



SITE

NW 79TH AVENUE

SR-826 (PALMETTO EXPRESSWAY)

Industrial

Doral Industrial Site

FOR SALE OR LEASE

5075 NW 79th Avenue | Doral, FL 33166

Total Land: 60,984 SF (1.4 AC)
Lease Rate & Type: \$40,000.00 per month, NNN
Asking Sale Price: \$9,000,000.00

For More Information

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NAI Miami
Fort Lauderdale

Doral Industrial Site

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Property Features

- 8,507-SF industrial building currently used as heavy equipment sales and storage facility, will be delivered vacant
- Lot size: 60,984 SF (1.4 AC)
- Zoned light manufacturing
- Direct frontage to SR-826 (Palmetto Expressway)
- Easement provides access to SW 79th Avenue via covenant running with the land
- **Asking price: \$9,000,000 for sale or \$40,000 per month for lease**

Aerial Map

5075 NW 79th Avenue | Doral, FL 33166



Location Features

Doral, FL is one of the most sought after industrial markets in the country. According to CoStar, Q1 2024 vacancy rate was at a decade low 2.4%. The property's positioning on the SR-826 (Palmetto Expressway) provides ample signage opportunity with ease of access to both north south and east west highway systems.

Traffic Counts



SR-826 (Palmetto Expressway)	260,000
NW 79th Avenue	22,500
Total	282,500

Survey

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