

MIAMI INTERNATIONAL COMMERCE CENTER MIAMI AIRPORT WEST SUBMARKET

1720 NORTHWEST 82ND AVENUE, DORAL, FL 33126



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com



@leesouthflorida

MATTHEW ROTOLANTE, SIOR, CCIM

President

305.490.6526

mrotolante@lee-associates.com

Presented By,

CONNER MILFORD

Senior Vice President

314.766.9336

cmilford@lee-associates.com

PROPERTY SUMMARY

MIAMI INTERNATIONAL COMMERCE CENTER

Lee & Associates presents ±3,993 SF of industrial warehouse space available for sublease at Miami International Commerce Center in the heart of Doral. The suite features ±3,438 SF of dock-height warehouse space complemented by ±555 SF of office area, offering an efficient layout for distribution, logistics, light manufacturing, or storage operations. The property includes 20'6" clear ceiling heights, one dock-high loading door, one ramp, LED warehouse lighting, and a parking ratio of 1.0/1,000 SF, providing functionality for a variety of industrial users.

Strategically positioned at 1720 NW 82nd Avenue, the property offers immediate access to the Palmetto Expressway (SR-826) and Dolphin Expressway (SR-836), allowing convenient connectivity throughout Miami-Dade County and South Florida. The location is less than two miles from Miami International Airport and is surrounded by numerous restaurants, retail centers, and hotel accommodations, making it an ideal infill logistics location within one of Miami's premier industrial submarkets.



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



Unit 1720

- ±3,993 SF total space available
- ±3,438 SF dock-height warehouse
- ±555 SF office area



Prime Location:

located in Doral with excellent regional access via the Palmetto and Dolphin Expressways. The property is less than two miles from Miami International Airport and surrounded by strong business amenities including restaurants, hotels, and retail services.



Major Highways

Palmetto Expressway (SR-826)
1 mile | 3-5 minutes
Dolphin Expressway (SR-836)
2 miles | 5-7 minutes
Florida's Turnpike (HEFT/SR-821)
6 miles | 10-15 minutes
Interstate 95 (I-95)
13 miles | 18-25 minutes

Miami International Airport

6 miles | 10-15 minutes

SUBLEASE SPACE



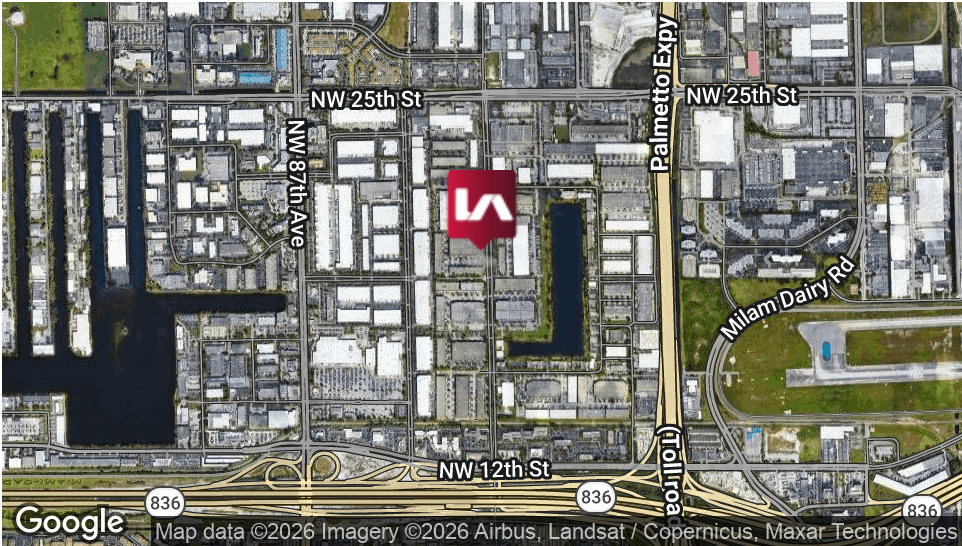
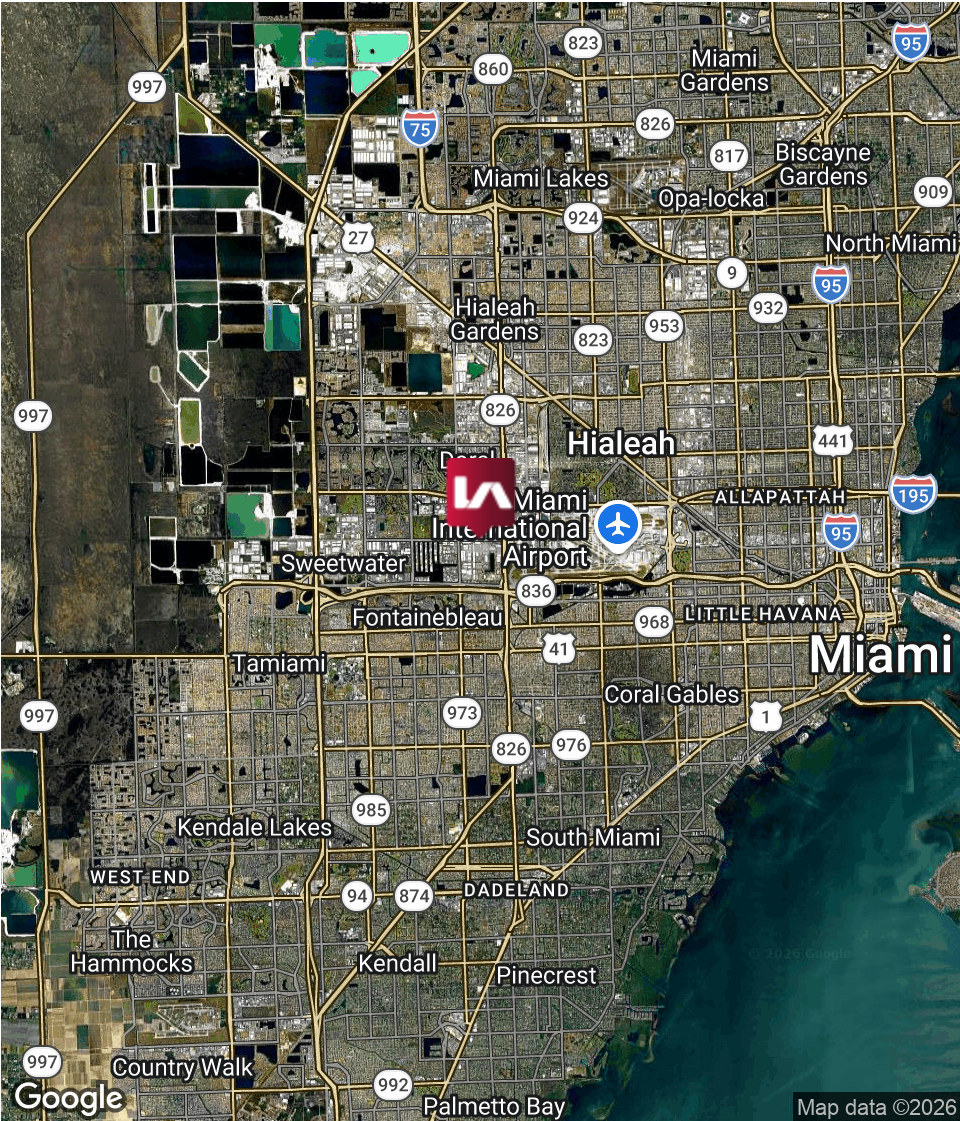
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 1720	Available	3,993 SF	Gross	Negotiable

UNIT 1720



REGIONAL MAP



LOCATION OVERVIEW

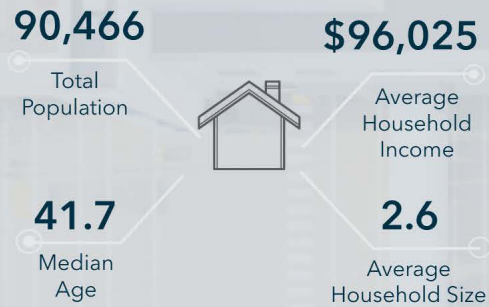
Miami International Commerce Center is centrally located in Doral with excellent regional access via the Palmetto and Dolphin Expressways. The property is less than two miles from Miami International Airport and surrounded by strong business amenities including restaurants, hotels, and retail services.

CITY INFORMATION

CITY:	Doral
MARKET:	South Florida
SUBMARKET:	Doral

DEMOGRAPHIC PROFILE

KEY FACTS

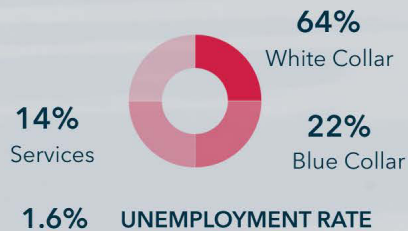


DAYTIME POPULATION

Total Daytime Population
193,659

Residents **40,679** Workers **152,980**

EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse

673 Businesses **\$1,455,585,304** Sales

7,332 Employees

Manufacturing

1,010 Businesses **\$2,184,506,325** Sales

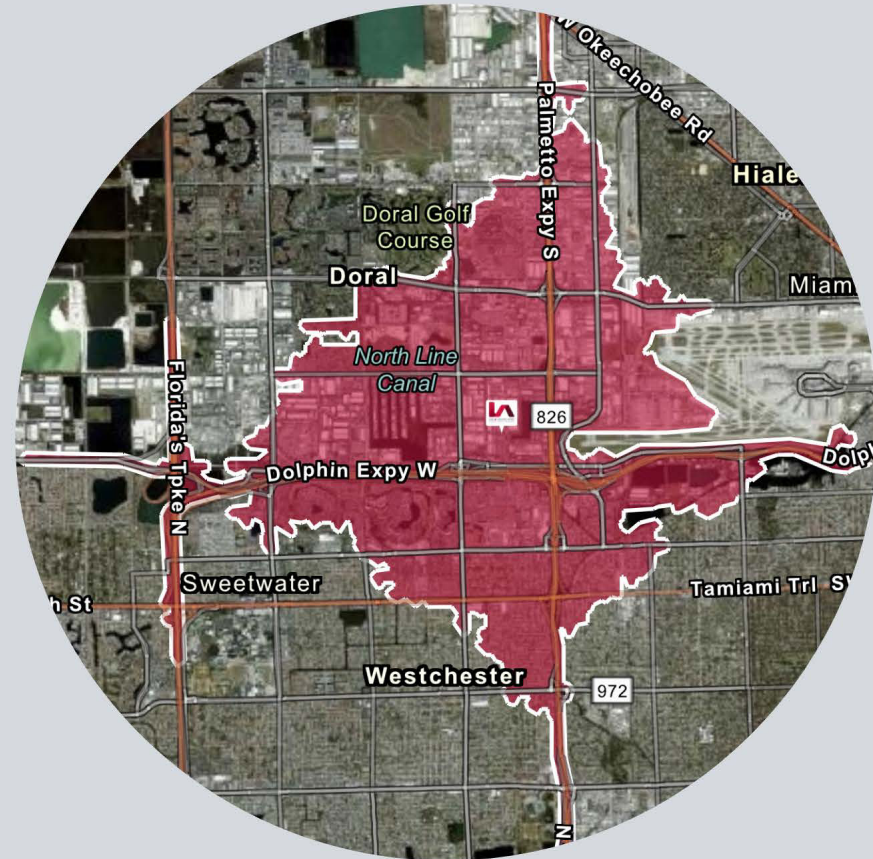
11,426 Employees

Wholesale Trade

1,232 Businesses **\$12,760,794,413** Sales

11,056 Employees

Drive time of 10 minutes



DEMOGRAPHIC PROFILE

KEY FACTS

1,044,196

Total
Population



\$106,557

Average
Household
Income

43.5

Median
Age

2.7

Average
Household
Size

DAYTIME POPULATION

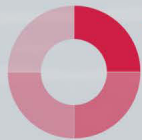
Total Daytime Population
1,211,102

Residents
504,788

Workers
706,314

EMPLOYMENT

15%
Services



62%
White Collar

23%
Blue Collar

2.0% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY



74,356
Total Businesses



620,055
Total Employees

\$123,073,264,678
Total Sales

Transportation/Warehouse

2,623
Businesses

29,646
Employees

\$5,188,976,039
Sales

Manufacturing

3,141
Businesses

29,260
Employees

\$5,324,640,051
Sales

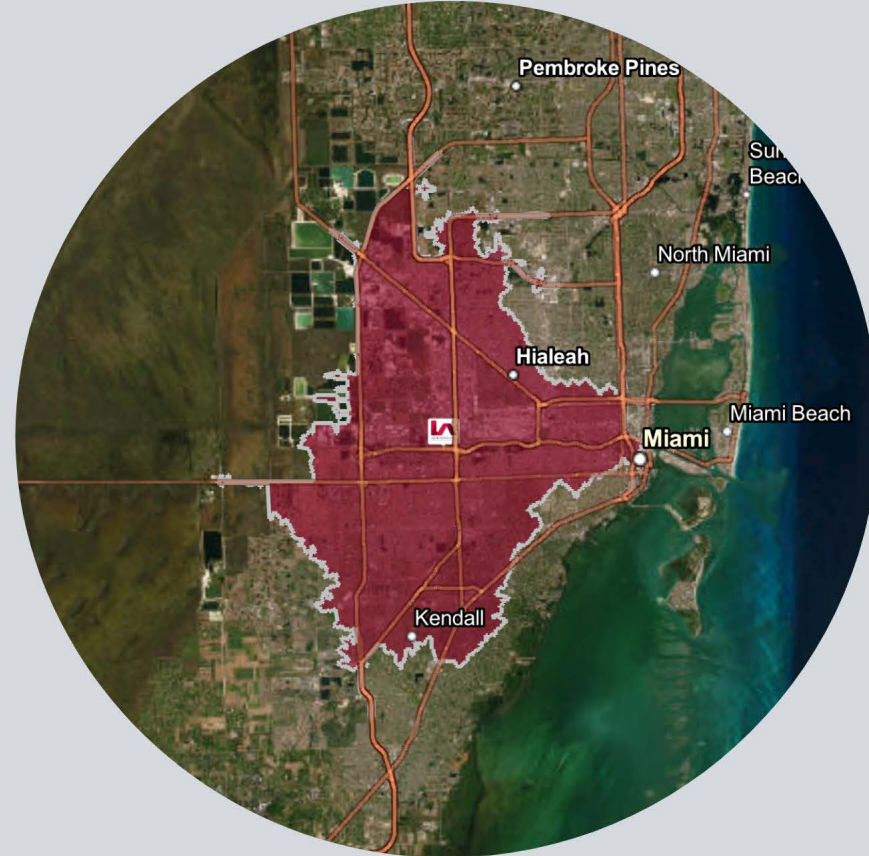
Wholesale Trade

3,743
Businesses

34,273
Employees

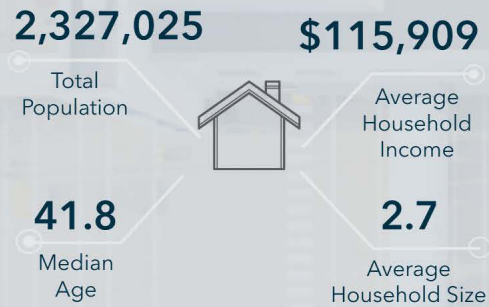
\$41,333,008,724
Sales

Drive time of 20 minutes



DEMOGRAPHIC PROFILE

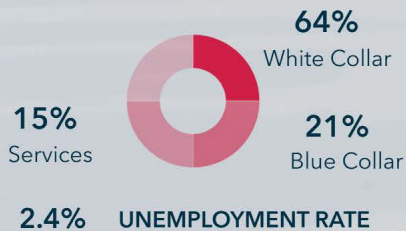
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



Manufacturing



Wholesale Trade



Drive time of 30 minutes

