

FOR SALE or FOR LEASE
Industrial Building
3500 NW 77th Court
Doral, Florida 33122

FOR SALE: \$380 SF
FOR LEASE: \$18/SF/YR +CAM



PROPERTY HIGHLIGHTS

- The nearly 29,000-square-foot building is situated on 1.28 acres 4,500 SF showroom, office space, and ADA-compliant entrance and restroom.
- Ideally located in the Doral Design District, with incredible frontage on the Palmetto Expressway with unparalleled billboard income opportunities.
- Property features include a 31-space parking lot, offers two double-wide drive-in doors and two dock-high positions with a ramp for efficient inbound and outbound deliveries and restrooms.
- More than 20,000 SF warehouse space at the rear of the building with up to 22-foot clear ceiling heights and 3-phase power.
- Proximity to Palmetto Expressway and the NW 36th Street major thoroughfare.
- Reach Miami International Airport in under a 15-minute drive and the heart of Downtown Miami in under 30 minutes. 3500 NW 77th Court is surrounded by a
- Property is surrounded by a robust and well-skilled employee base, with over 12% of the total workforce employed in the warehousing sector in a 10-mile radius.

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