



7770 NW 46th St

7770 NW 46th St, Doral, FL 33166



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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	\$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

Rental rate is \$25.00 plus the association fees.

Mezzanine

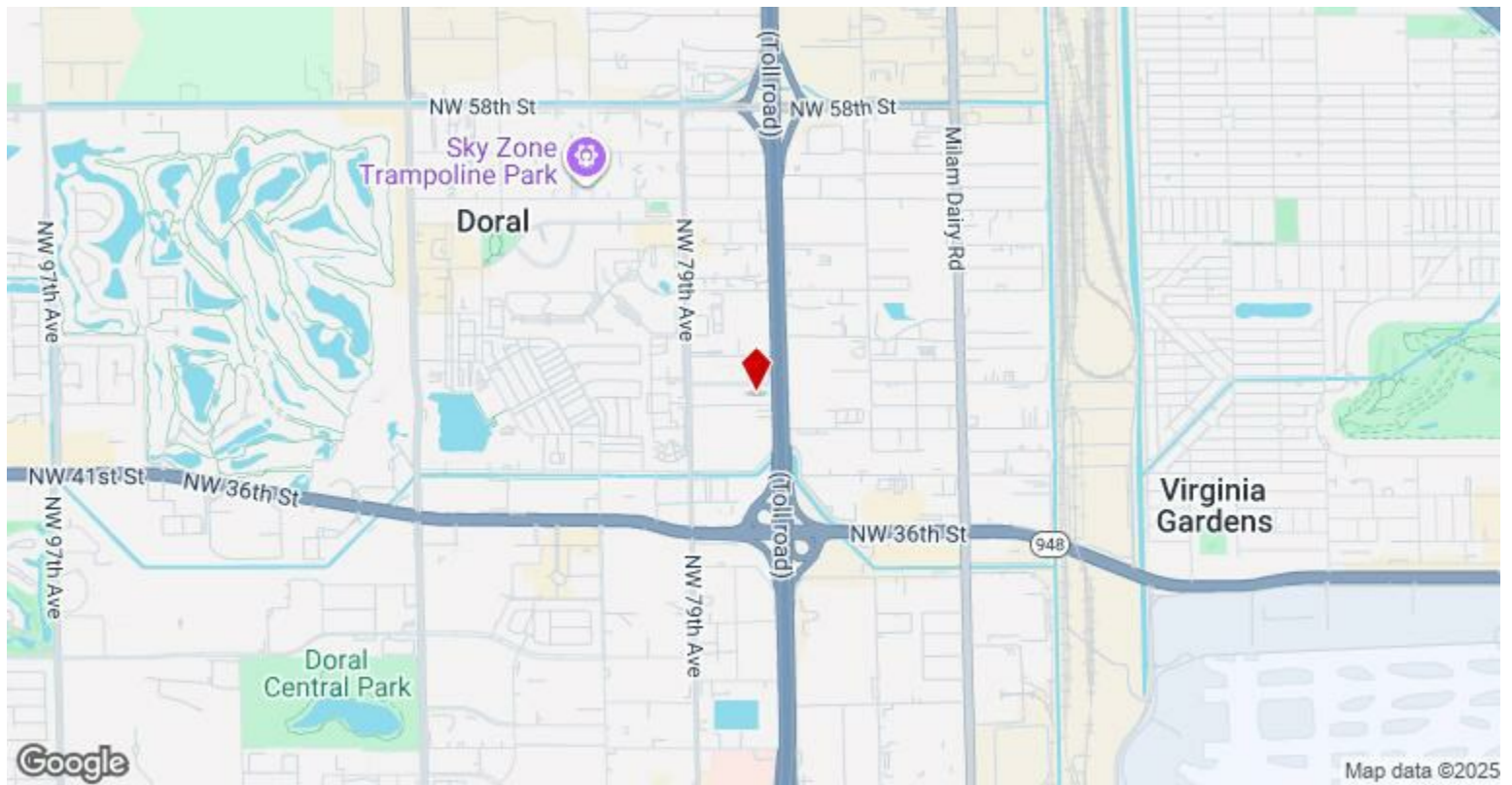
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Rental rate is \$25.00 plus the association fees. First floor showroom and mezz offices 3 offices, 1 conf room

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
Institucionales 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.

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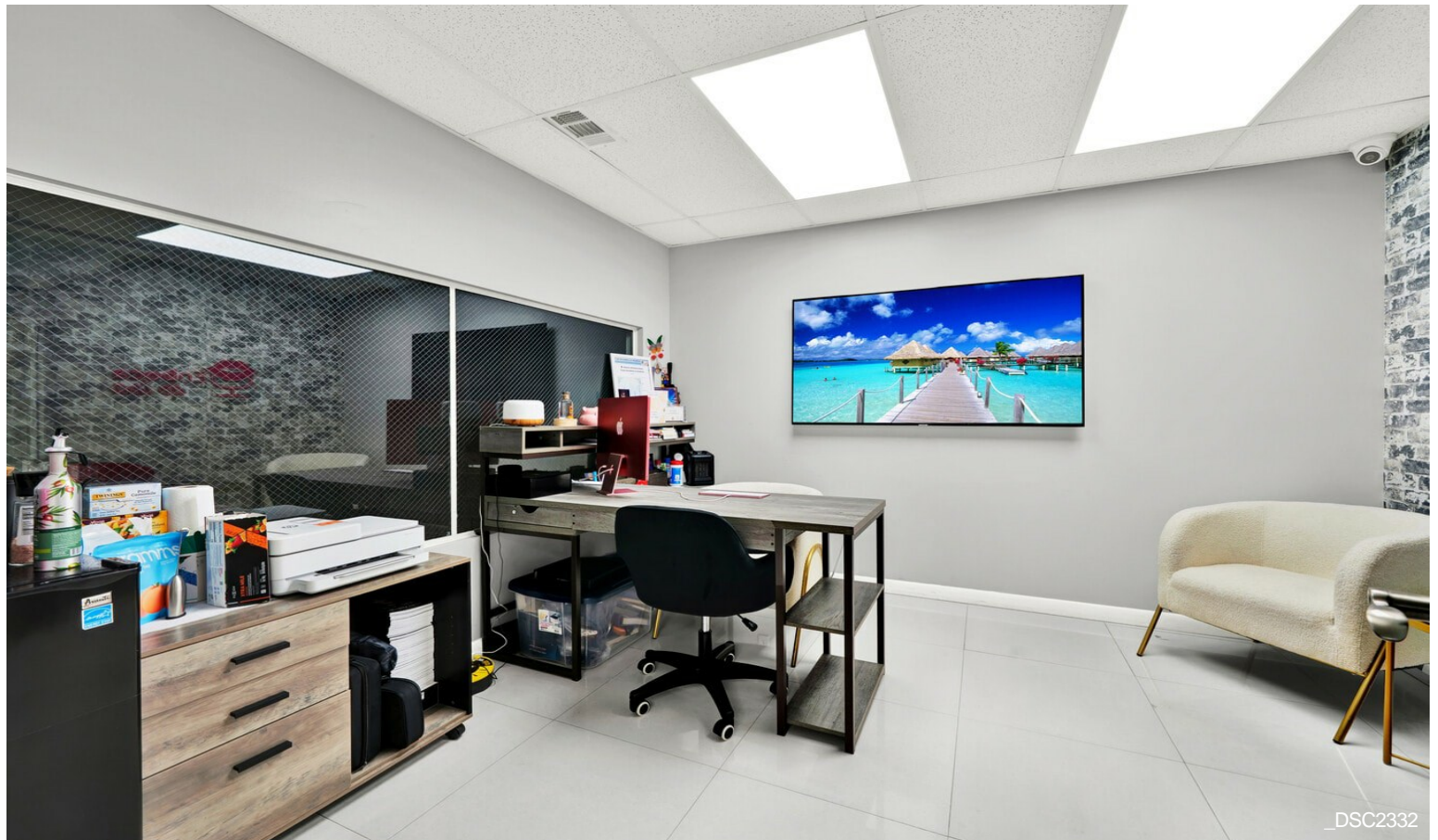
Property Photos



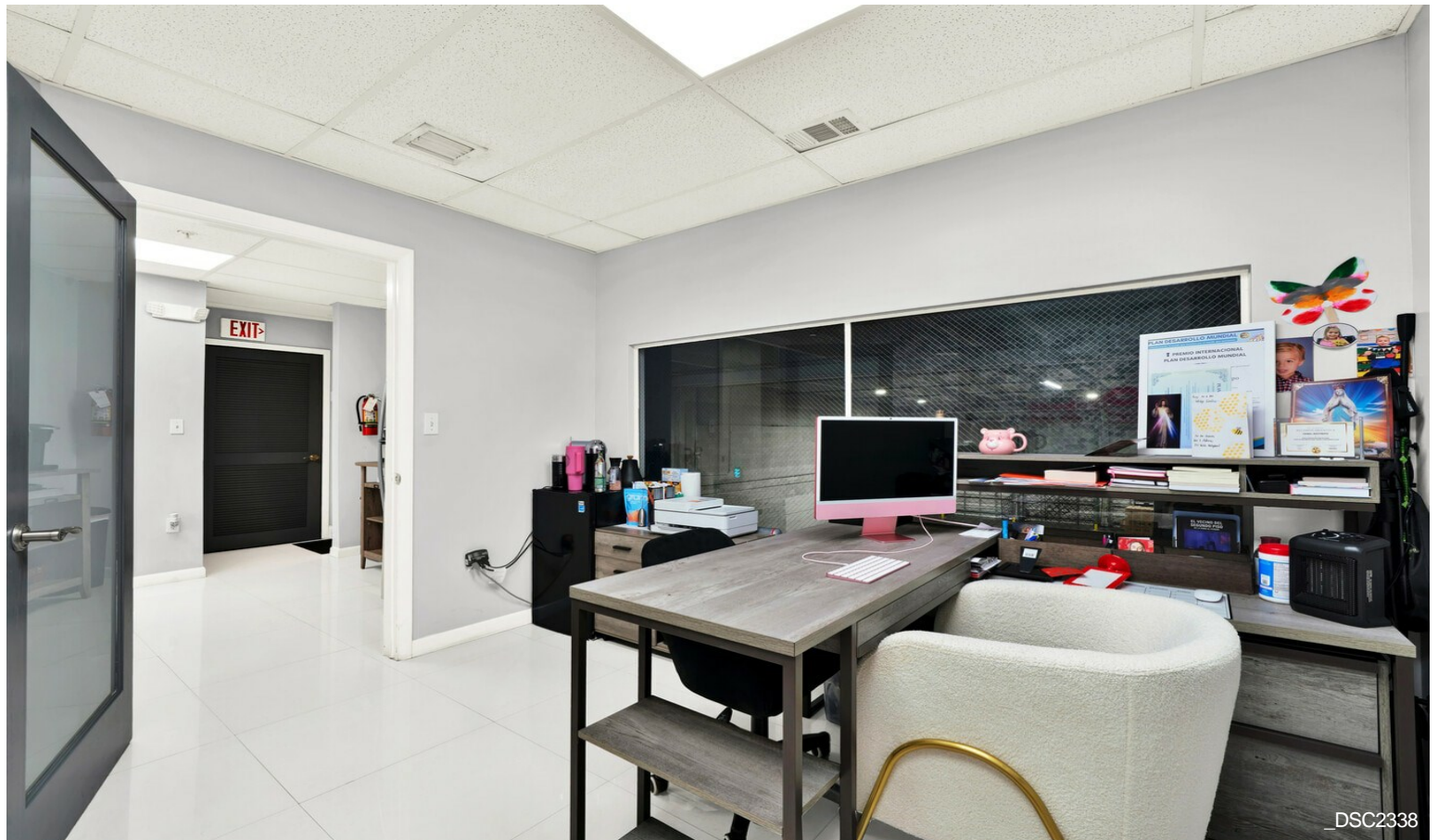
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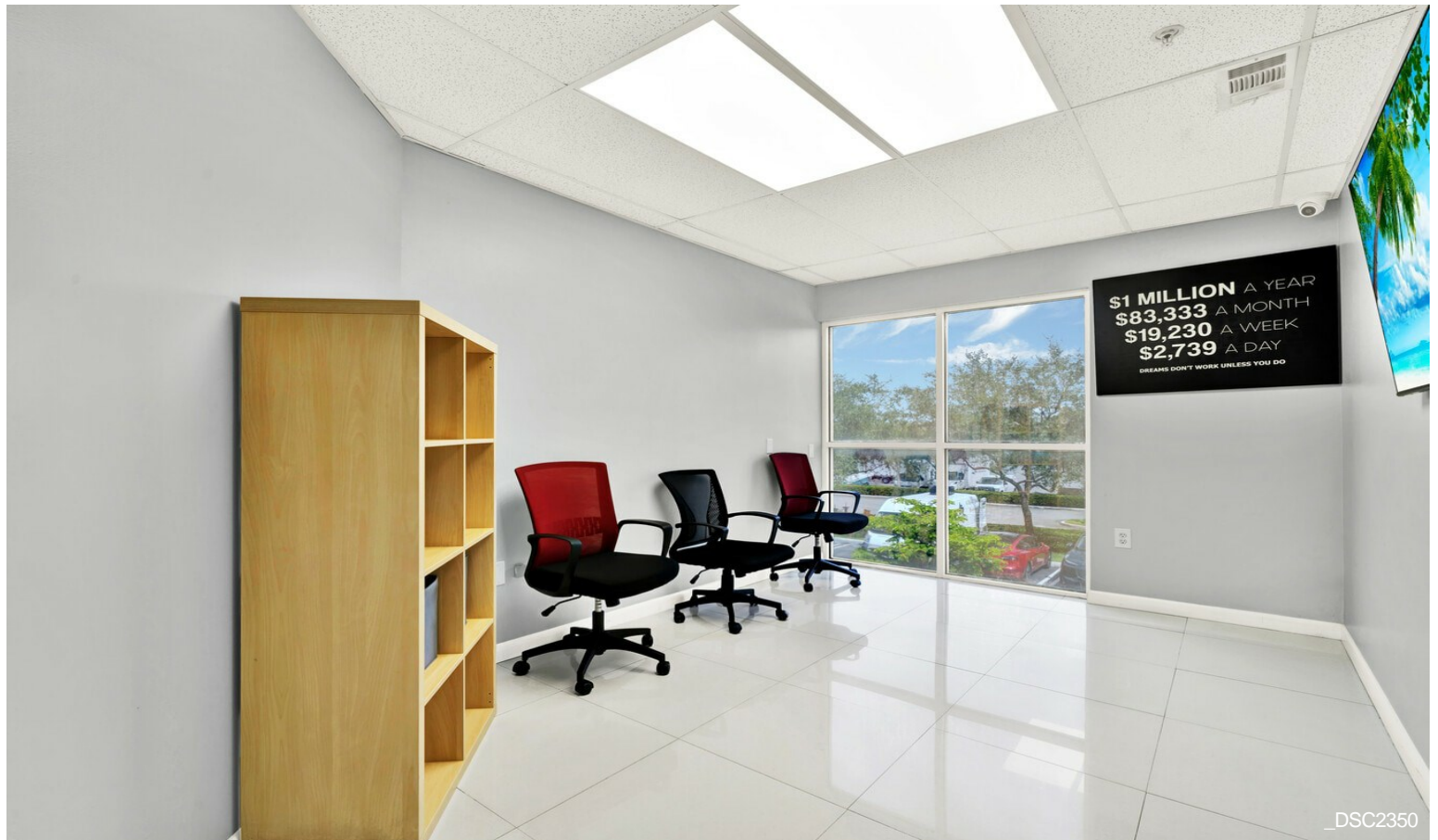
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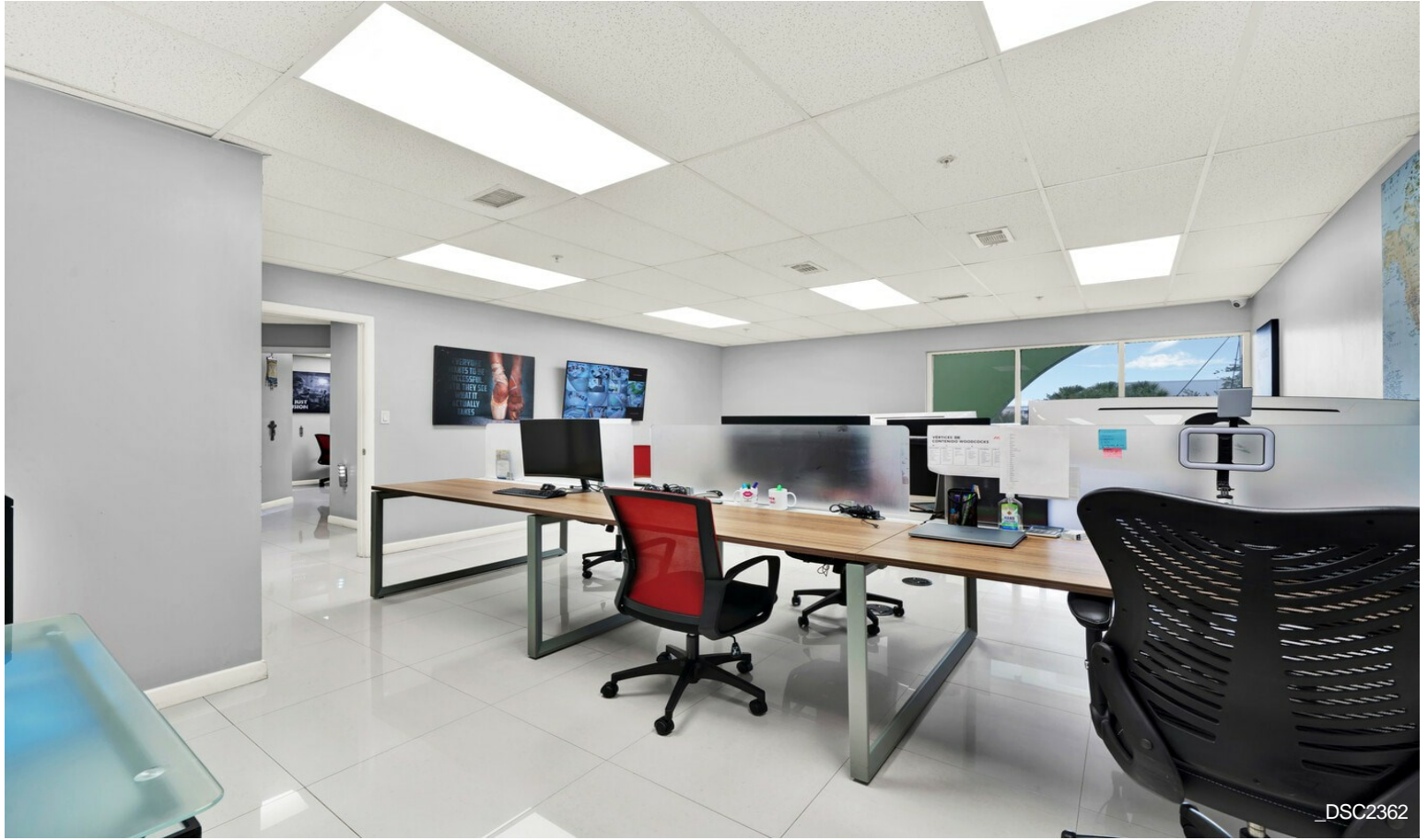
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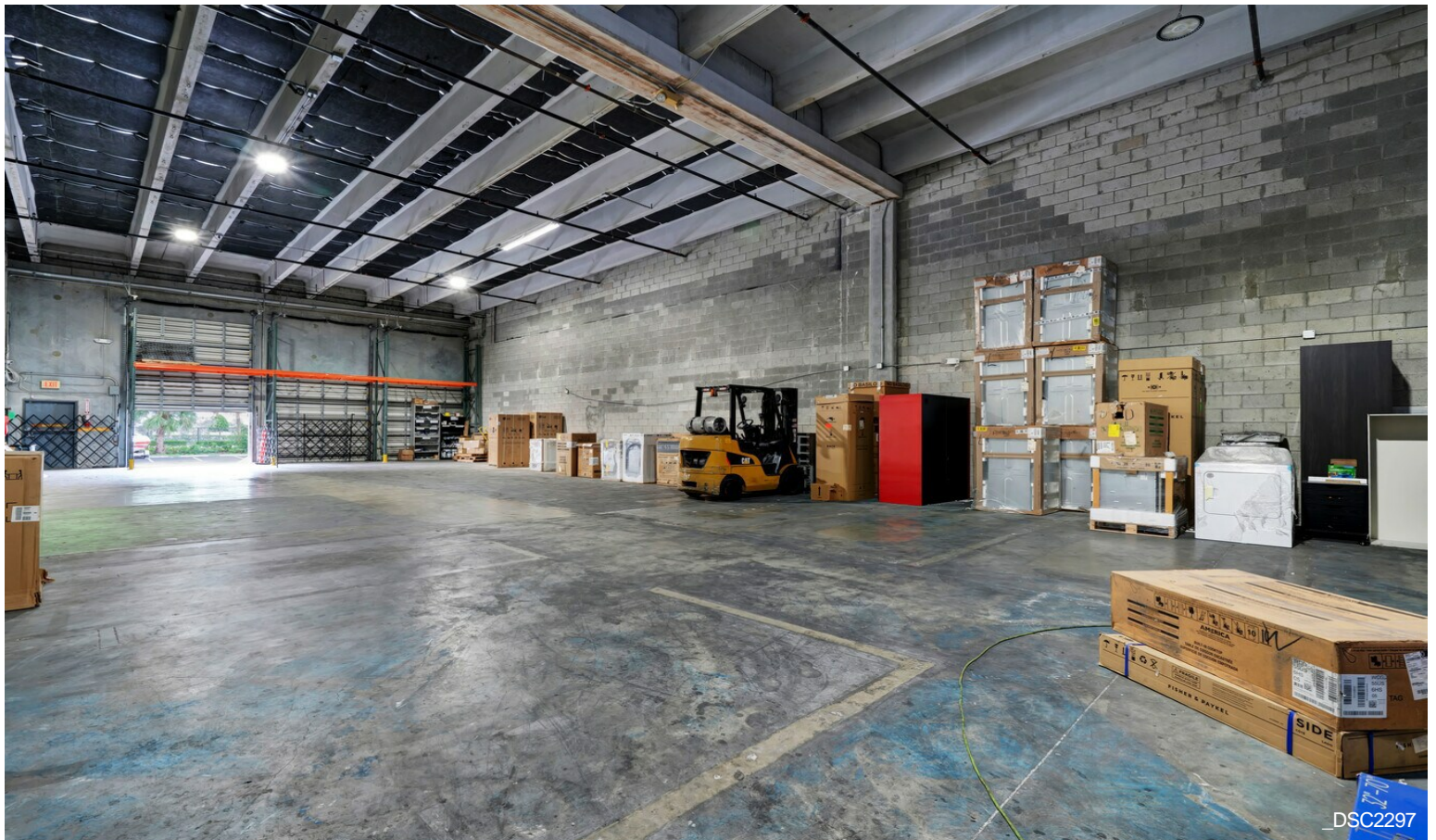
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