



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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