



Palmetto West Park -Frontage

7801-7865 NW 46th St, Doral, FL 33166

 **POWER BROKER AWARD**



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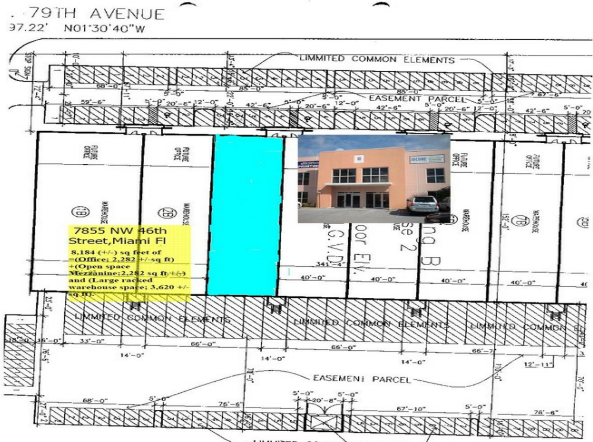


Palmetto West Park - Frontage

\$1,475,000

Ideal Flex Warehouse in Doral with 79th Street Frontage. +/- 8,184 SF Warehouse Condo including legal, permitted, 2nd Floor Concrete Mezzanine. Prime frontage on NW 79th Street Exposure/Signage. Rear Loading with Two (2) Docks.20' Clear | 3 Phase Electric 2001 Tilt Up Construction | Twin T Roof | Showroom and Executive Offices. Frontage and signage/ exposure to NW 79th Avenue and the Palmetto Expressway. Total Square Footage: 8,184 +/- SF. Office/showroom: 2,282 +/- SF (ground floor). Mezzanine: 2,282 +/- SF. Warehouse: 3,620 +/- SF. Office/warehouse all under air with high acoustical drop ceiling throughout. Two AC units of five (5) tons each. Twelve (12) assigned parking spaces (front and rear). Two(2) dock height doors (rear loaded).Twin tee roof. High end finishes throughout. Ample truck court. Ideal for uses requiring air conditioning; heavy power; light, clean manufacturing, etc. 3 Phase electric / Heavy power. Store front - impact glass windows. Located Within a secured office/industrial park. Located in the heart of Doral in close proximity to Downtown; CityPlace; future Atrium at Doral; new mixed-use developments and residential communities, etc. Easy access to and from all major thoroughfares (Palmetto Expressway (NW58th Street and NW 36th Street Exits)); Dolphin Expressway and Florida Turnpike. Close to Miami International Airport, hotels, restaurants, retail amenities, office and industrial parks,

Price:	\$1,475,000
Unit Size:	8,184 SF
No. Units:	1
Total Building Size:	45,521 SF
Property Type:	Industrial
Property Sub-type:	Warehouse
Sale Type:	Owner User
Building Class:	A
Floors:	1
Typical Floor Size:	8,184 SF
Year Built:	2001
Lot Size:	10.53 AC
Parking Ratio:	10/1,000 SF



Major Tenant Information

Tenant	SF Occupied	Lease Expired
Vacant	-	



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Property Photos



Dock Height Loading Ramp



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Large Rear Tractor turning Basin

Property Photos



Prominent Frontage on NW 79th Ave



Large Rear Tractor turning BasinBuilding Photo

Property Photos



Prominent Frontage on NW 79th Ave



Prominent Frontage on NW 79th Ave

Property Photos



Prominent Frontage on NW 79th Ave



Large Rear Tractor turning Basin

Property Photos



Property Photos



Executive Office



Large Mezzanine

Property Photos

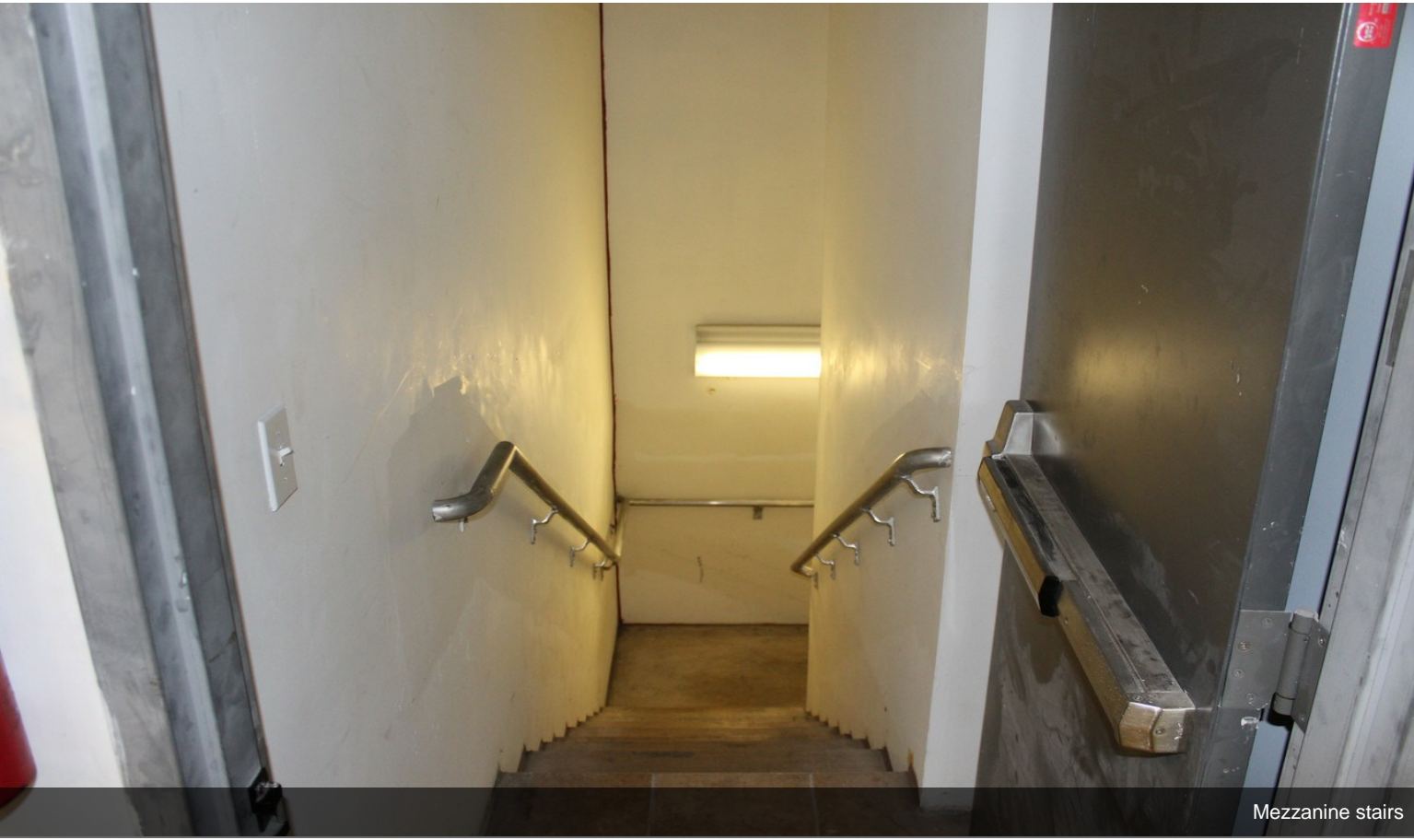


Mezzanine



Mezzanine

Property Photos



Mezzanine stairs



ADA Compliant Bathrooms

Property Photos



Property Photos



Phase 3 Power

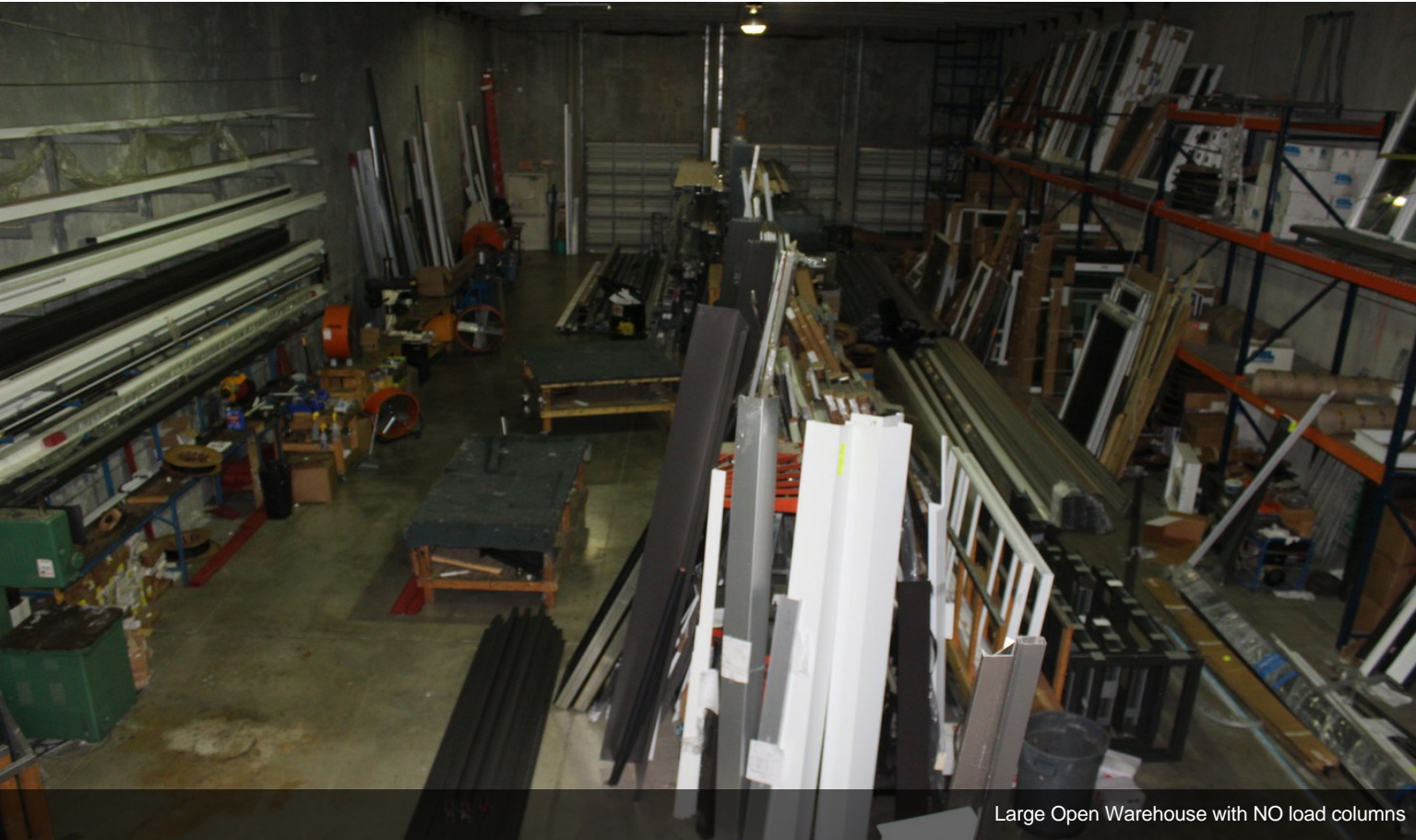


Large Mezzanine Open Storage

Property Photos



Solid Twin T Construction



Large Open Warehouse with NO load columns

Property Photos



Large Open Warehouse



2 Dock Height Loading Doors

Property Photos



Warehouse Sink