

Industrial Warehouse For Lease

2555 NW 107 Ave • Doral, Florida

Lease Rate: \$17.75 Per Square Foot

Executive Summary

This Lease Offering Memorandum presents the opportunity to lease a ±48,881 square foot industrial warehouse facility located in the highly desirable Doral industrial submarket of Miami-Dade County, Florida. The property offers excellent connectivity to major transportation corridors and is strategically located near Miami International Airport, making it ideal for logistics, distribution, freight forwarding, import/export, and light manufacturing operations. Situated on approximately ±2.29 acres, the property provides strong truck access, loading capabilities, and operational flexibility for industrial users.

Property Specifications

Address	2555 NW 107 Ave, Doral, FL
Total Building Size	±48,881 Square Feet
Lot Size	±2.29 Acres (±99,618 SF)
Lease Rate	\$17.75 Per Square Foot
Clear Height	Approximately 26 Feet
Loading	Dock High & Grade Level Positions
Zoning	Industrial
Parking	Ample Employee and Truck Parking
Availability	Immediate

Property Highlights

- Prime industrial location in the Doral logistics corridor
- Minutes from Miami International Airport
- Direct access to SR 836 (Dolphin Expressway) and Florida's Turnpike
- Strong regional demand for warehouse and distribution space
- Excellent location for import/export and logistics companies
- Large site with strong truck maneuverability

Ideal Tenant Uses

- Logistics and Distribution Companies
- Freight Forwarding Operations
- Import / Export Businesses
- E-commerce Fulfillment Centers
- Light Manufacturing Operations
- Regional Distribution Hubs

Leasing Contact

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