

IU-2 Industrial Zoning – Doral, Florida

IU-2 Industrial Zoning permits a broad range of industrial, warehouse, manufacturing, distribution, logistics, and commercial support uses, making it one of the most flexible industrial zoning classifications in the Doral market. The district is intended to accommodate businesses engaged in light manufacturing, assembly, fabrication, warehousing, import/export operations, contractor facilities, wholesale trade, and related office functions. Accessory office space supporting industrial operations is also permitted, creating an ideal environment for owner-users and investors seeking operational flexibility. **Typical Permitted Uses**

- Warehouse & Distribution
- Import/Export Operations
- Light Manufacturing & Assembly
- Logistics & Fulfillment Centers
- Contractor Offices & Storage
- Wholesale Businesses
- Equipment Sales, Rental & Service
- Showrooms with Warehouse Component
- Research & Development
- Accessory Office Uses
- Vehicle & Equipment Storage (subject to applicable regulations)
- Outdoor Storage where permitted by code and site design requirements.

Strategically located within Doral's premier industrial corridor, IU-2 properties benefit from excellent connectivity to Miami International Airport, SR-836 (Dolphin Expressway), SR-826 (Palmetto Expressway), Florida's Turnpike, and the Port of Miami, making the area one of South Florida's most desirable locations for logistics, industrial, and service-oriented businesses.