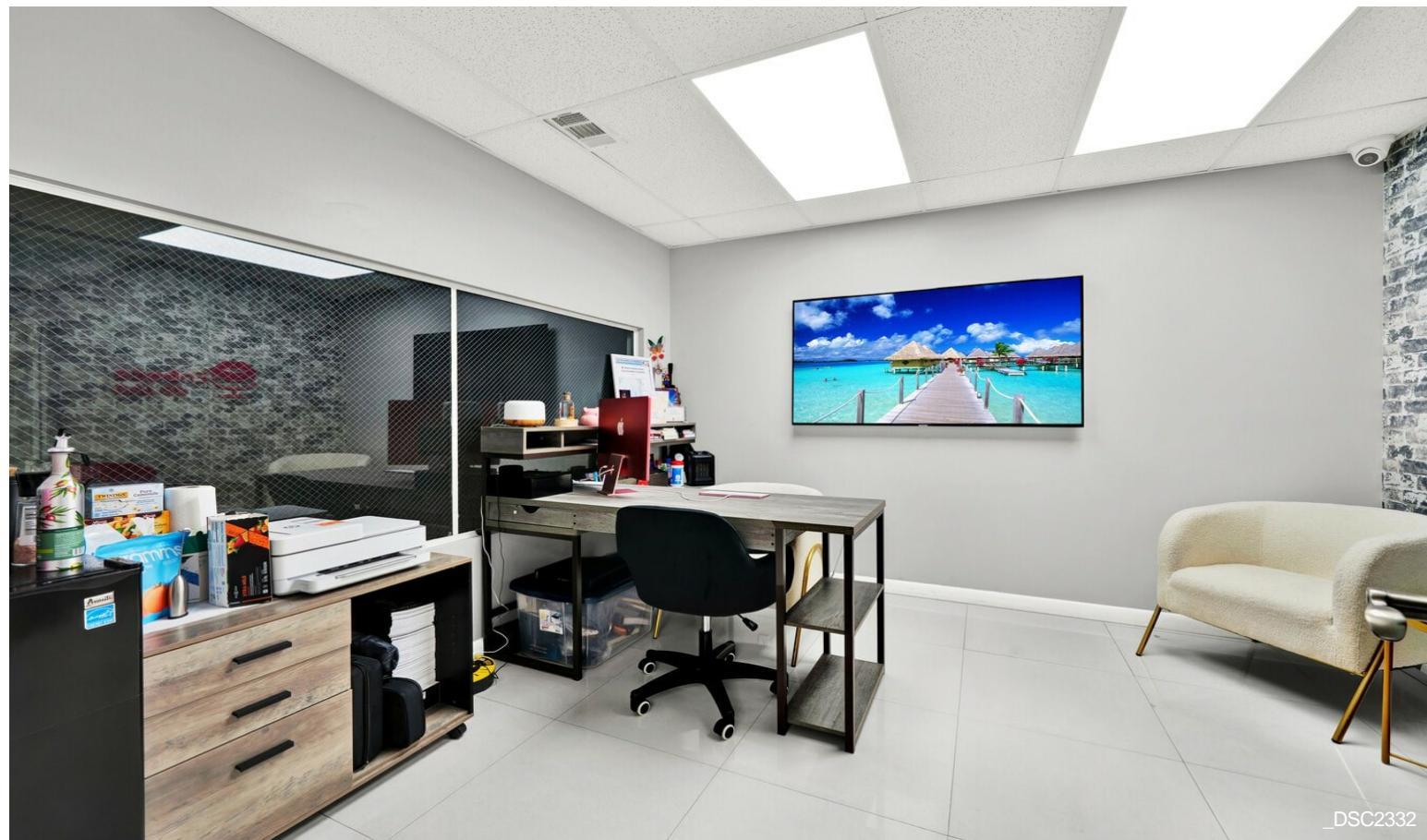
Property Photos



Property Photos

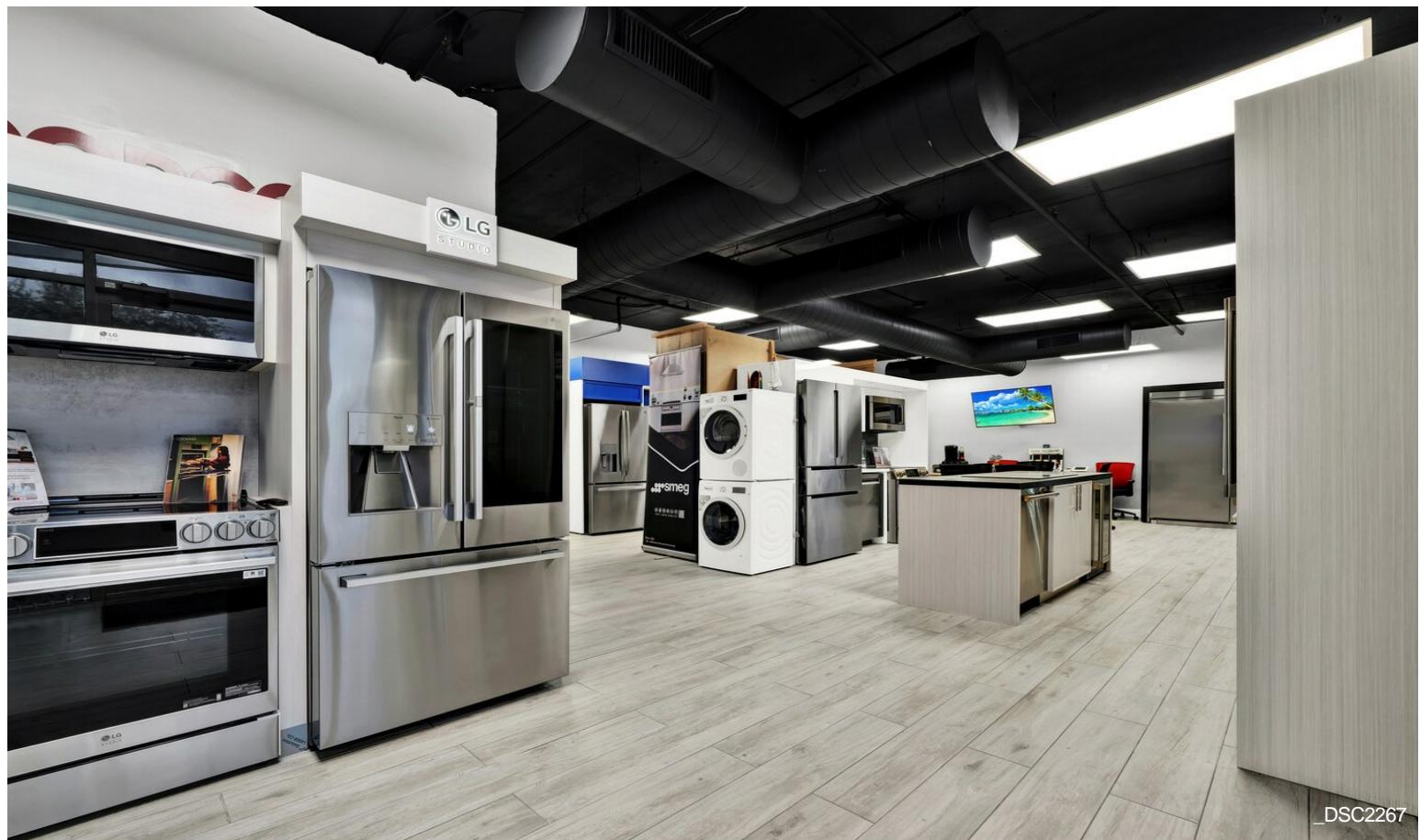


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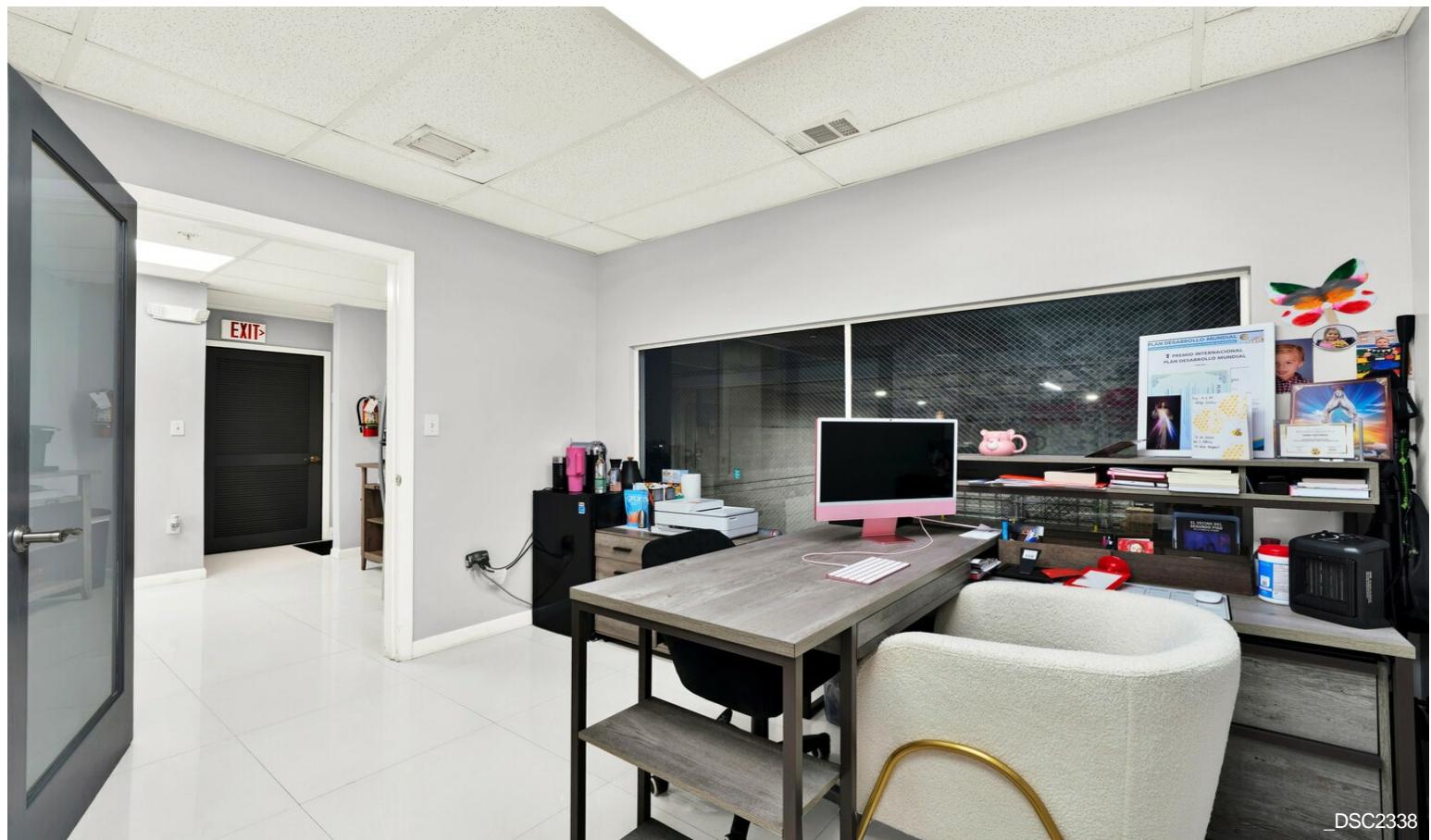


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Property Photos

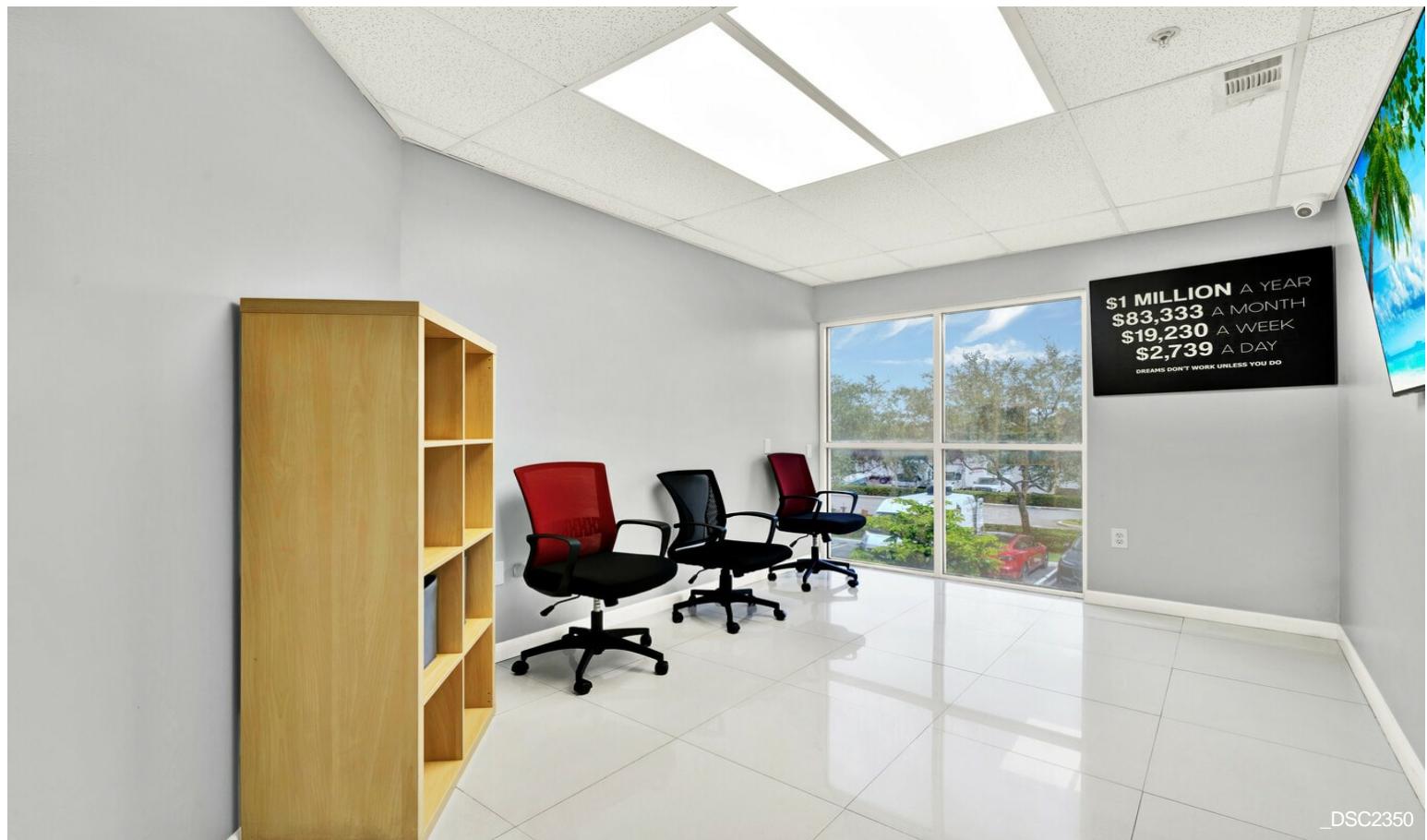


DSC2267

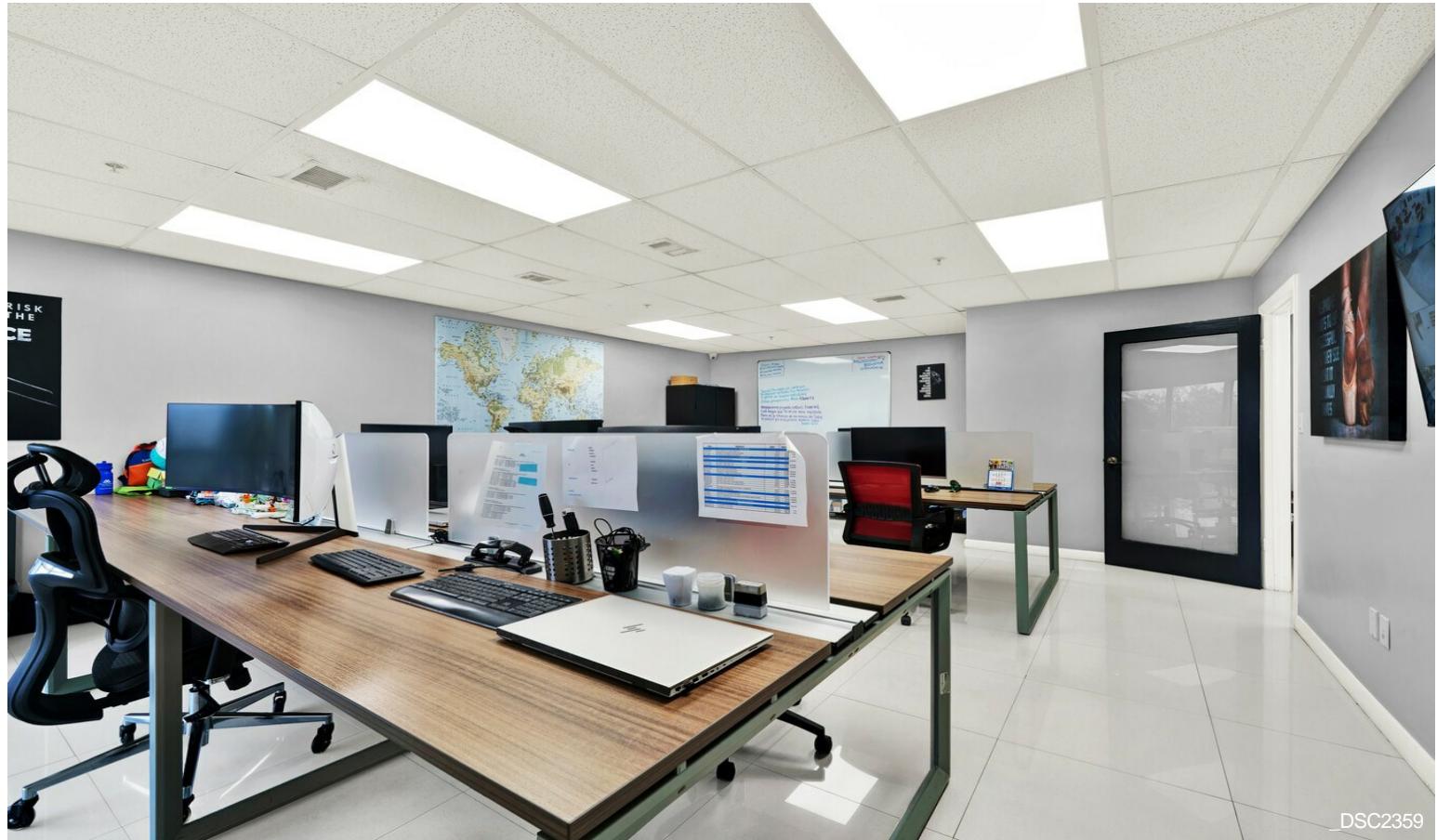


DSC2338

Property Photos

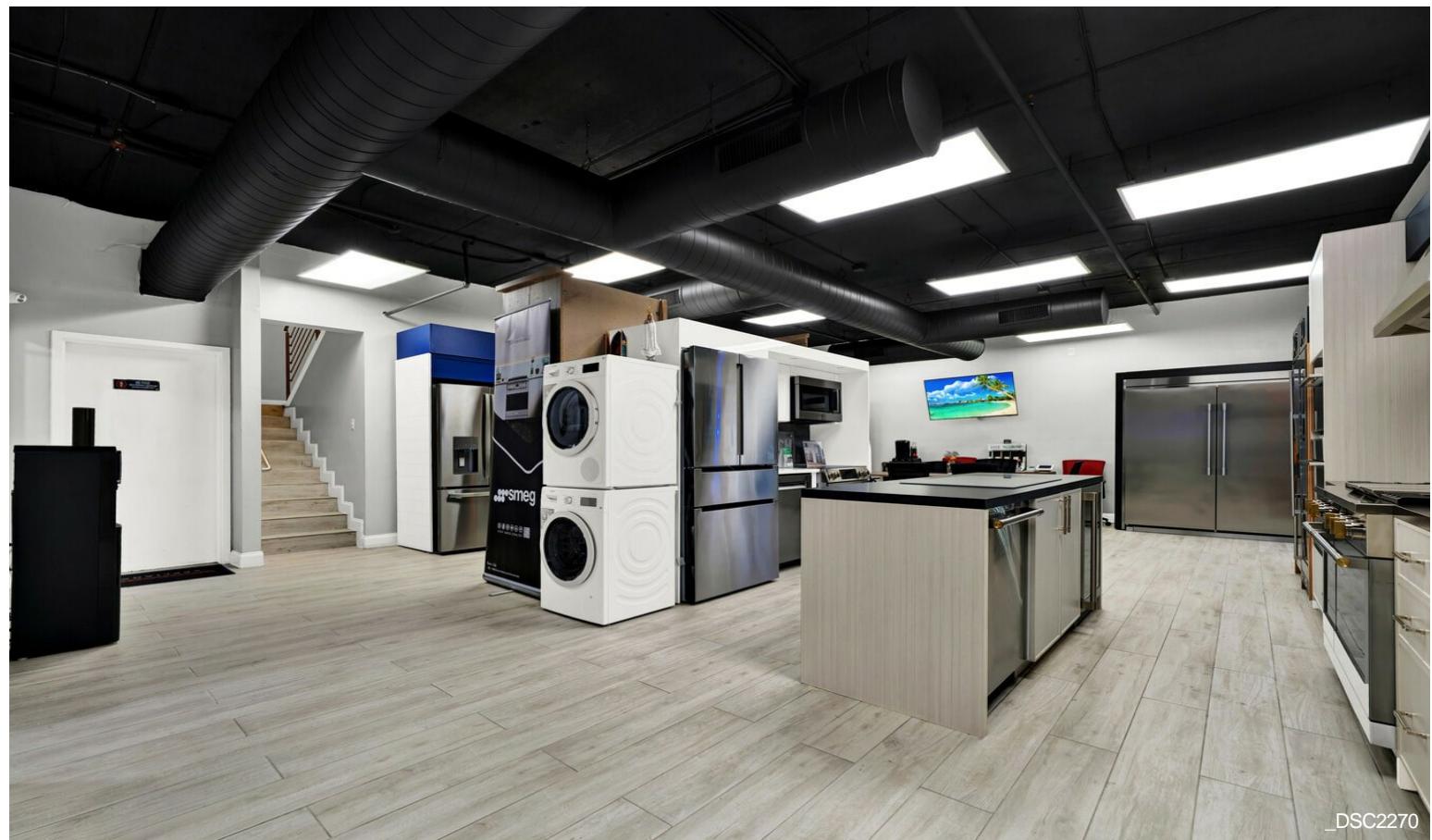
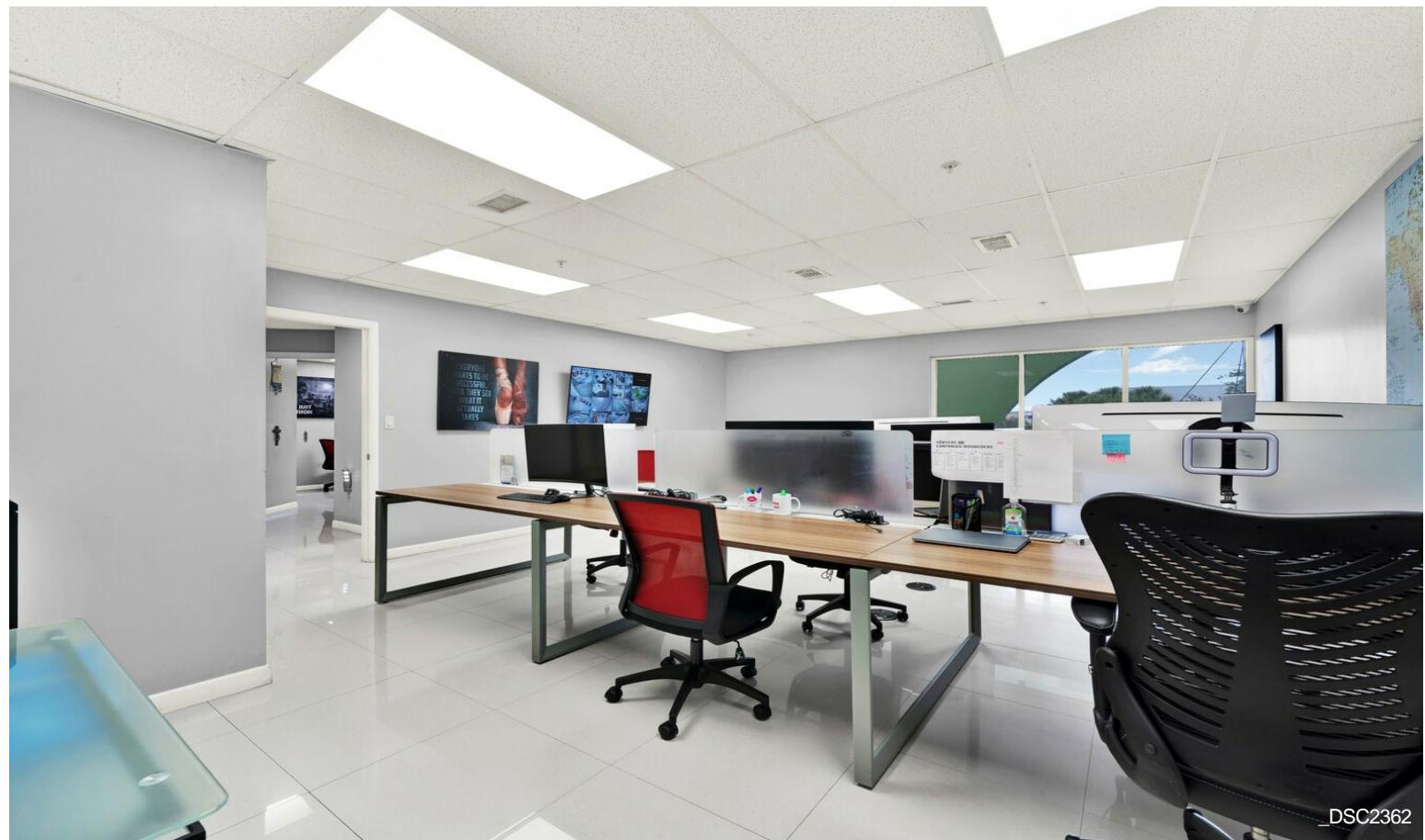


Property Photos

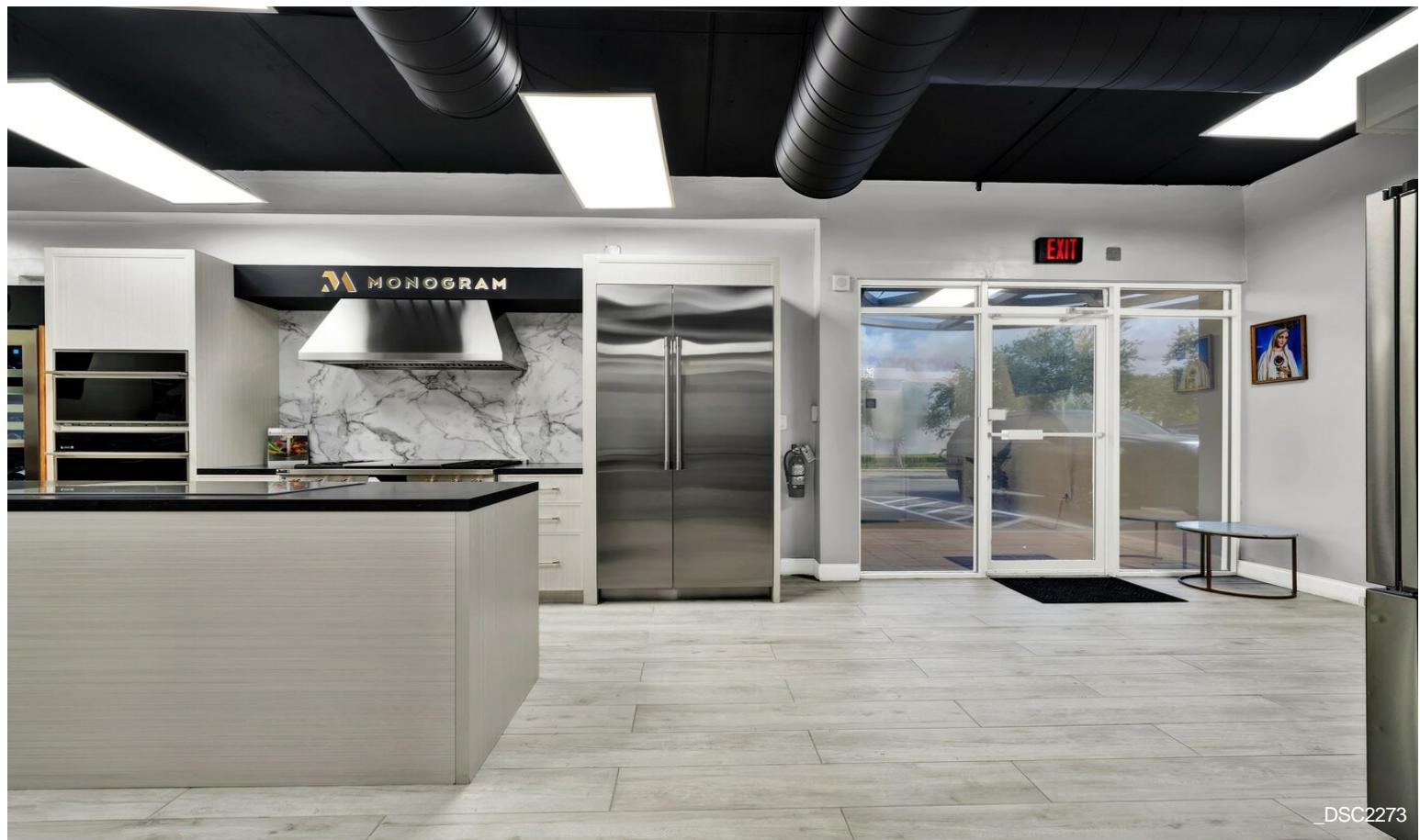


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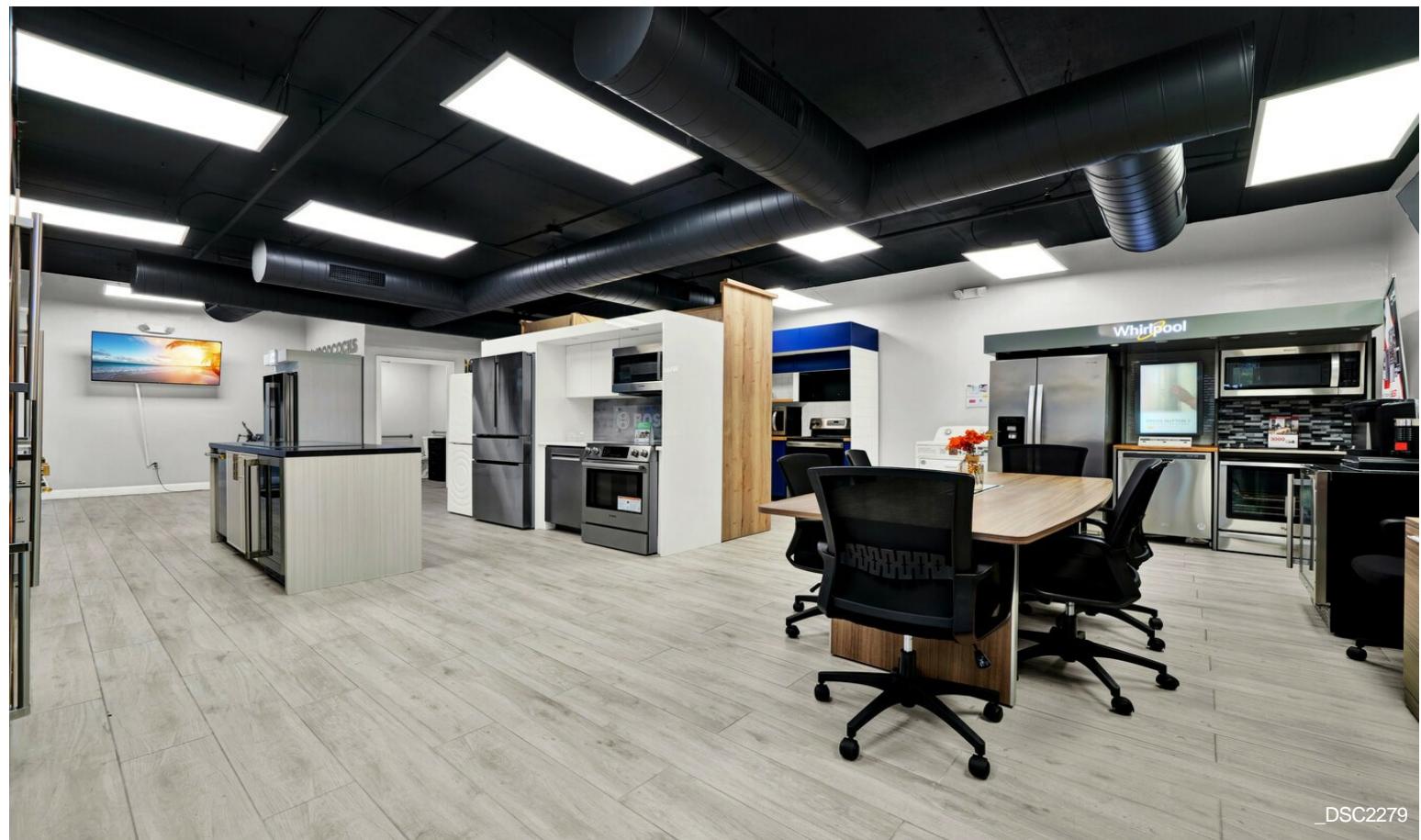
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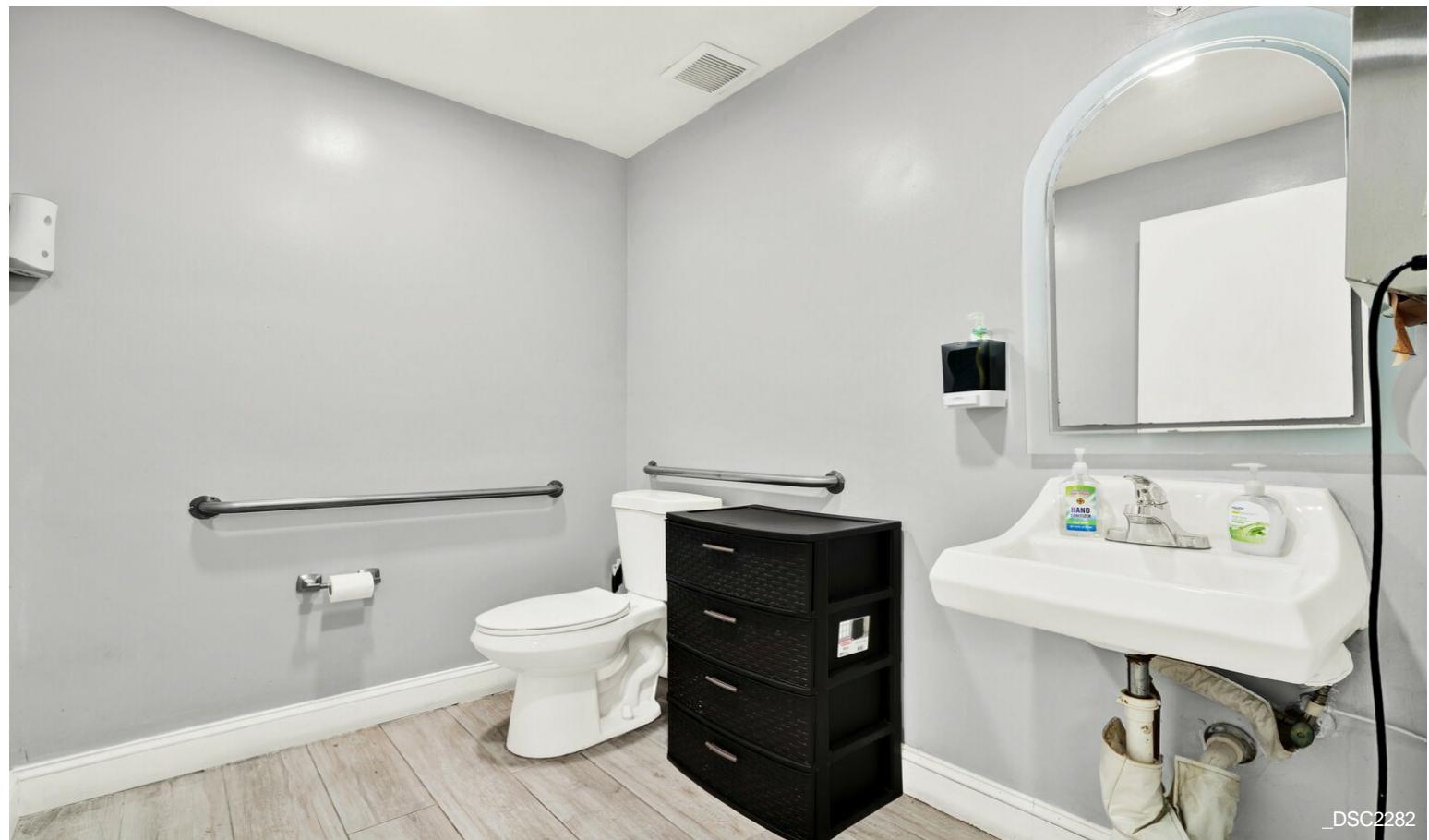
Property Photos



Property Photos

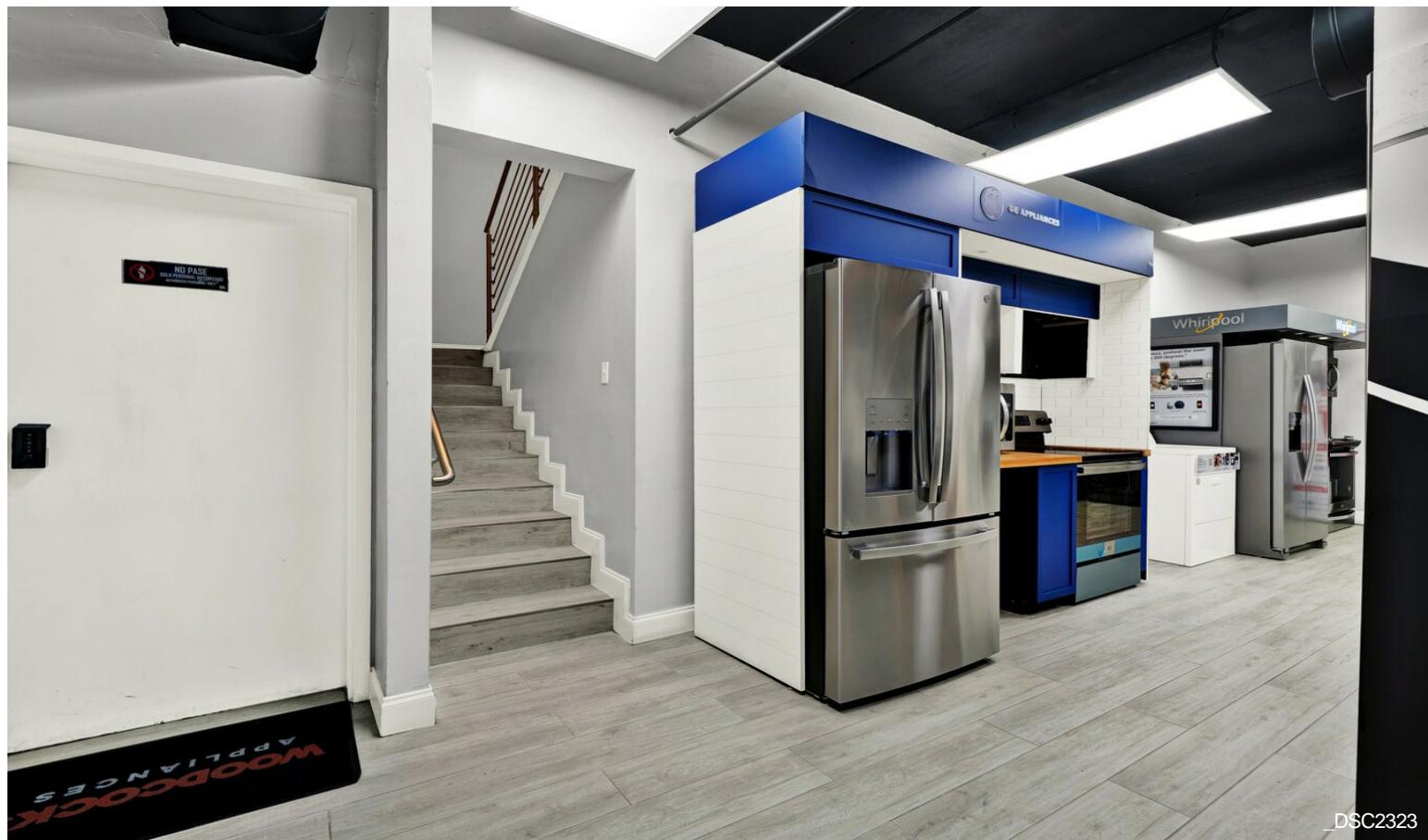
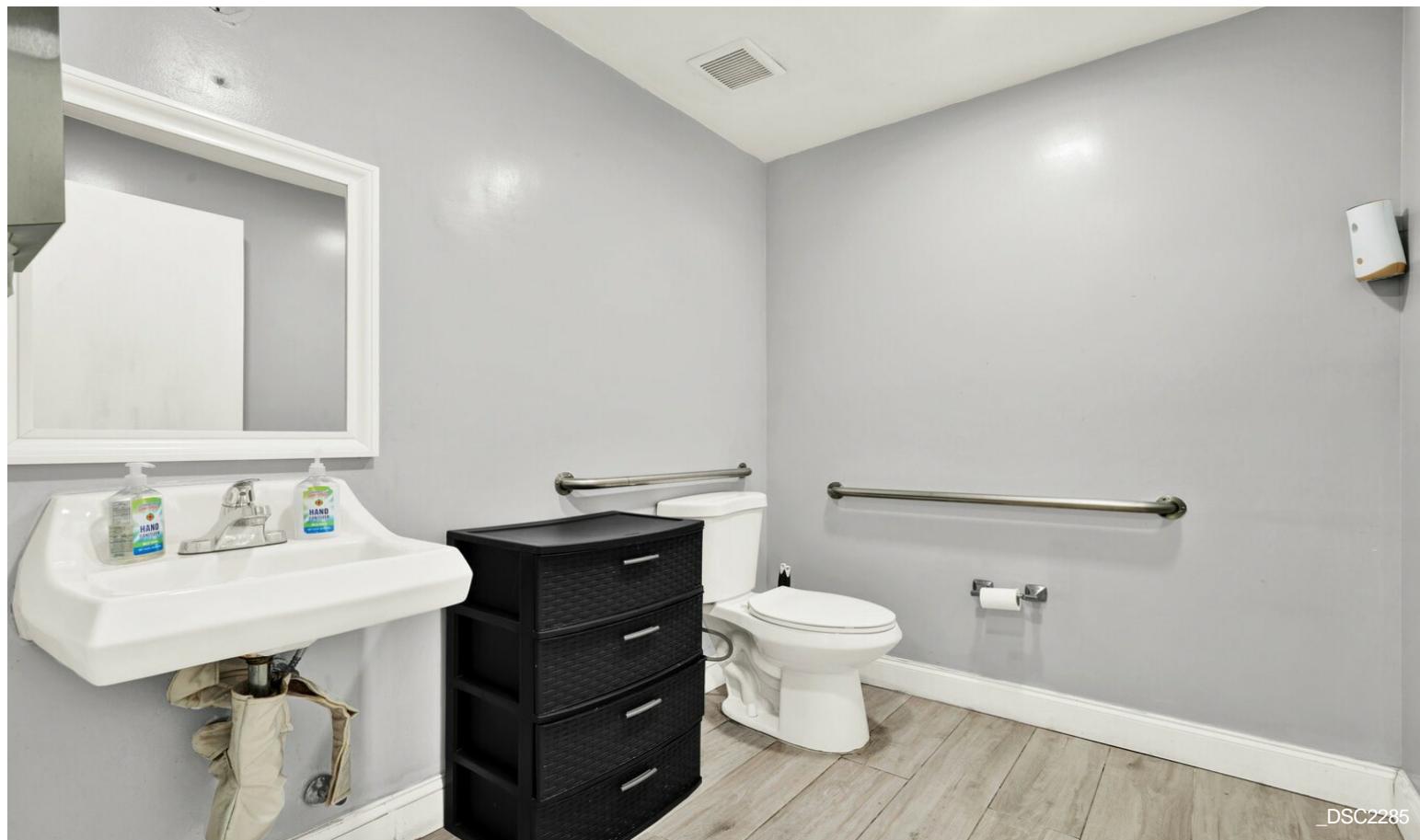


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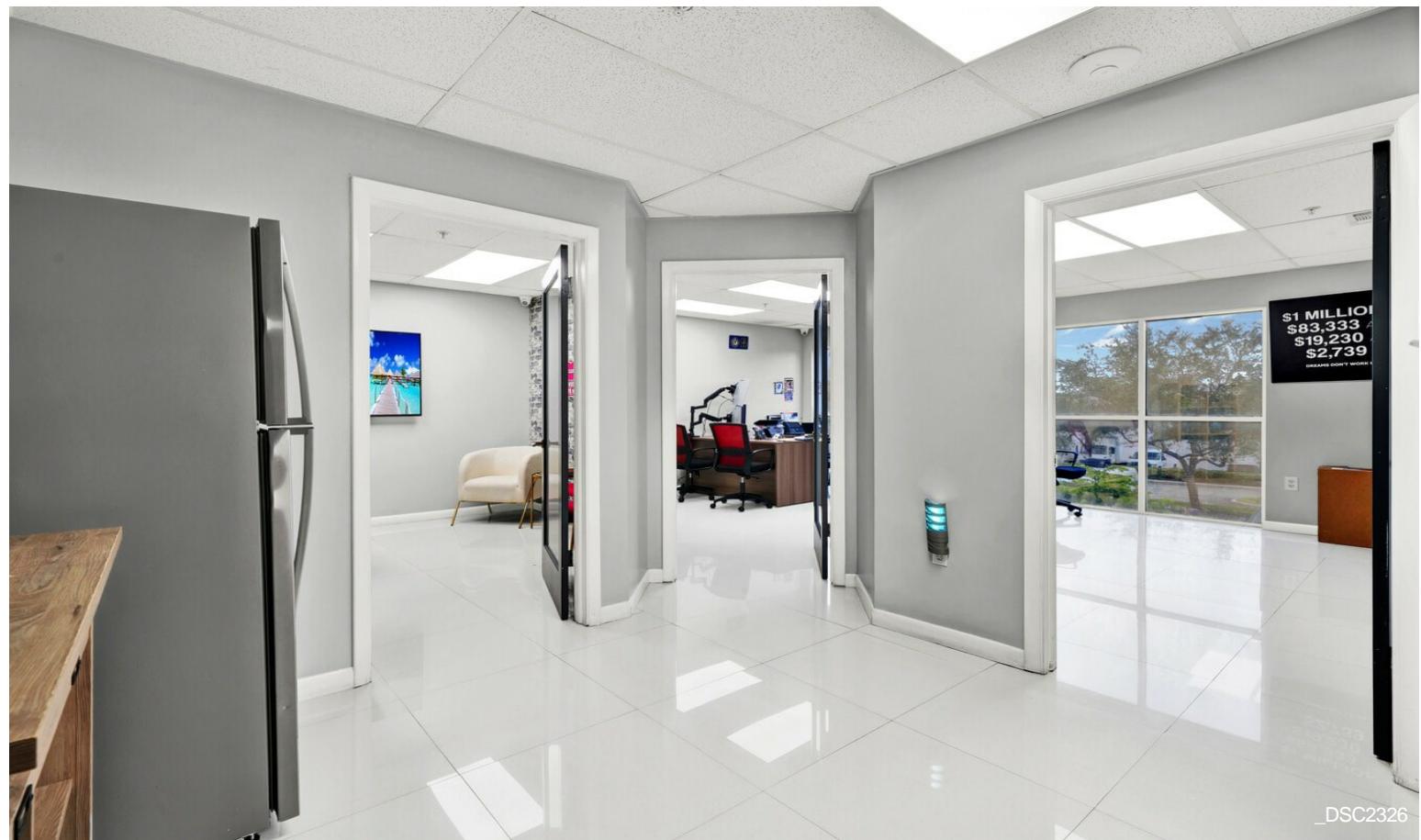


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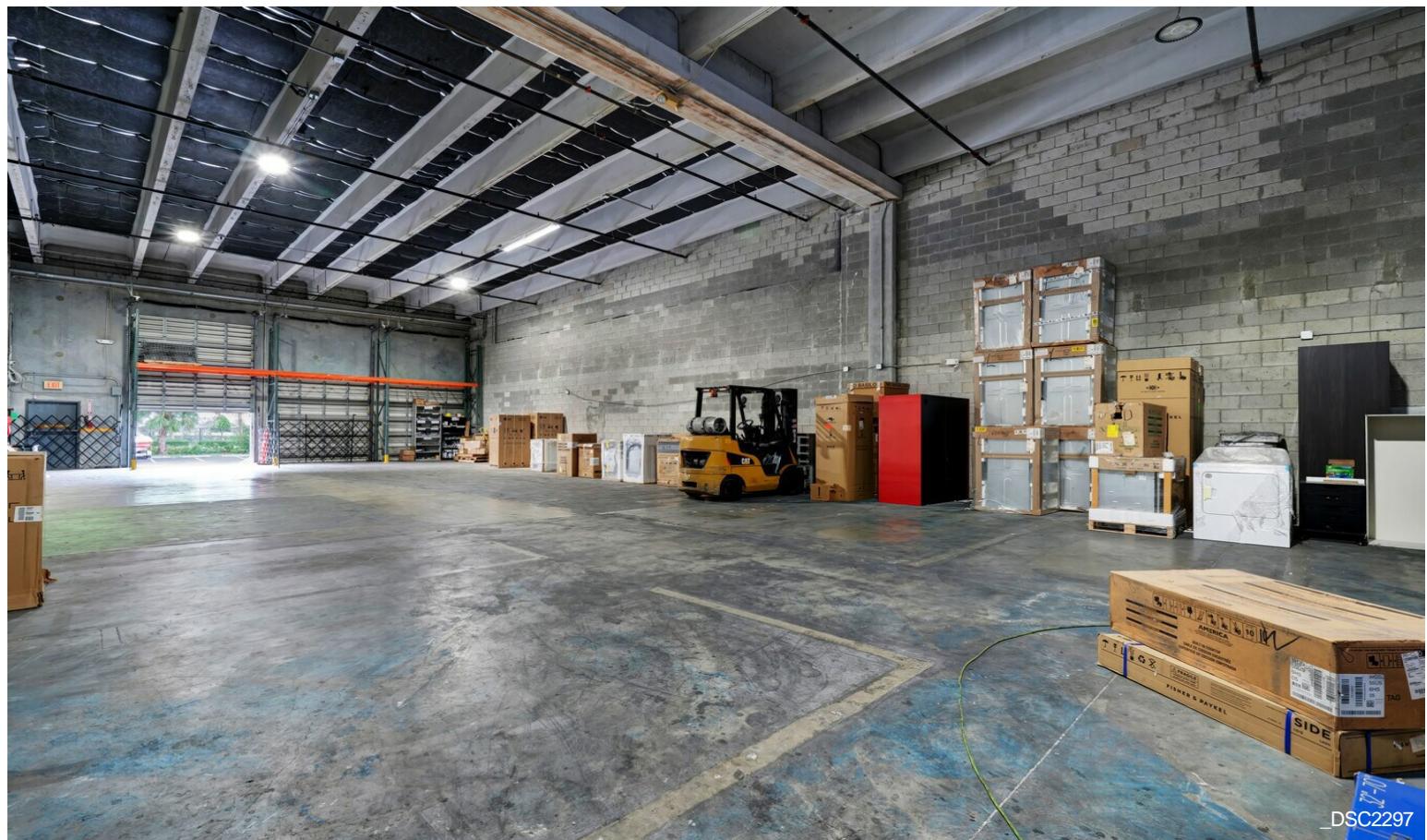
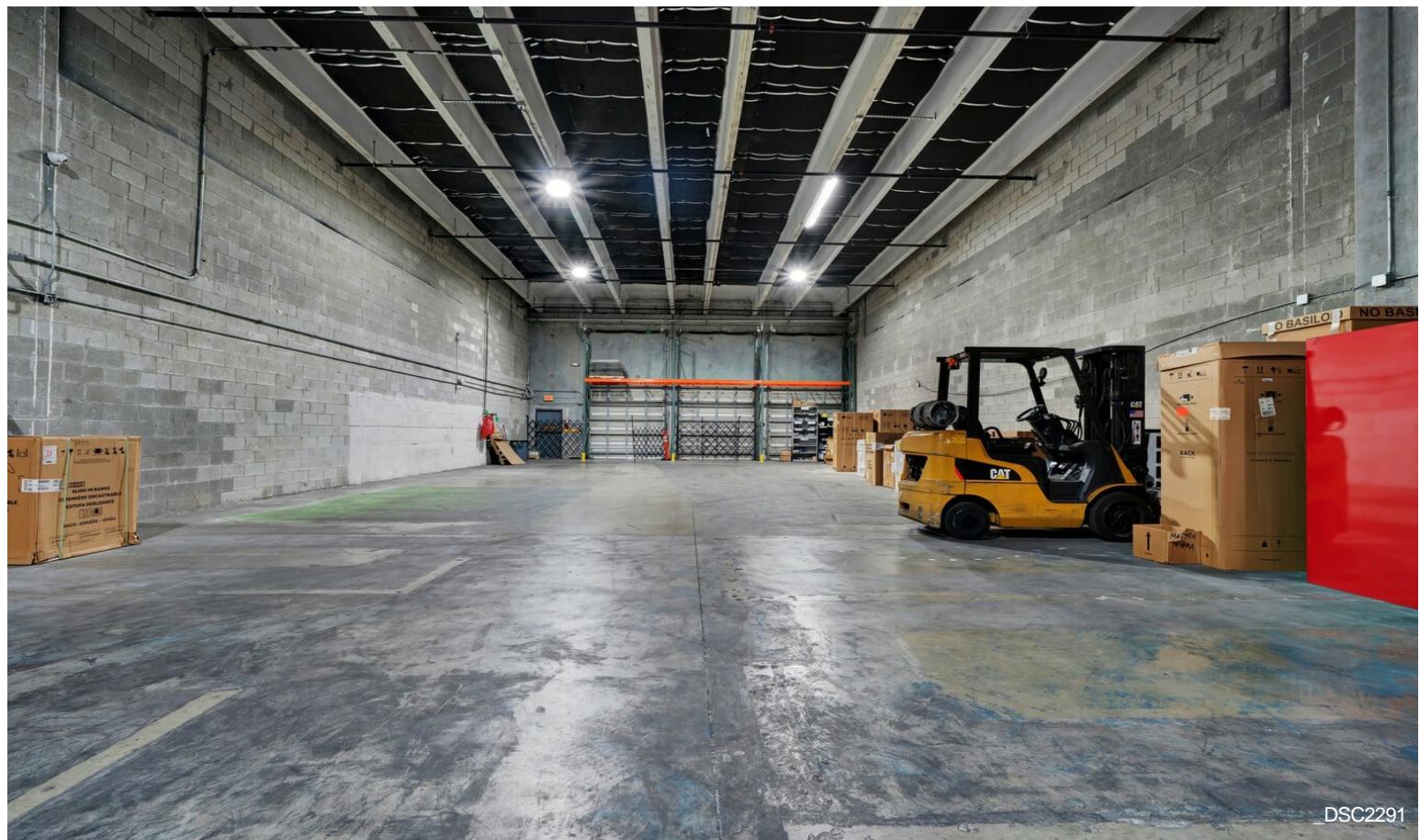
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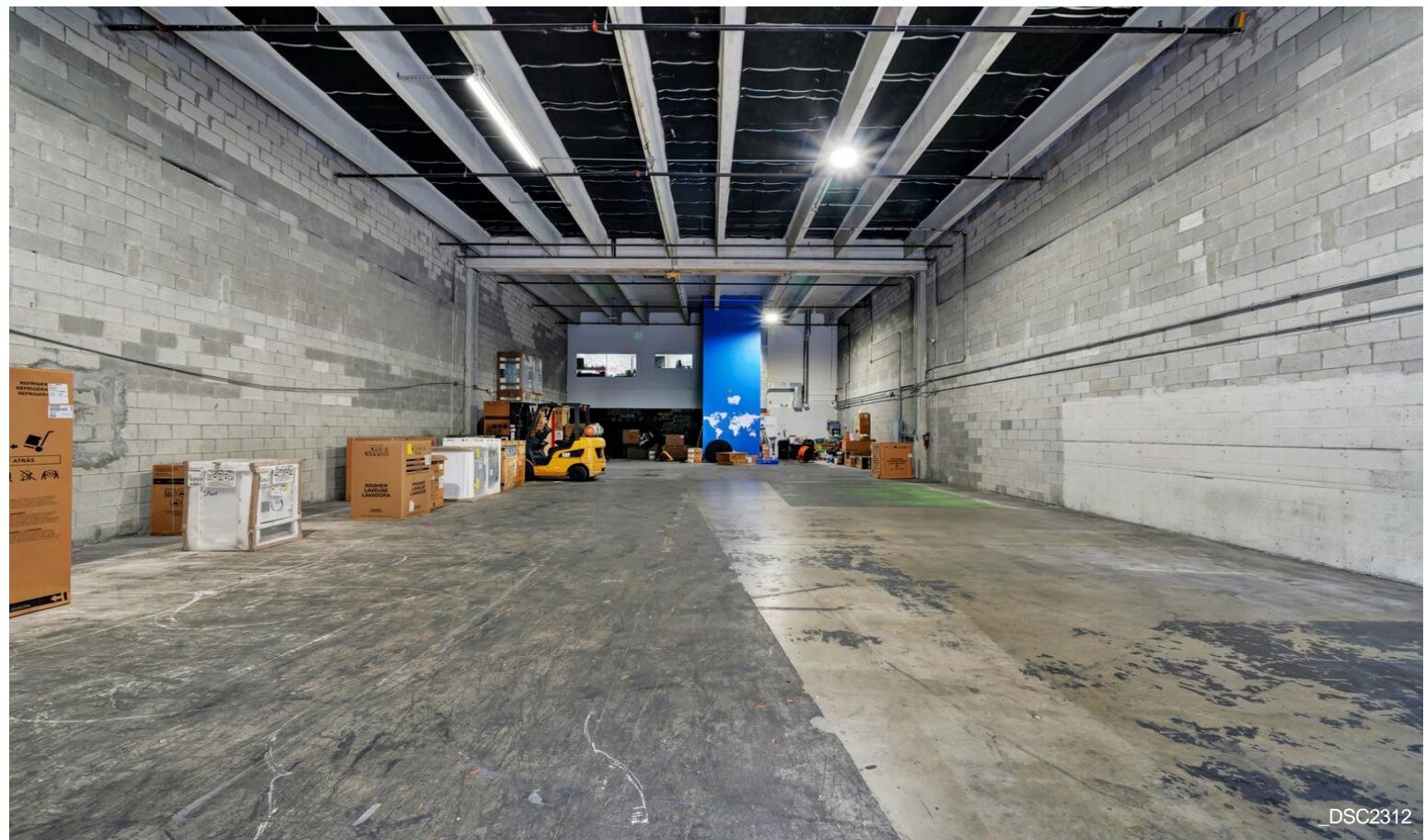
Property Photos



Property Photos



Property Photos



DSC2312



Building Photo

Property Photos



Aerial



Building Photo

Property Photos

