



±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



Port of Miami
Distance: 17 miles



Palmetto Expressway (SR 826)
Distance: 2 miles



Dolphin Expressway (SR 836)
Distance: 3 miles

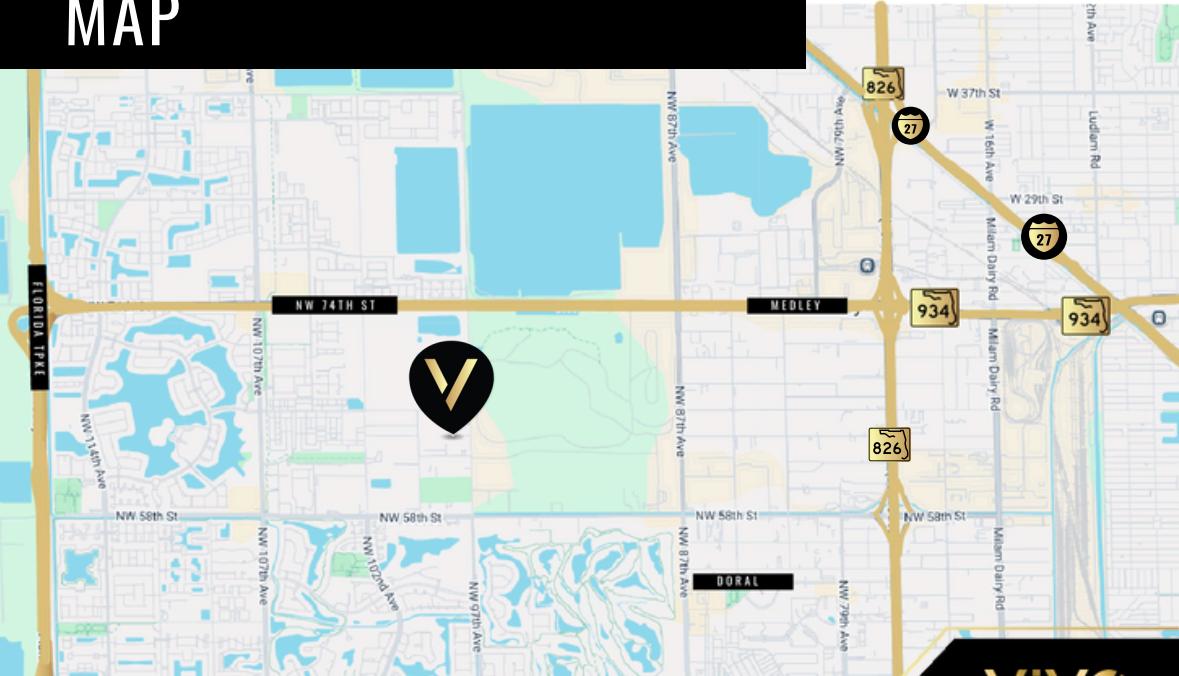


Downtown Miami
Distance: 15 miles



Downtown Doral Park
Distance: 3 miles

MAP



PROPERTY IMAGES

