

FOR SALE

INDUSTRIAL WAREHOUSE CONDO

7855 NW 46TH STREET

DORAL, FL 33166



PROPERTY OVERVIEW

PALMETTO WEST PARK | INDUSTRIAL WAREHOUSE CONDO

Apex Capital Realty presents a fully air-conditioned industrial warehouse condo in Palmetto West Park, Doral’s premier industrial corridor.

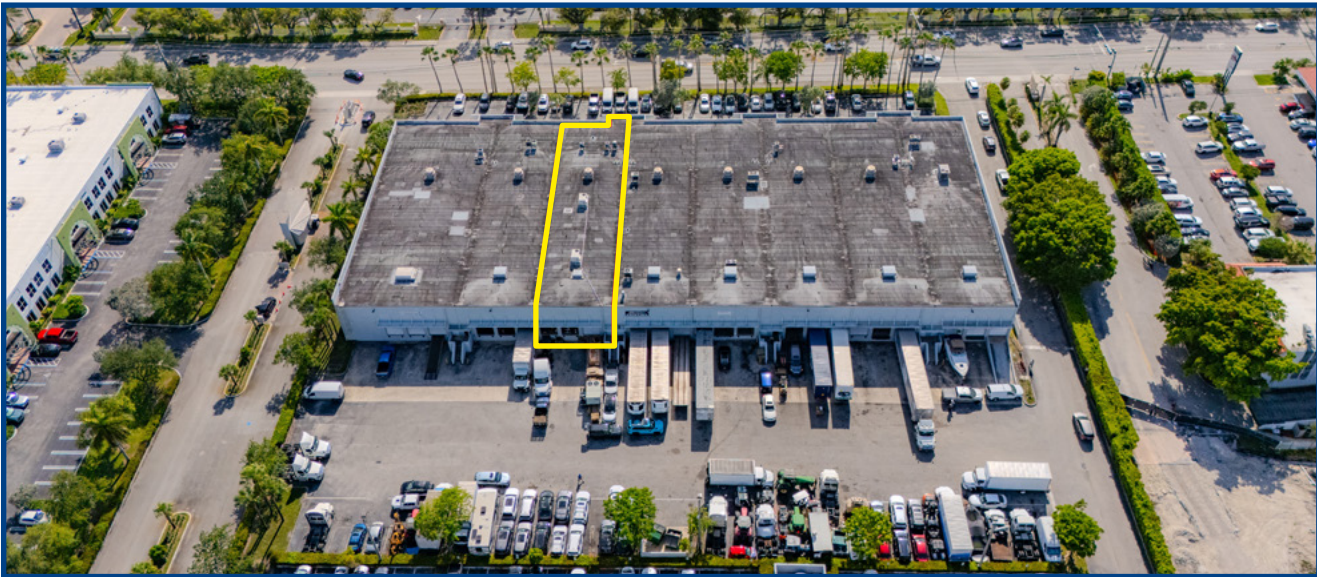
BUILDING SF	8,184 SF A/C warehouse comprising • 3,620 SF warehouse • 2,282 SF showroom • 2,282 mezzanine.
DOORS	2 dock-high loading doors, 20’ clear height
PARKING	12 parking spaces
DIRECT ACCESS	SR-826, I-75, and MIA (~5 min)
ZONING	I-Industrial, City of Doral

OFFERING PRICE

\$3,300,000
(\$403/SF)



AERIAL & DRONE PHOTOS



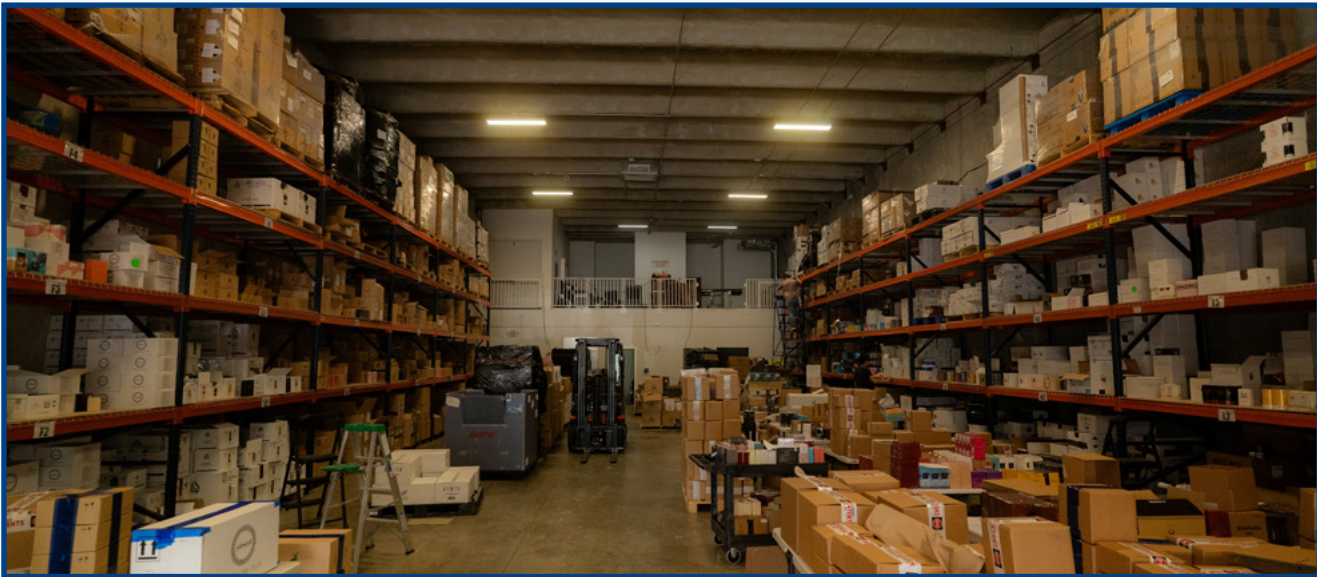
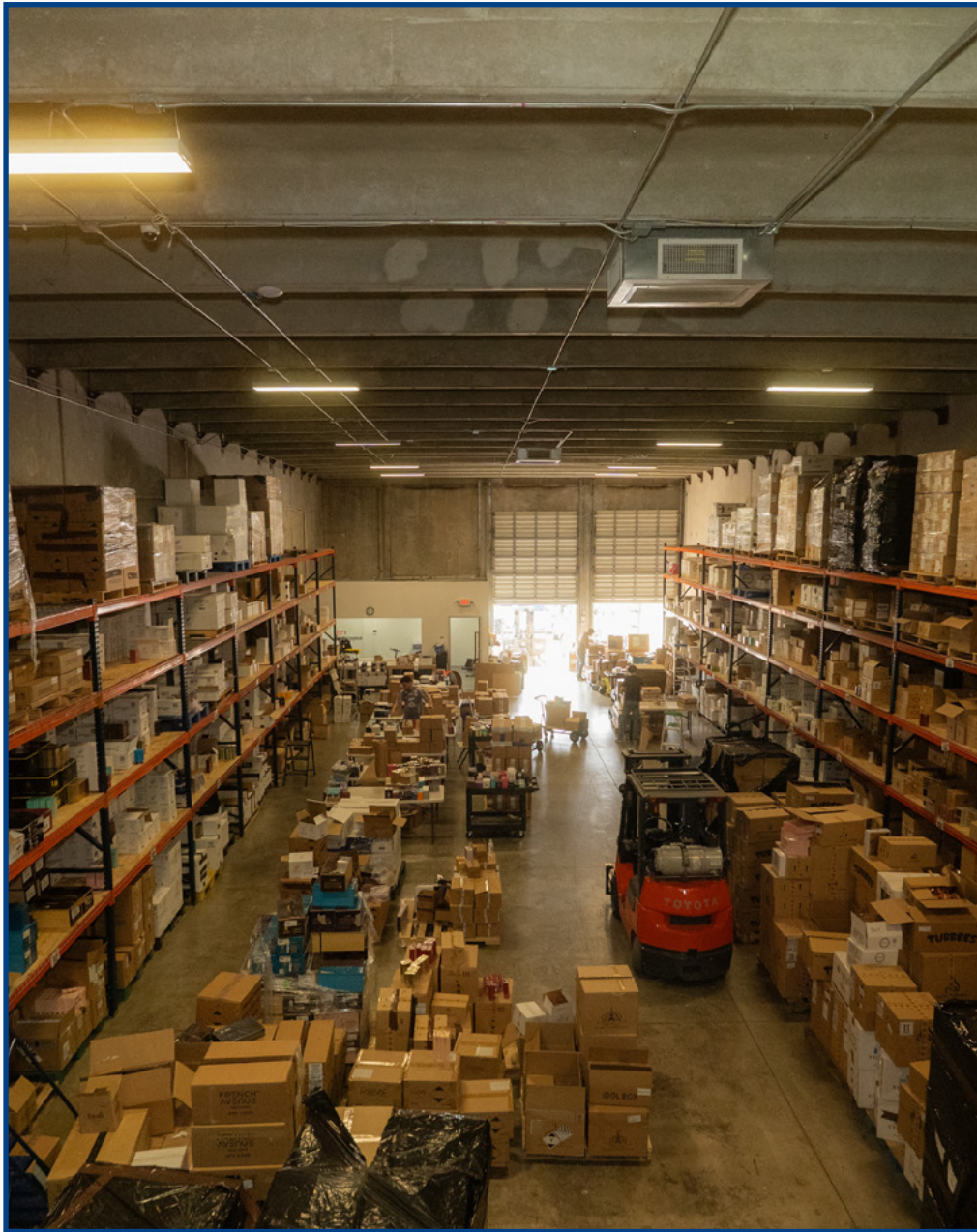
EXTERIOR PHOTOS



INTERIOR - SHOWROOM & OFFICES



INTERIOR - WAREHOUSE & LOADING



INTERIOR - MEZZANINE & INFRASTRUCTURE



KEY HIGHLIGHTS & TALKING POINTS

- ➔ Rare fully A/C industrial condo in Palmetto West Park, one of Miami Dade's tightest submarkets
- ➔ Three distinct areas:
 - ±3,620 SF A/C warehouse
 - ±2,282 SF showroom
 - ±2,282 SF A/C mezzanine
- ➔ 2 dock-high loading doors - full tractor/trailer access
- ➔ 20' clear ceiling height, forklift accessible
- ➔ 12 dedicated parking spaces (front and rear)
- ➔ Zoning: I - Industrial (City of Doral)
- ➔ Year built: 2001
- ➔ SR-826 (Palmetto) direct access via NW 79th Ave
- ➔ Miami International Airport ~5 min / 2 miles
- ➔ Priced at \$403/SF - strong value in supply-constrained market



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561 NE 79 ST - SUITE 420

Miami, FL 33138

www.APEXCAPITALREALTY.com

SHANE PAWA

COMMERCIAL ADVISOR

(786) 321-9984

SHANE@APEXCAPITALREALTY.COM

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