



# FLEX SPACE

## FOR LEASE | PRIME LOCATION IN DORAL

**3555–3557 Northwest 79th Avenue, Doral, Florida, 33122**

- Entire Space (Combined): 8,925 SF Total
  - Warehouse: 4,382 SF (Climate Controlled)
  - Office/Showroom: 4,543 SF
  - 3 van-height, rear-facing bay doors
- **3555 NW 79th Ave**  
Total Space: 5,075 SF Flex  
Warehouse: 2,882 SF (Climate Controlled)  
Office: 2,193 SF
  - **3557 NW 79th Ave**  
Total Space: 3,850 SF Flex  
Warehouse: 1,500 (Climate Controlled, 20' Clearance)  
Office/Showroom: 2,350 SF



### Perfect For:

Distribution, light manufacturing, showroom users, and businesses seeking a high-access location with office/warehouse flexibility.

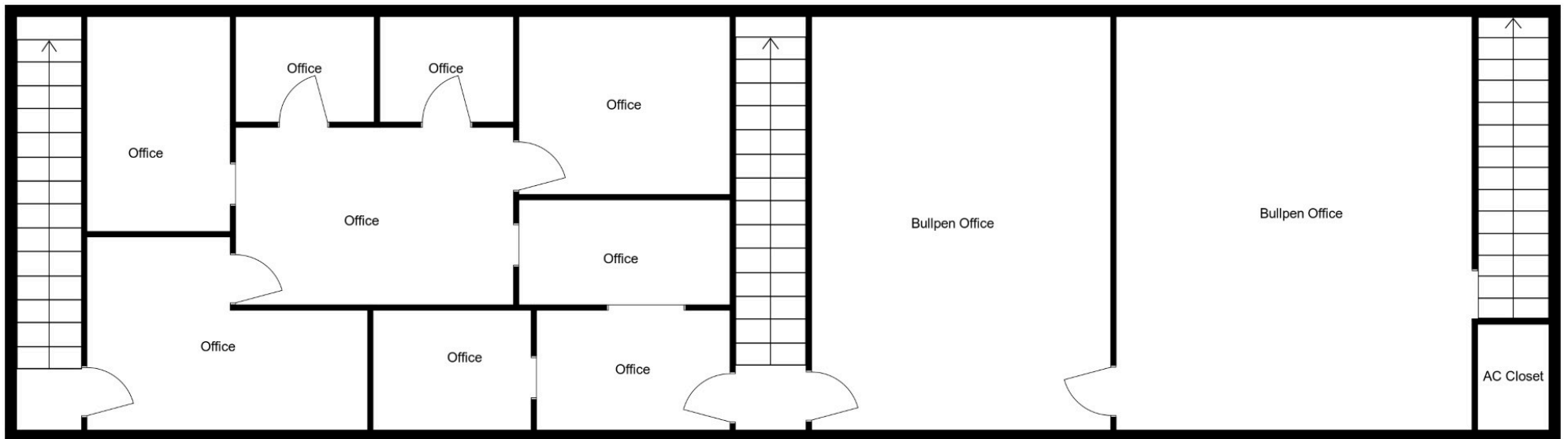
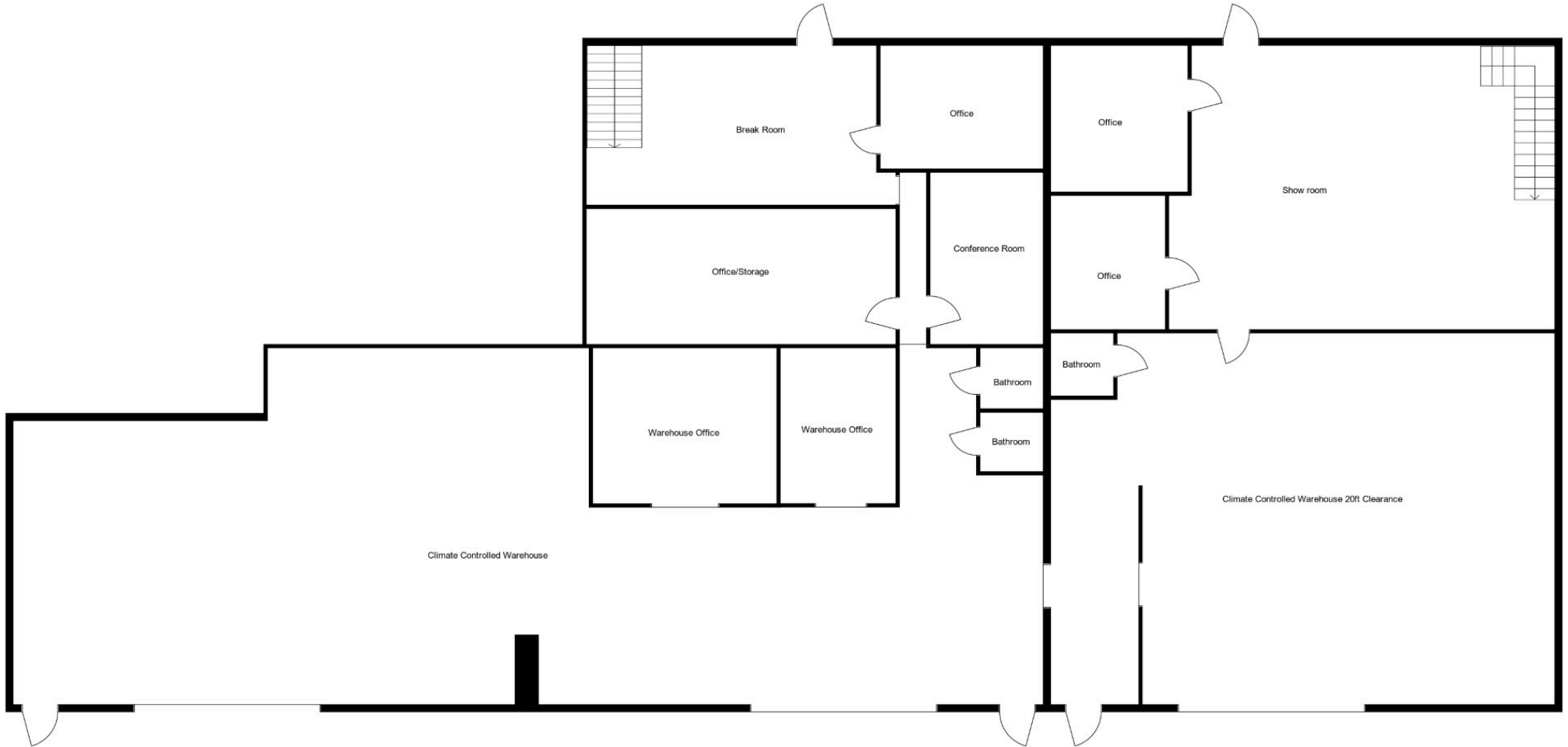
### Location:

Centrally located in Doral, just minutes from Miami International Airport, with convenient access to SR-826 (Palmetto Expressway), SR-836 (Dolphin Expressway), and I-75.



# FLOOR PLAN

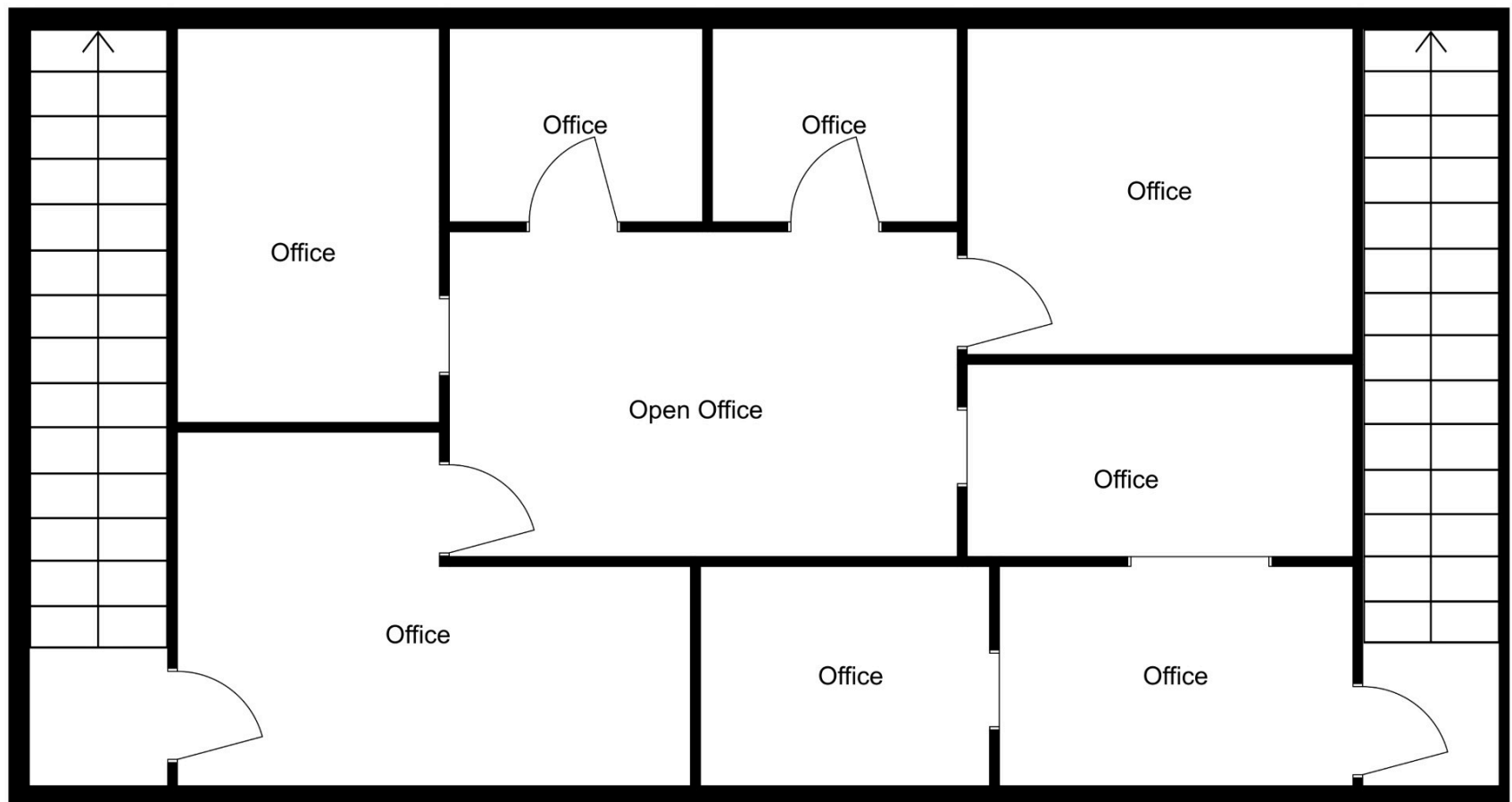
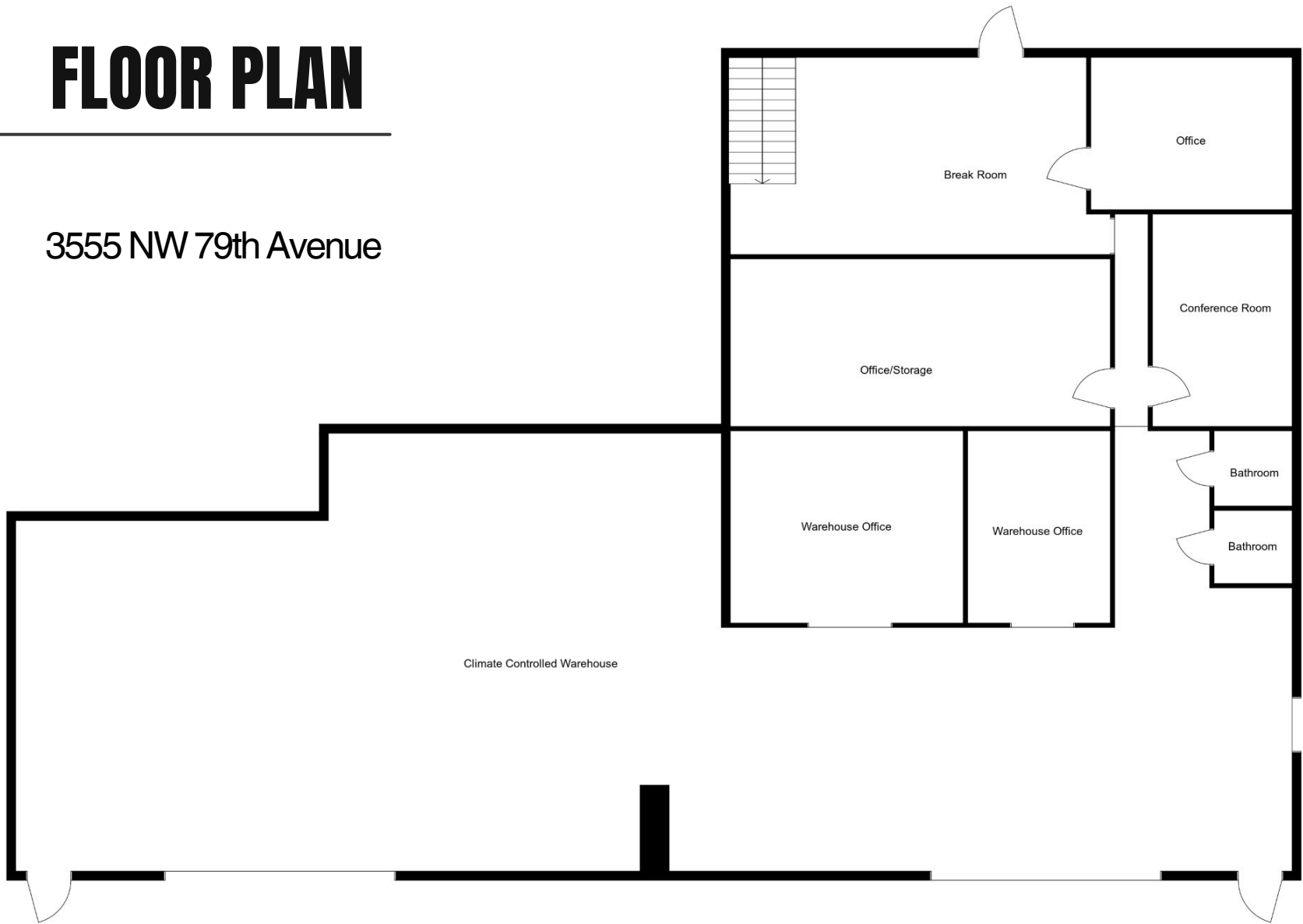
3555-3557 NW 79th Avenue





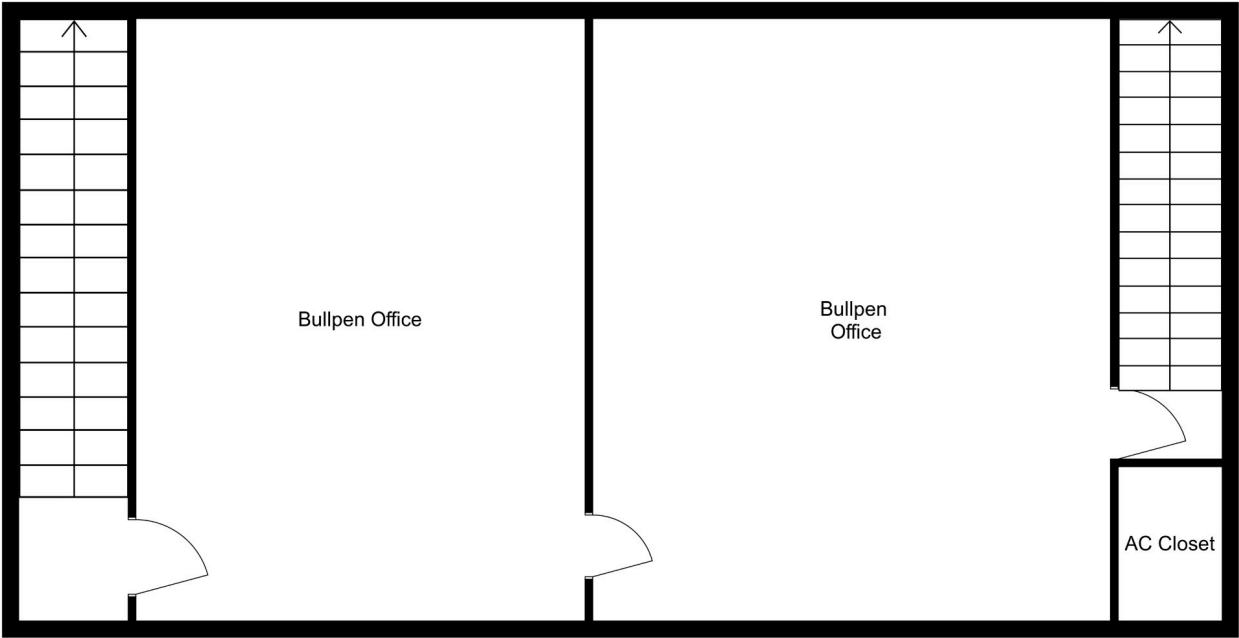
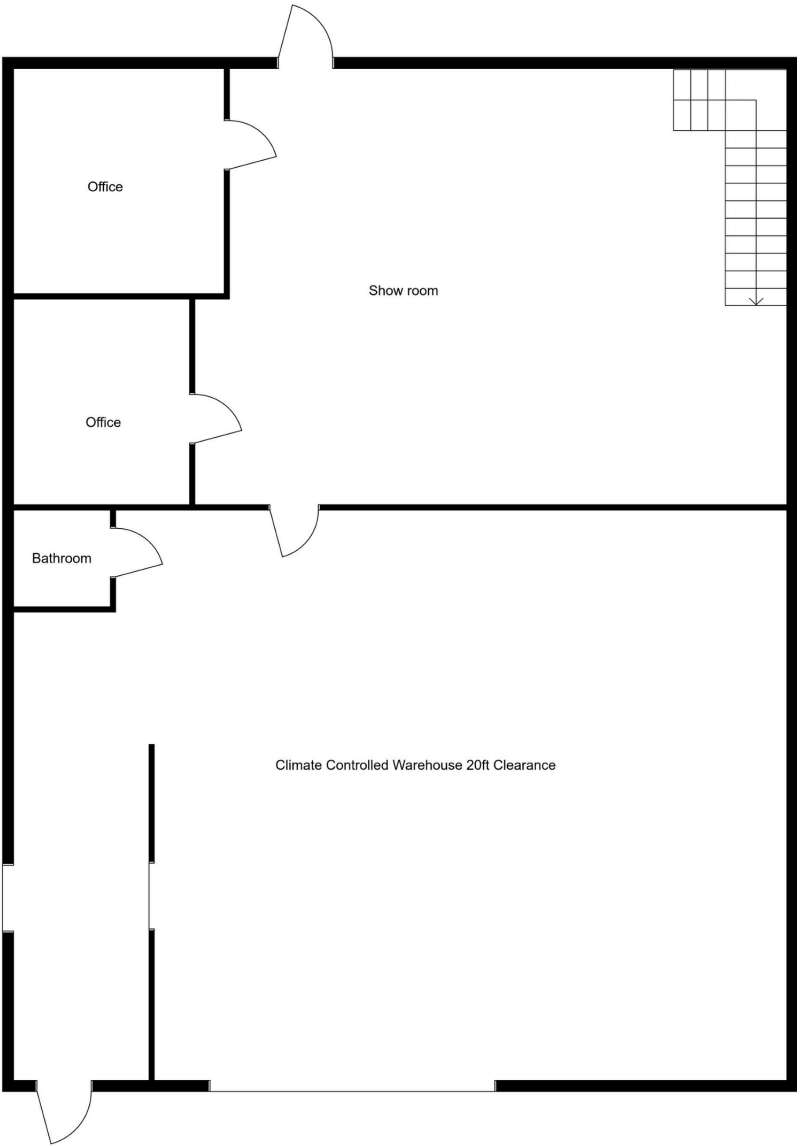
# FLOOR PLAN

3555 NW 79th Avenue

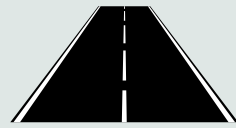
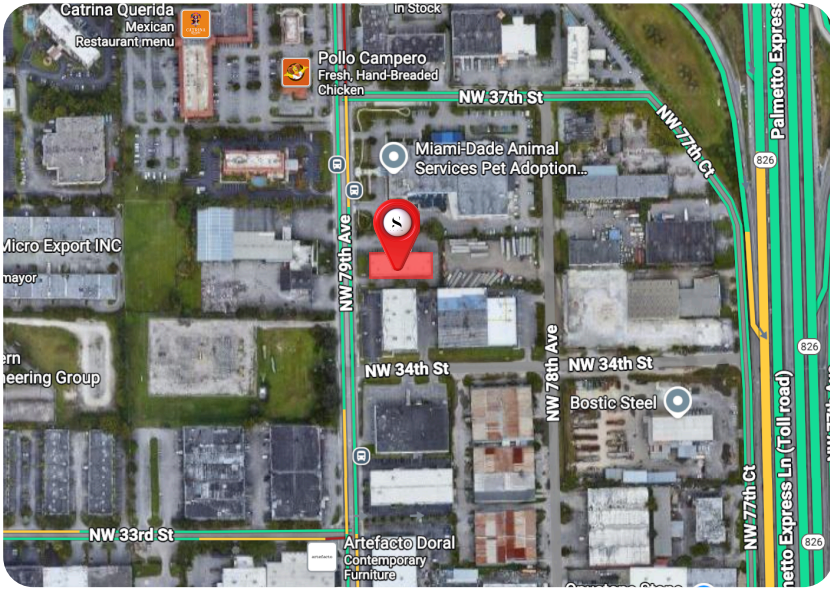


# FLOOR PLAN

3557 NW 79th Avenue



# PROPERTY DESCRIPTION



**SR-826 / Palmetto Expressway**  
Approximately 0.8 miles (1.3 km)



**SR-836 / Dolphin Expressway**  
Approximately 2.5 miles (4.0 km)

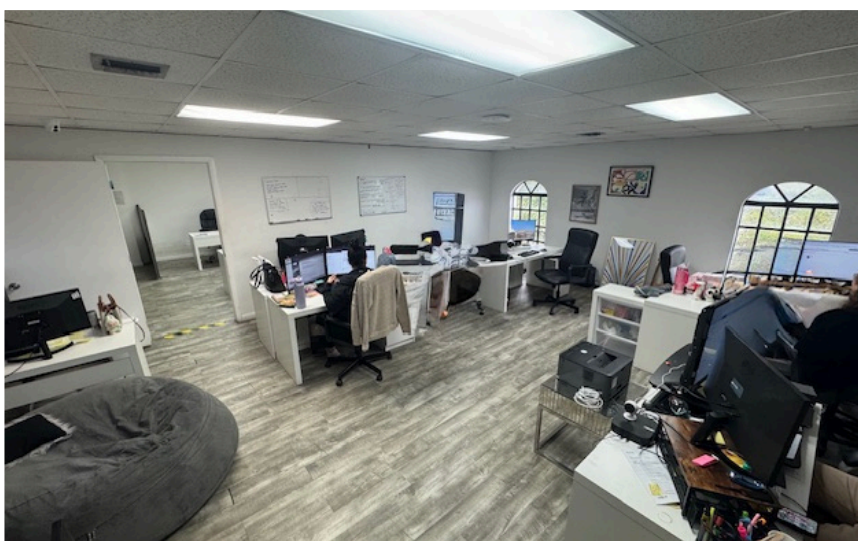


**I-75 Expressway**  
Approximately 5.0 miles (8.0 km)



**Miami Int. Airport**  
Approximately 4.0 miles (6.4 km)

Discover 8,248 SF of flexible space in the heart of Doral, just minutes from **Miami International Airport** and major **highways** including **SR-826**, **SR-836**, and **I-75**. This property features a **climate-controlled** warehouse with **20' ceiling clearance**, three van-height bay doors, and **two floors** of modern **office/showroom** space. Ideal for **distribution**, **light manufacturing**, and **showroom** users, this location offers **unmatched convenience** and **accessibility** in one of Miami's most dynamic **business hubs**.



## Get in Touch

**George Smith**

*Managing Broker*  
(786) 797-0903  
george@smith-cre.com

**Andre Cotilla**

*Commercial Real Estate Advisor*  
(786) 269-4384  
andre@smith-cre.com