

WAREHOUSE FOR LEASE

CORNER UNIT IN PRIME LOCATION

5220 NW 72 AVE MIAMI, FL 33122

Available warehouse condo in prime Doral industrial park totaling $\pm 5,950$ SF. Warehouse space of $\pm 4,621$ SF ($\pm 77.68\%$) includes 1 ground-level 10'x14' roll-up door, 16' clear ceiling height, and excellent truck access for 40' trailers. $\pm 1,282.8$ SF of A/C office area features reception, conference room, bathrooms (1 up/1 down), 3 private offices, coffee station, and storage/IT rooms. 3 assigned parking spaces plus visitor & overflow options. Corner unit for better maneuverability. Equipped with 110V power, central A/C in office, and twin-T roof. Zoned IU-2 for industrial/light manufacturing. Located minutes from MIA Airport, Palmetto, Dolphin Expwy, I-75, and Turnpike.

PROPERTY FEATURES



5,950 SQ. FT. TOTAL UNIT SIZE
(4,621 SQ. FT. WAREHOUSE AREA)



GROUND LEVEL BAY DOOR



16' CEILING HEIGHT



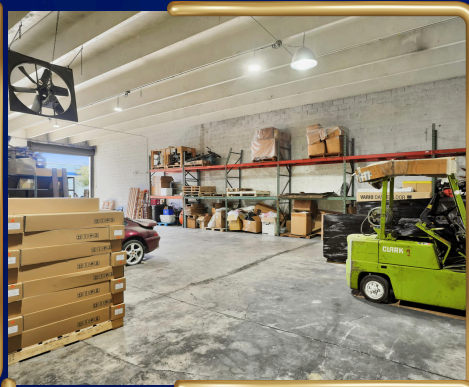
PARKING AVAILABLE



2 FLOORS | UPSTAIRS OFFICES



CORNER UNIT & SECURED COMPLEX



OFFERED FOR ONLY **\$18.50 PSF**

[Modified Gross Lease]

**MONTHLY
BASE RENT \$9,172.92/MO**



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