

ROYAL PALM
DORAL



6450 NW 97th AVE
DORAL, FL 33178

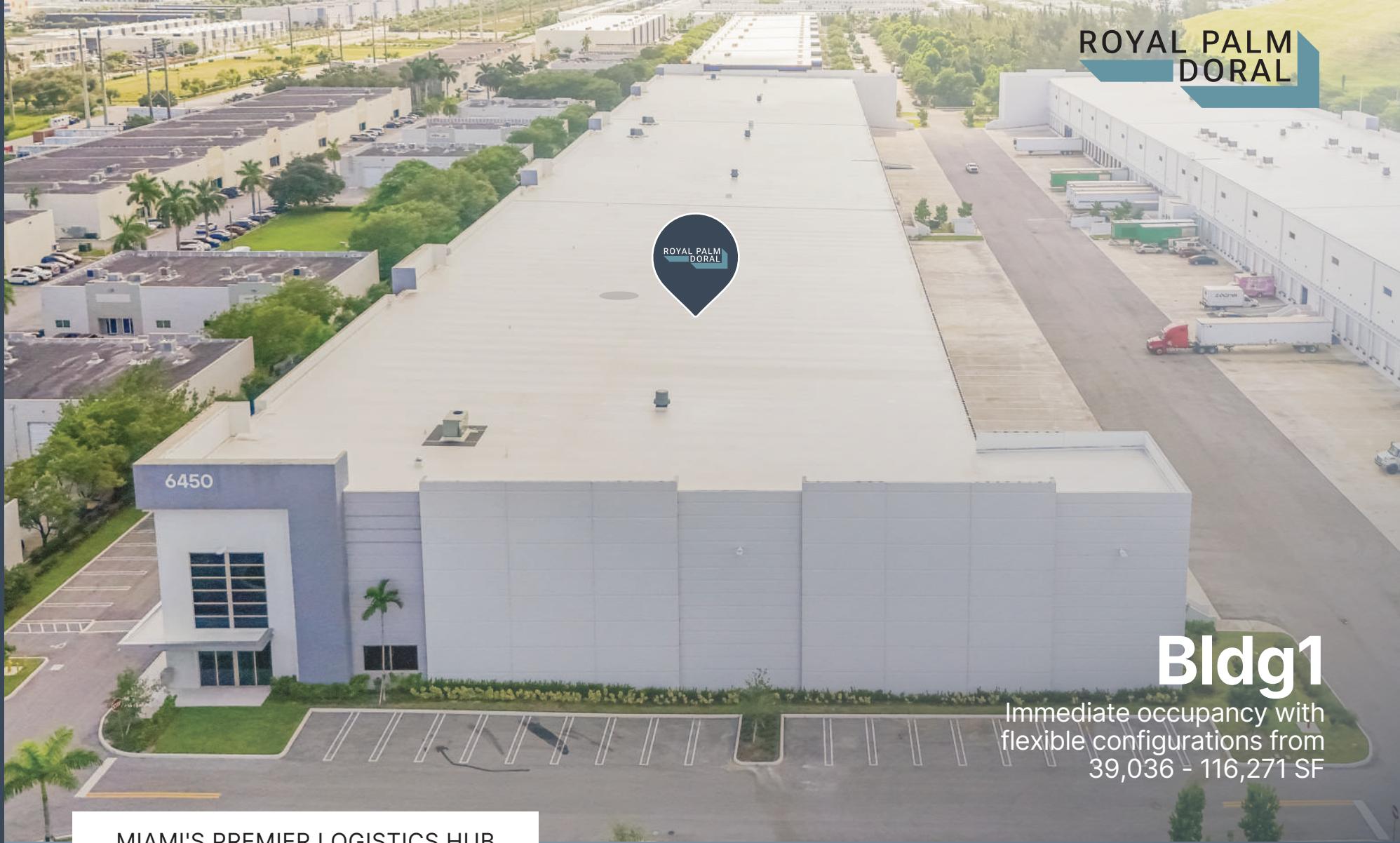
±39,036 SF up to ±116,271 SF
CLASS A+ DEVELOPMENT WITH
MOVE-IN READY SPEC SUITES

VSRE

TERRENO



IMMEDIATE OCCUPANCY



Bldg1

Immediate occupancy with
flexible configurations from
39,036 - 116,271 SF

MIAMI'S PREMIER LOGISTICS HUB

Royal Palm Doral is a purpose-built industrial park in Miami's coveted Airport West Submarket, just minutes from Florida's Turnpike and Miami International Airport. This two-building Class A development delivers 344,940 square feet of premium warehouse space engineered specifically for South Florida's growing logistics demands.

With building depths of 180' and 140', the property caters to smaller occupiers as well as large distributors and logistics companies. Ultra-high ceilings of 36' clear allows for maximum cubic storage and significant cost savings when compared to the competition. This project was designed with the local occupiers' needs in mind.

BUILDING 1 SPECIFICATIONS

UNITS STARTING AT
±39,036 SF UP TO ±116,271 SF



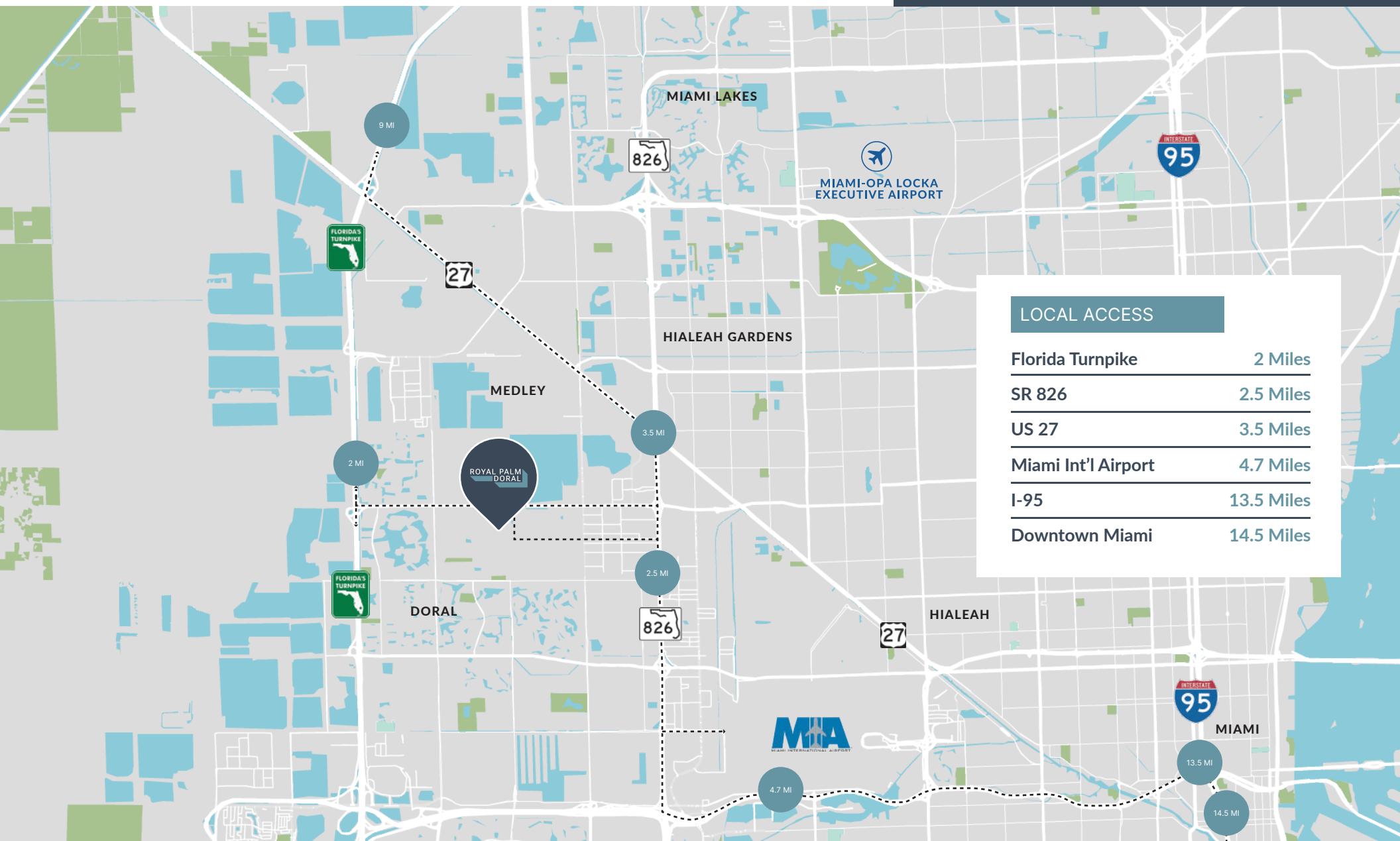
Total SF	±116,271 SF
Office Total SF	±2,287 SF to 2,796 SF
Building Dimensions	1,052' X 180'
Speed bay	60'

Clear Height	36'
Column Spacing	40' X 54'
Dock Doors	65
Drive-Ins	4

Loading Format	Rear Loaded
Truck Court Depth	40' X 54'
Car Spaces	65
Power	3-Phase, 480V

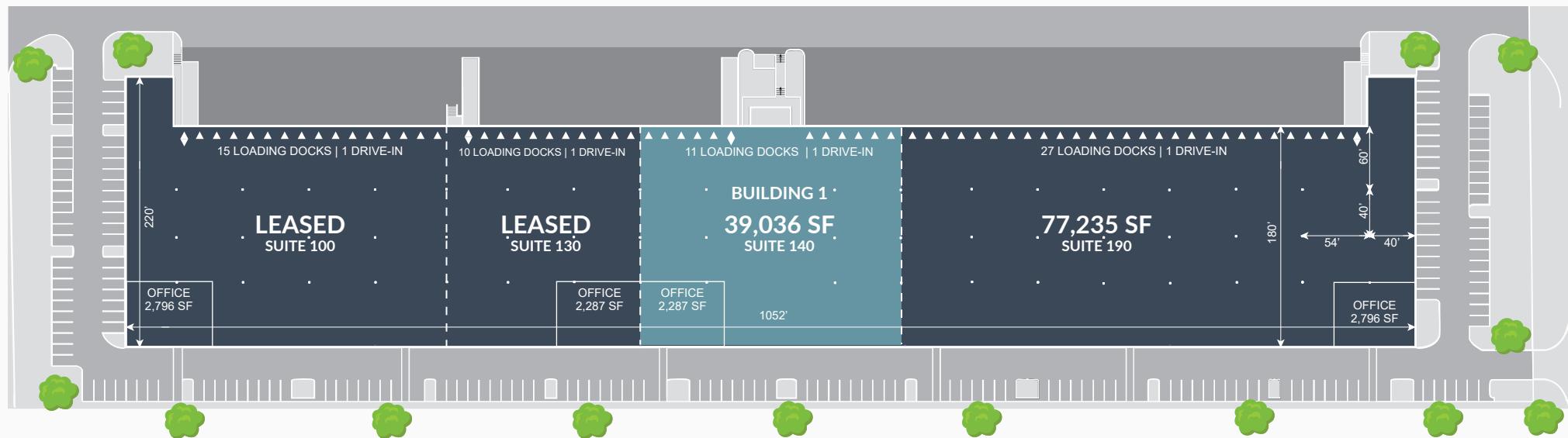


LOCAL ACCESS MAP



BUILDING 1 SUITE SPECS

Suite 140



MOVE-IN READY SPEC SUITES

Total SF	$\pm 39,036$ SF
Office Total SF	$\pm 2,287$ SF
Clear Height	36'
Column Spacing	40' X 54'

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Doors	11 Loading Docks
Drive-Ins	1
Loading Format	Rear-Load
Truck Court Depth	180' (Shared)

SPEC OFFICE



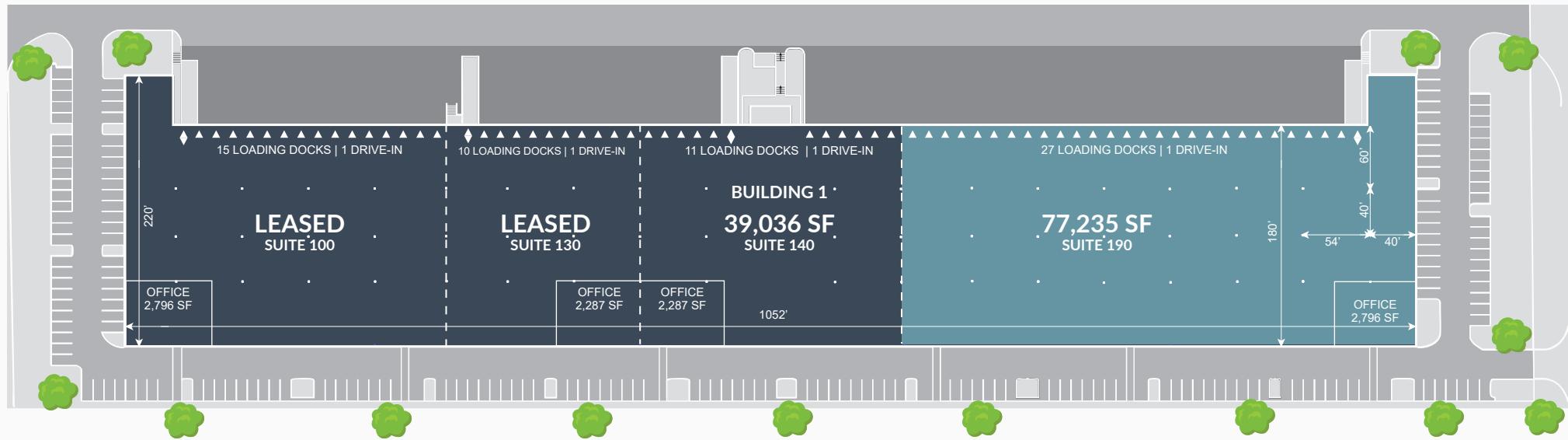
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6450 NW 97TH AVENUE
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BUILDING 1 SUITE SPECS

Suite 190



MOVE-IN READY SPEC SUITES

Total SF	$\pm 77,235$ SF
Office Total SF	± 2296 SF
Clear Height	36'
Column Spacing	40' X 54'

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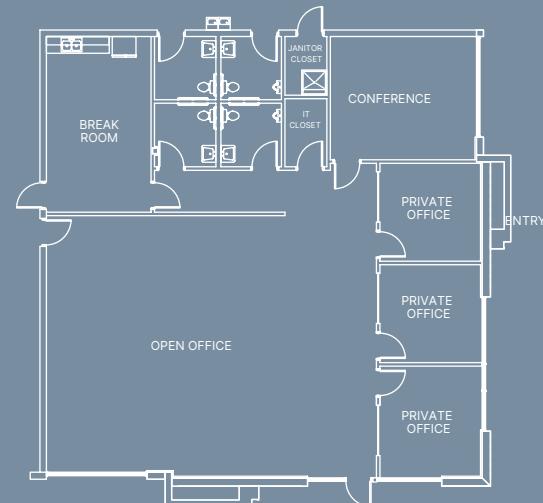
Doors	27 Loading Docks
Drive-Ins	1
Loading Format	Rear-Load
Truck Court Depth	180' (Shared)

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SPEC OFFICE



CONTACT INFORMATION



ROYAL PALM
DORAL

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