



# AVAILABLE FOR LEASE

**±4,060 TOTAL SF**

6374 – 6376 NW 97th Ave  
Doral, FL 33178

## PROPERTY FEATURES

|                |                  |
|----------------|------------------|
| TOTAL SF       | ± 4,060 TOTAL SF |
| WAREHOUSE      | ± 1,450 SF       |
| OFFICE SIZE    | ± 2,610 SF       |
| CEILING HEIGHT | 20' CLEAR HEIGHT |
| PARKING SPACES | 30               |
| HIGHLIGHT      | 2 DRIVE IN DOORS |
| ZONING         | IU-1             |

## PROPERTY DESCRIPTION

Located in the heart of Doral, 6374 – 6376 NW 97th Avenue offers ±4,060 SF of fully air-conditioned flex space, featuring ±2,610 SF of Class A office space with high ceilings and ±1,450 SF of A/C'd warehouse. The property includes two (2) drive-in doors, 20' clear height, and a 2/1,000 SF parking ratio, ensuring efficiency for various business needs. Built in 2004 on a 30.00 AC lot, this prime location is perfect for companies looking to establish or expand in Miami's thriving commercial market.



## CALL FOR PRICING & DETAILS

● BRANDON CAREAGA  
786.261.4232

● FRANK TRELLES, SIOR  
786.302.1223

# DESCRIPTION

## LOCATION DESCRIPTION

The property at 6374 – 6376 NW 97th Avenue is located in Doral, Florida, a key commercial hub with excellent access to SR 826, SR 836, and Miami International Airport. This strategic location offers seamless connectivity to domestic and international markets, making it ideal for logistics, distribution, and corporate operations. Surrounded by dining, retail, and entertainment options, the area provides a well-rounded environment for businesses and employees alike.

## ACCESSIBILITY



**Miami International Airport**  
Distance: 6 miles



**Palmetto Expressway (SR 826)**  
Distance: 2 miles



**Downtown Miami**  
Distance: 15 miles



**Port of Miami**  
Distance: 17 miles

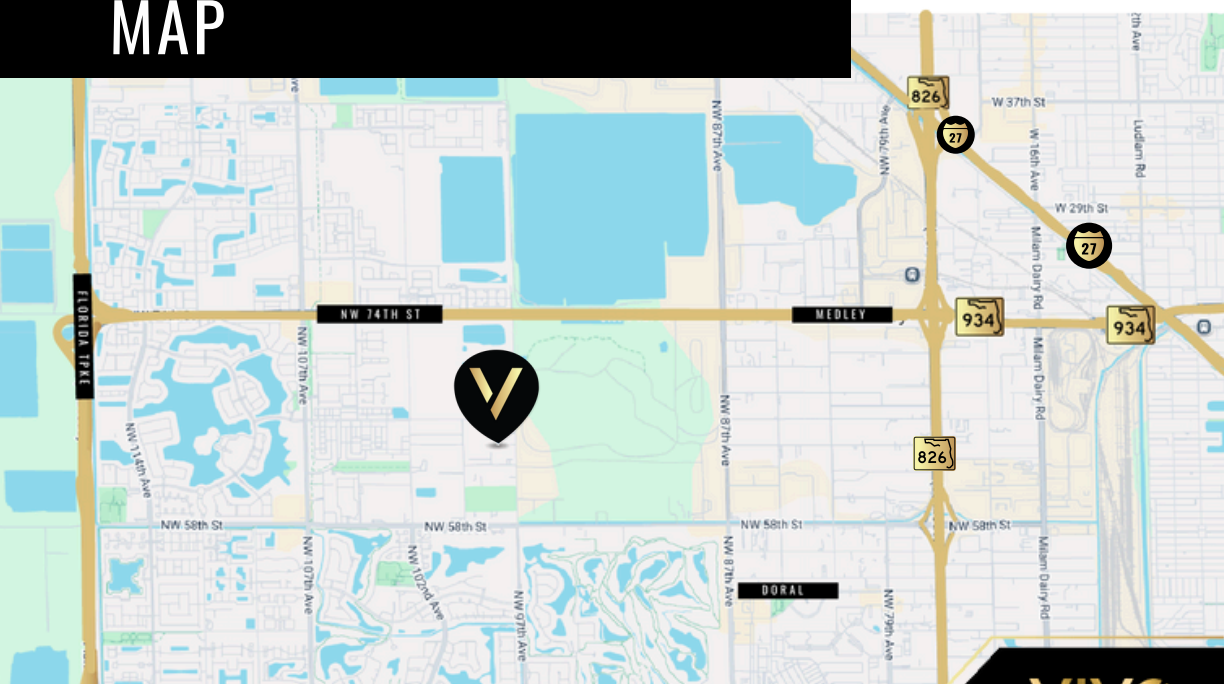


**Dolphin Expressway (SR 836)**  
Distance: 3 miles



**Downtown Doral Park**  
Distance: 3 miles

## MAP



# PROPERTY IMAGES

