

# 8,268 SF HIGH-CLEARANCE INDUSTRIAL WAREHOUSE

7880 NORTHWEST 55TH STREET,  
DORAL, FL 33166

**FOR SALE**

Presented By,

**MATTHEW ROTOLANTE, SIOR, CCIM**

*President*

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**CONNER MILFORD**

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 **LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates is pleased to present an exceptional opportunity to acquire a multi-bay industrial property in the coveted Doral submarket. This multi-bay 8,268 SF warehouse features 3 grade level doors for ease of loading. The facility boasts 18' clear ceiling heights, heavy 3-phase power, making it ideal for distribution, manufacturing, or storage needs. The space can be subdivided for use by 2 companies, perfect for an owner user or an owner user who can lease the adjacent space(s) while their business grows into it later on.

Strategically located in Doral's thriving industrial hub, this property provides immediate access to major highways, including the Palmetto Expressway (SR-826), Dolphin Expressway (SR-836), and Florida's Turnpike. Just minutes from Miami International Airport and Port Miami, it ensures seamless connectivity for domestic and international shipping. The surrounding area of Downtown Doral features a strong business presence, with corporate offices, retail centers, and many dining options nearby, making it a prime location for industrial operations.



For more information, please contact one of the following individuals:

## MARKET ADVISORS

### MATTHEW ROTOLANTE, SIOR, CCIM

President  
305.490.6526  
mrotolante@lee-associates.com

### CONNER MILFORD

Senior Vice President  
314.766.9336  
cmilford@lee-associates.com

## PROPERTY HIGHLIGHTS



**Building Size:** 8,268 SF  
**Land Area:** 0.32 Acres  
**Zoning:** IU-2 Industrial (Light Manufacturing & Food Processing)



**Features:**  
New Roof  
3 grade level loading doors  
18' Clear Ceiling  
Heavy 3-phase power



**North Doral Location:**  
**Palmetto Expy:** 3 min (0.4 mile)  
**SR/27 Okeechobee Rd:** 10 min (2.4 miles)  
**Florida Turnpike:** 16 min (4.9 miles)  
**Miami Int'l Airport:** 15 min (8.6 miles)

# PROPERTY DETAILS

## LOCATION INFORMATION

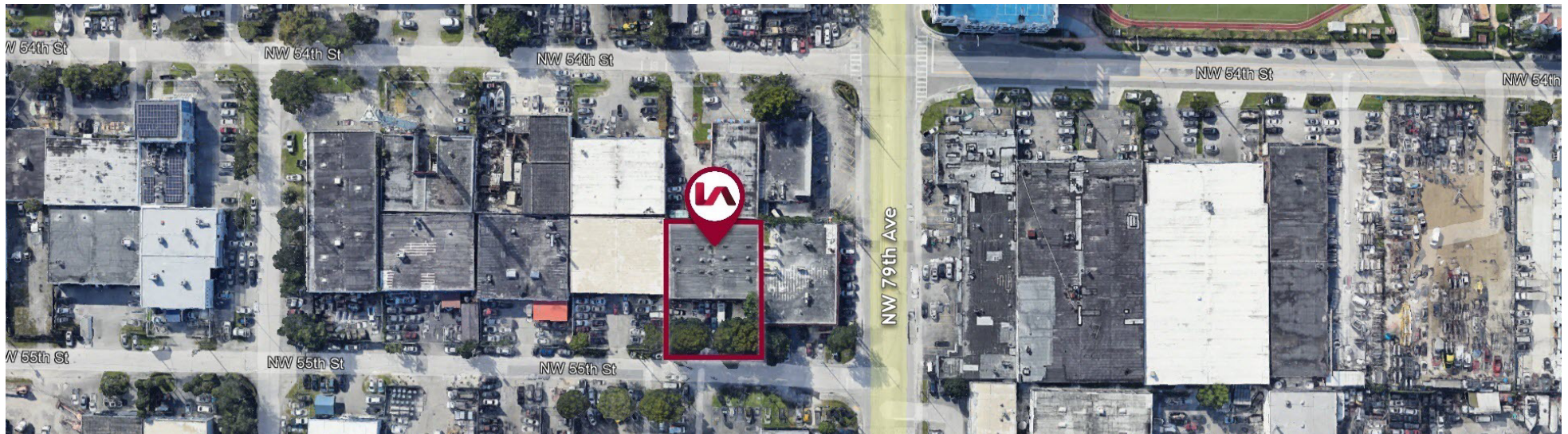
<b>BUILDING NAME</b>	8,268 SF Multi-Bay Industrial Warehouse
<b>STREET ADDRESS</b>	7880-7884 Northwest 55th Street
<b>CITY, STATE, ZIP</b>	Doral, FL 33166
<b>COUNTY</b>	Miami Dade
<b>MARKET</b>	South Florida
<b>SUB-MARKET</b>	North Doral / Airport West
<b>NEAREST HIGHWAY</b>	Palmetto Expy
<b>NEAREST AIRPORT</b>	Miami Int'l Airport

## PROPERTY INFORMATION

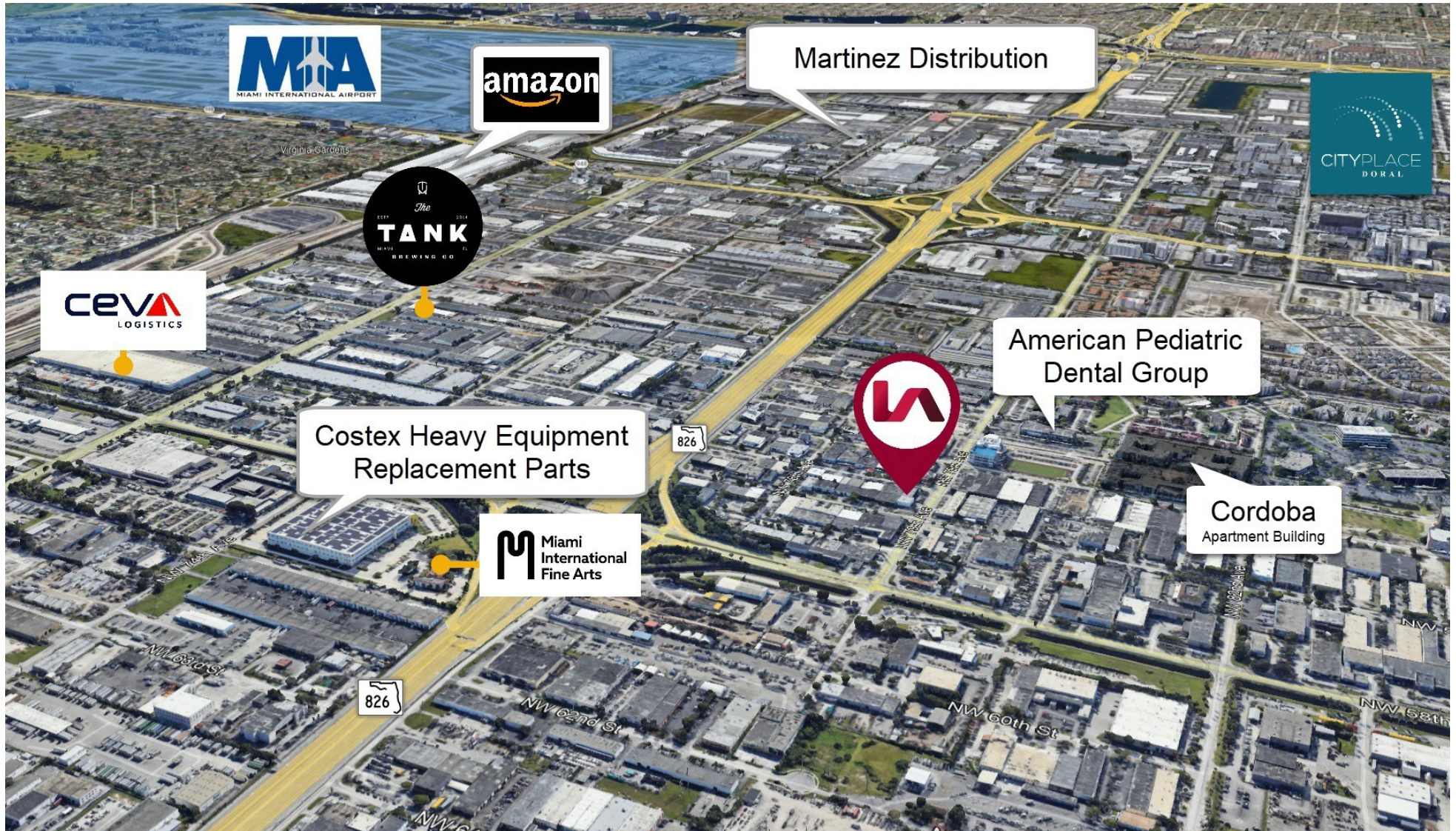
<b>PROPERTY TYPE</b>	Industrial
<b>PROPERTY SUBTYPE</b>	Manufacturing
<b>ZONING</b>	IU-2 Industrial
<b>LOT SIZE</b>	0.32 Acres
<b>APN #</b>	35-3022-001-0960

## BUILDING INFORMATION

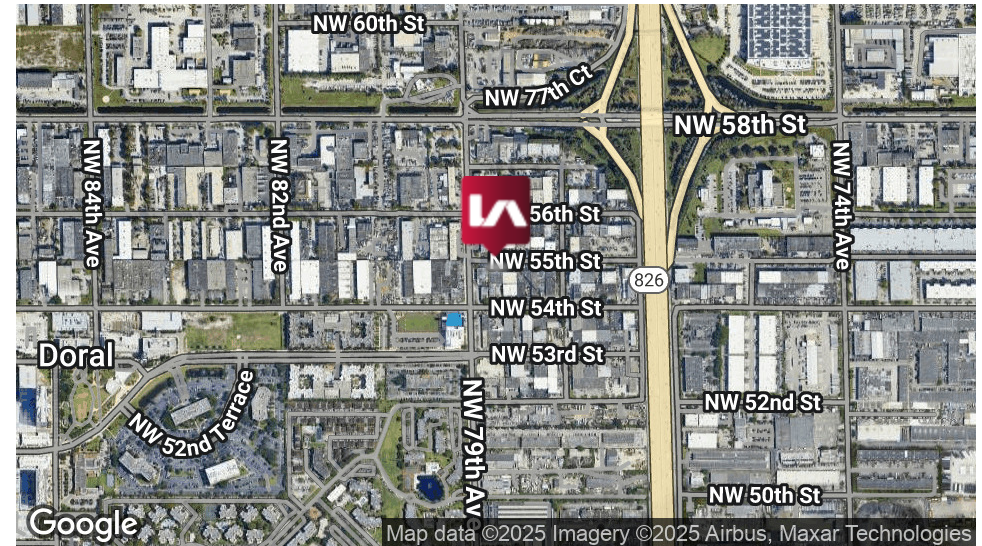
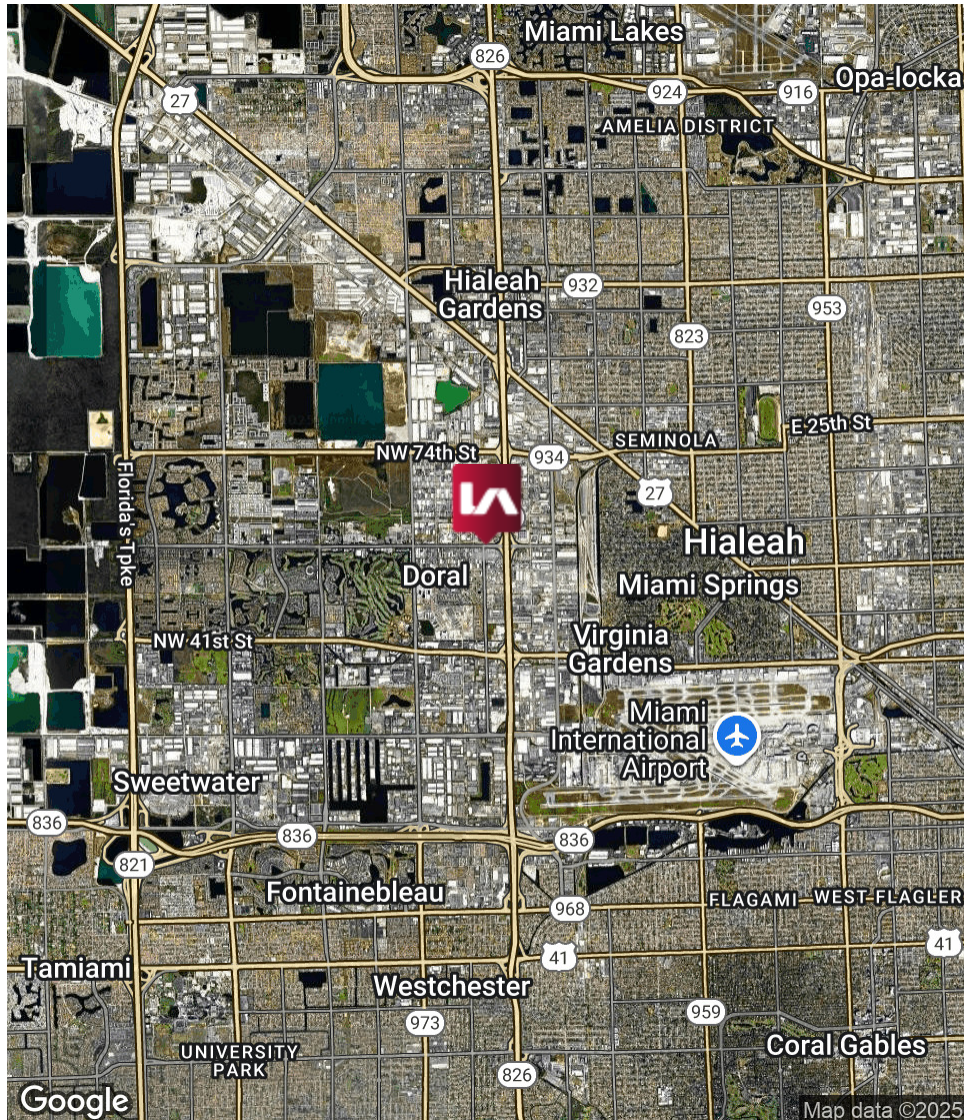
<b>BUILDING SIZE</b>	8,268 SF
<b>TENANCY</b>	Multiple
<b>CEILING HEIGHT</b>	20 ft



# AREA OVERVIEW



# REGIONAL MAP



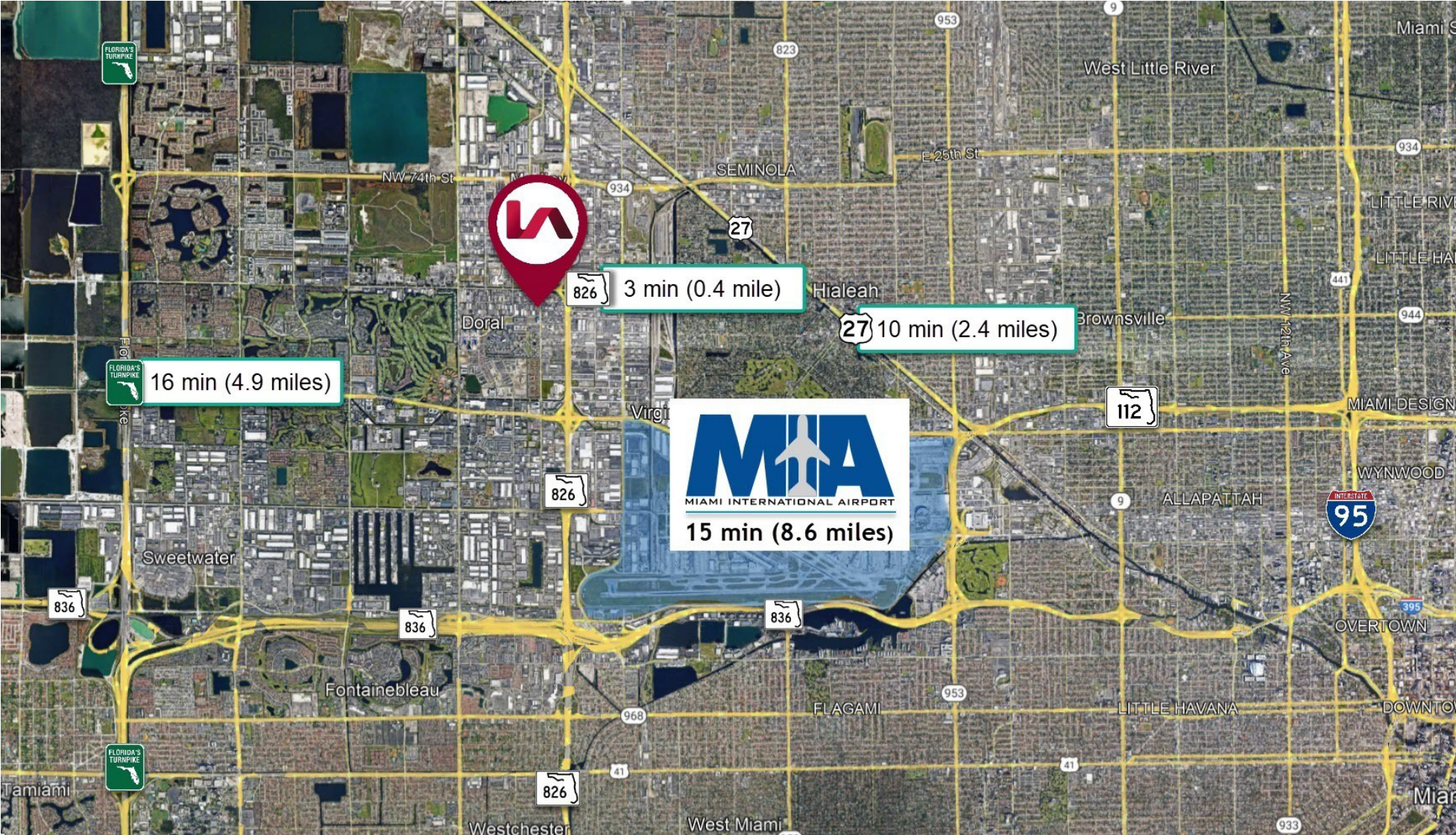
## LOCATION OVERVIEW

Situated in Doral, FL, this industrial property offers convenient access to major expressways and is just minutes from Miami International Airport. The area is a leading business hub, ideal for logistics, warehousing, and distribution operations.

## CITY INFORMATION

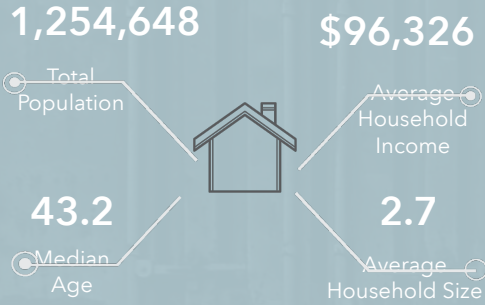
CITY:	Doral
MARKET:	South Florida
SUBMARKET:	North Doral / Airport West
NEAREST HIGHWAY:	Palmetto Expy
NEAREST AIRPORT:	Miami Int'l Airport

# EASY ACCESS TO MAJOR HIGHWAYS & MIAMI INTERNATIONAL AIRPORT

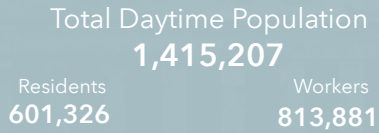


# DEMOGRAPHIC PROFILE

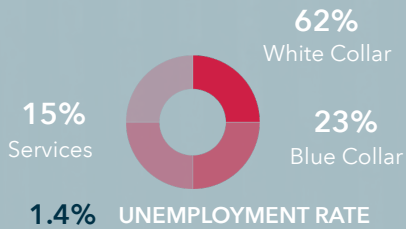
## KEY FACTS



## DAYTIME POPULATION



## EMPLOYMENT



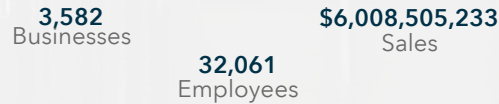
## BUSINESS & INDUSTRY



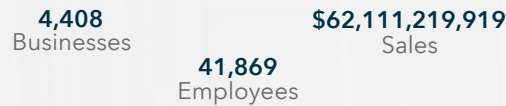
## Transportation/Warehouse



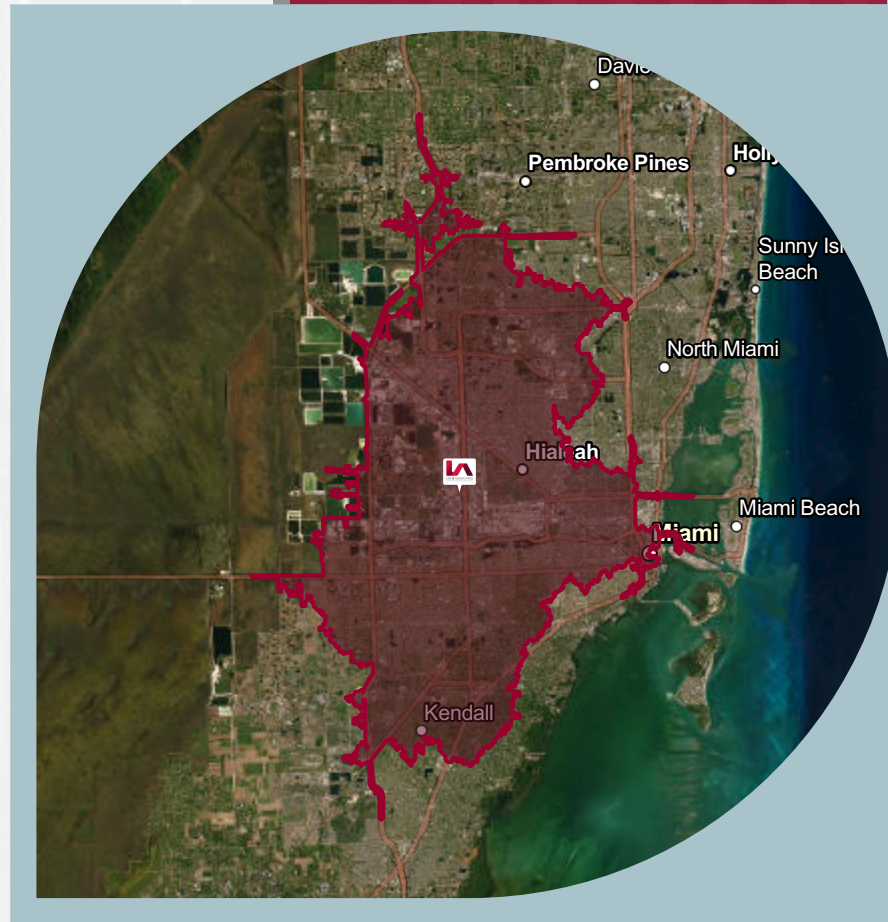
## Manufacturing



## Wholesale Trade



Drive time of 20 minutes





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