



FOR LEASE

**SUB-5% VACANCY
INDUSTRIAL MARKET**

DORAL, FL 33166

5280 NW 77 CT

FREESTANDING | 18' CLEAR HEIGHTS

\$10,000/Mo.

LEASE RATE

±5,468 SF

BUILDING SIZE

±4,000 SF

OUTDOOR YARD

±0.32 AC

LOT SIZE



FAUSTO COMMERCIAL PRESENTS

A rare freestanding industrial facility in the heart of Doral's premier logistics corridor — one of the tightest industrial submarkets in the country. Demand here is relentless: vacancy has held below 5% for more than 20 consecutive quarters as absorption outpaces new deliveries. With immediate connectivity to SR-826, SR-836, Florida's Turnpike and Miami International Airport, and a labor pool of 100,000+ Doral jobs at the doorstep, tenants reach customers across Miami-Dade, Broward and Palm Beach. A strategic footprint for logistics, distribution, contractor or service operators.

LOCATION ADVANTAGES

- Direct Palmetto Expwy (SR-826) frontage, 330,000+ VPD
- Near Dolphin Mall, CityPlace Doral & Miami Int'l Mall
- Quick reach to PortMiami & Port Everglades gateways

PROPERTY HIGHLIGHTS

- Fenced outdoor yard — rare IOS asset in tight Doral mkt
- Three-phase power & four street-level loading doors
- Priced near Doral's ~\$20/SF avg — strong leasing value

EXCLUSIVELY LISTED BY



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