

ROYAL PALM  
DORAL

6450

6450 NW 97th AVE  
DORAL, FL 33178

IMMEDIATE OCCUPANCY

VSRE

TERRENO

±39,036 SF up to ±116,271 SF

CLASS A+ DEVELOPMENT WITH  
MOVE-IN READY SPEC SUITES







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**Bldg1**

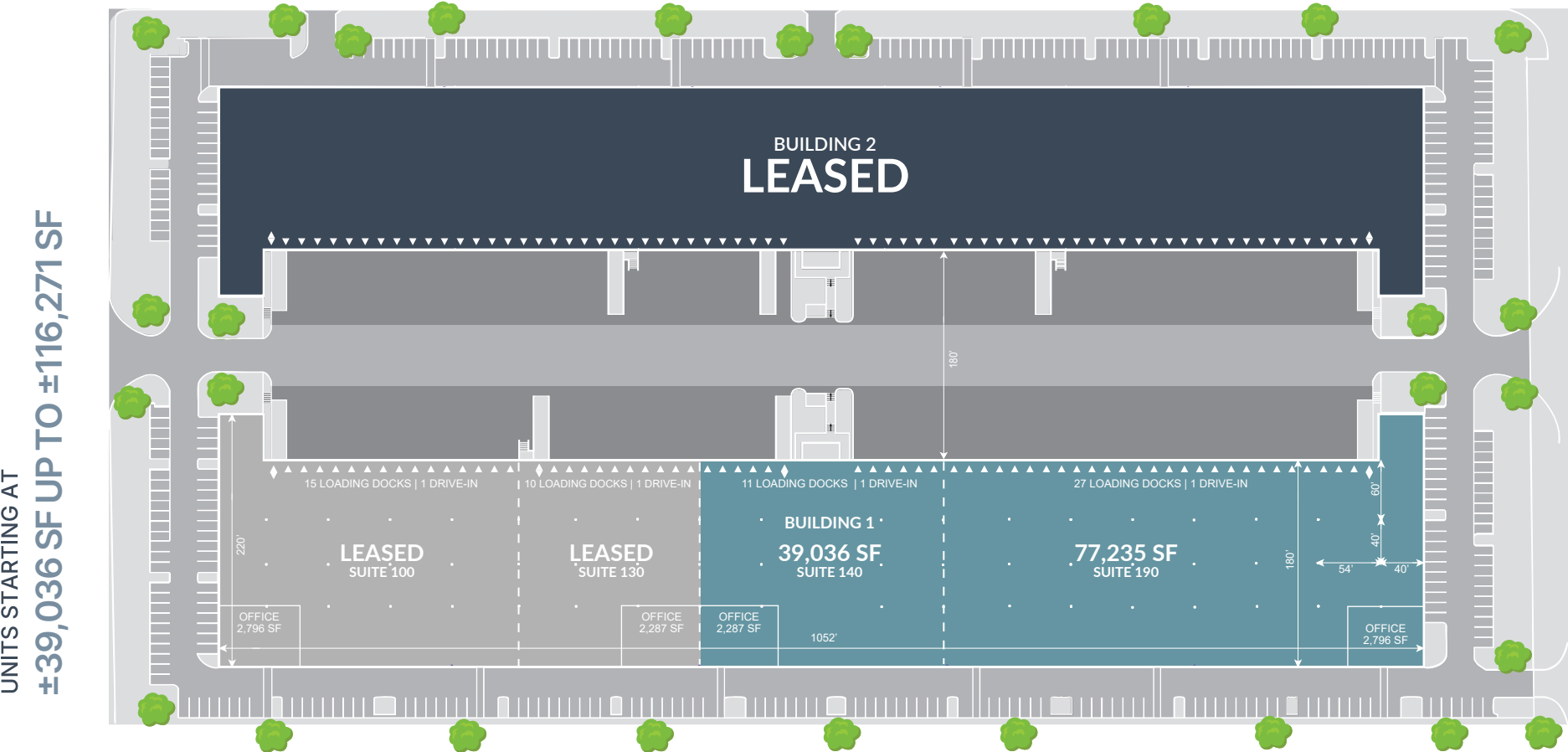
Immediate occupancy with  
flexible configurations from  
39,036 - 116,271 SF

## 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.

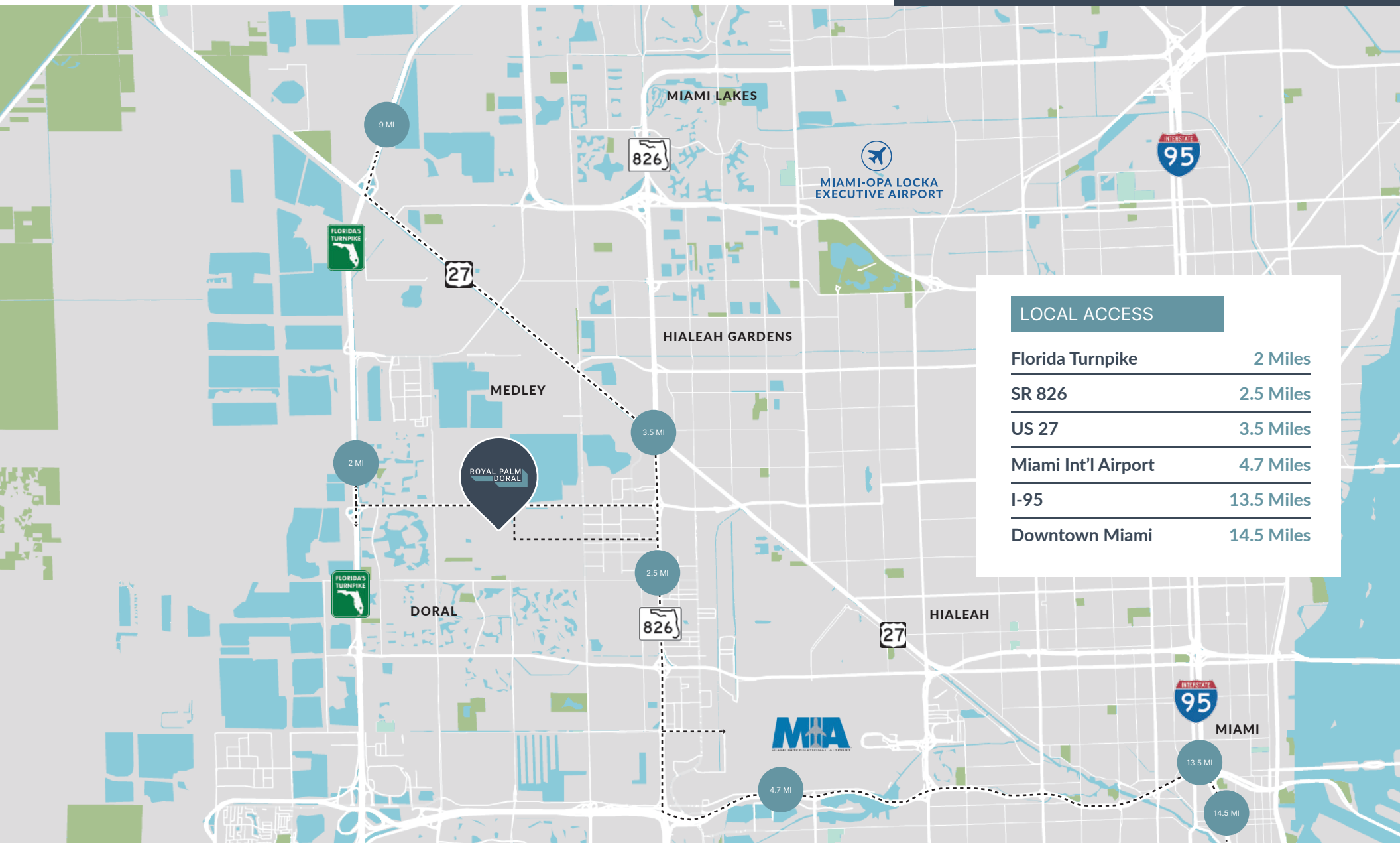
# BUILDING 1 SPECIFICATIONS



Total SF	±116,271 SF	Clear Height	36'	Loading Format	Rear Loaded
Office Total SF	±2,287 SF to 2,796 SF	Column Spacing	40' X 54'	Truck Court Depth	40' X 54'
Building Dimensions	1,052' X 180'	Dock Doors	65	Car Spaces	65
Speed bay	60'	Drive-Ins	4	Power	3-Phase, 480V



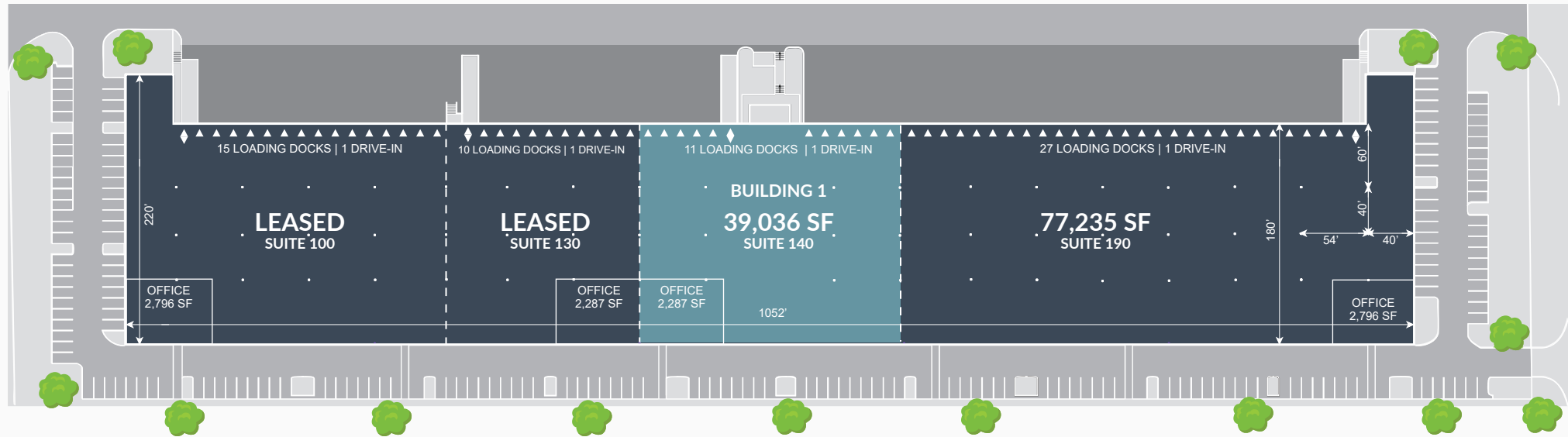
# LOCAL ACCESS MAP



## LOCAL ACCESS

Florida Turnpike	2 Miles
SR 826	2.5 Miles
US 27	3.5 Miles
Miami Int'l Airport	4.7 Miles
I-95	13.5 Miles
Downtown Miami	14.5 Miles





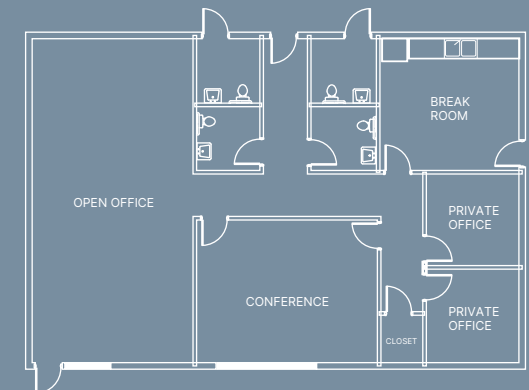
## MOVE-IN READY SPEC SUITES

## ROYAL PALM DORAL

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

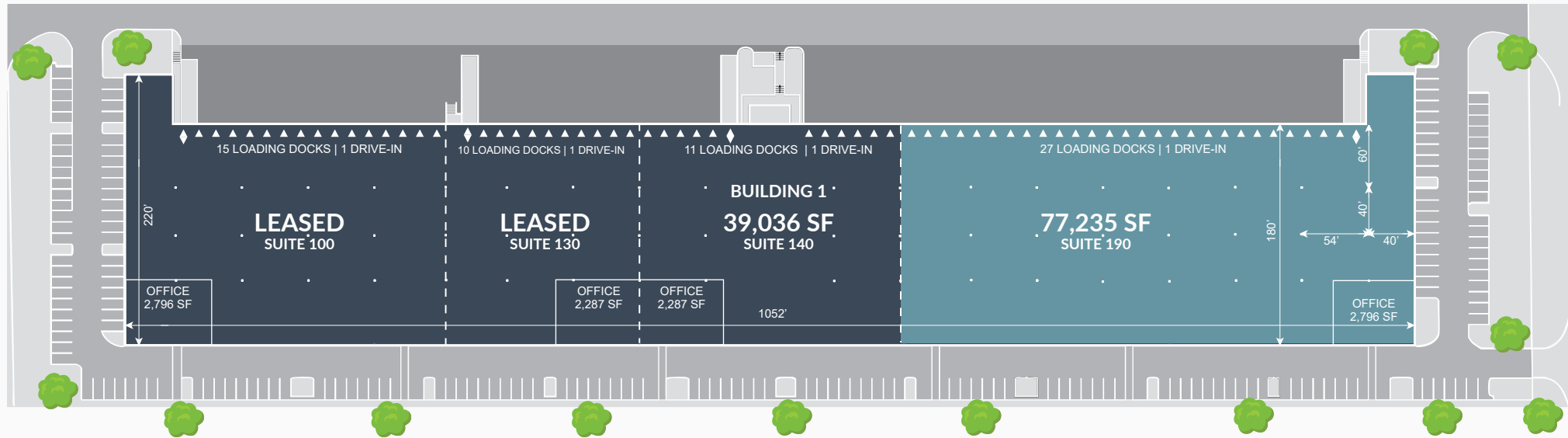
Doors	11 Loading Docks
Drive-Ins	1
Loading Format	Rear-Load
Truck Court Depth	180' (Shared)

## SPEC OFFICE



# BUILDING 1 SUITE SPECS

# Suite 190



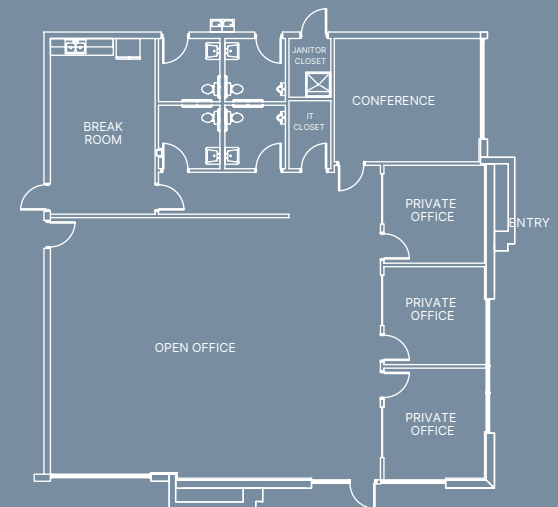
## MOVE-IN READY SPEC SUITES

## ROYAL PALM DORAL

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

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

## SPEC OFFICE





## CONTACT INFORMATION

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### FOR MORE INFORMATION

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