

MIAMI INTERNATIONAL COMMERCE CENTER MIAMI AIRPORT WEST SUBMARKET

1720 NORTHWEST 82ND AVENUE, DORAL, FL 33126



**LISTING
WEBSITE**



**LEE &
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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

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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



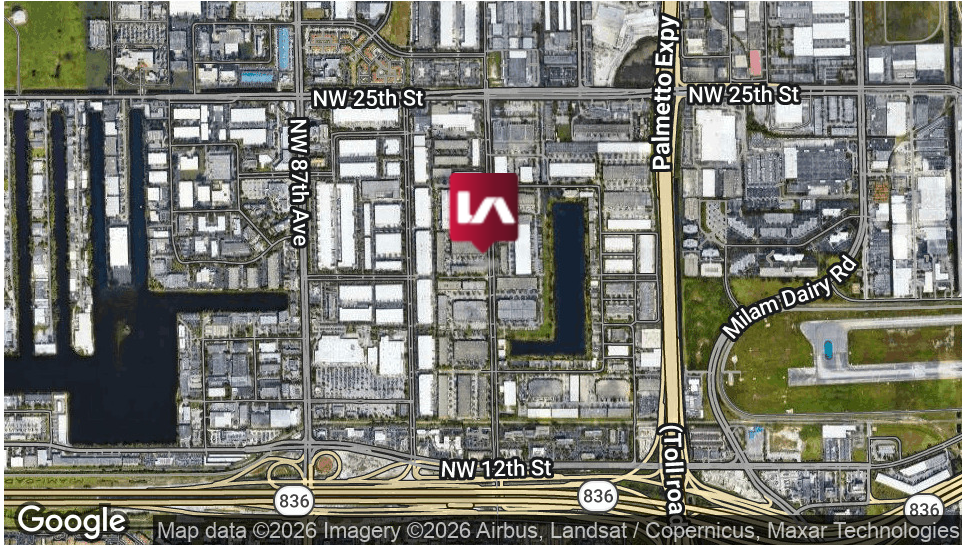
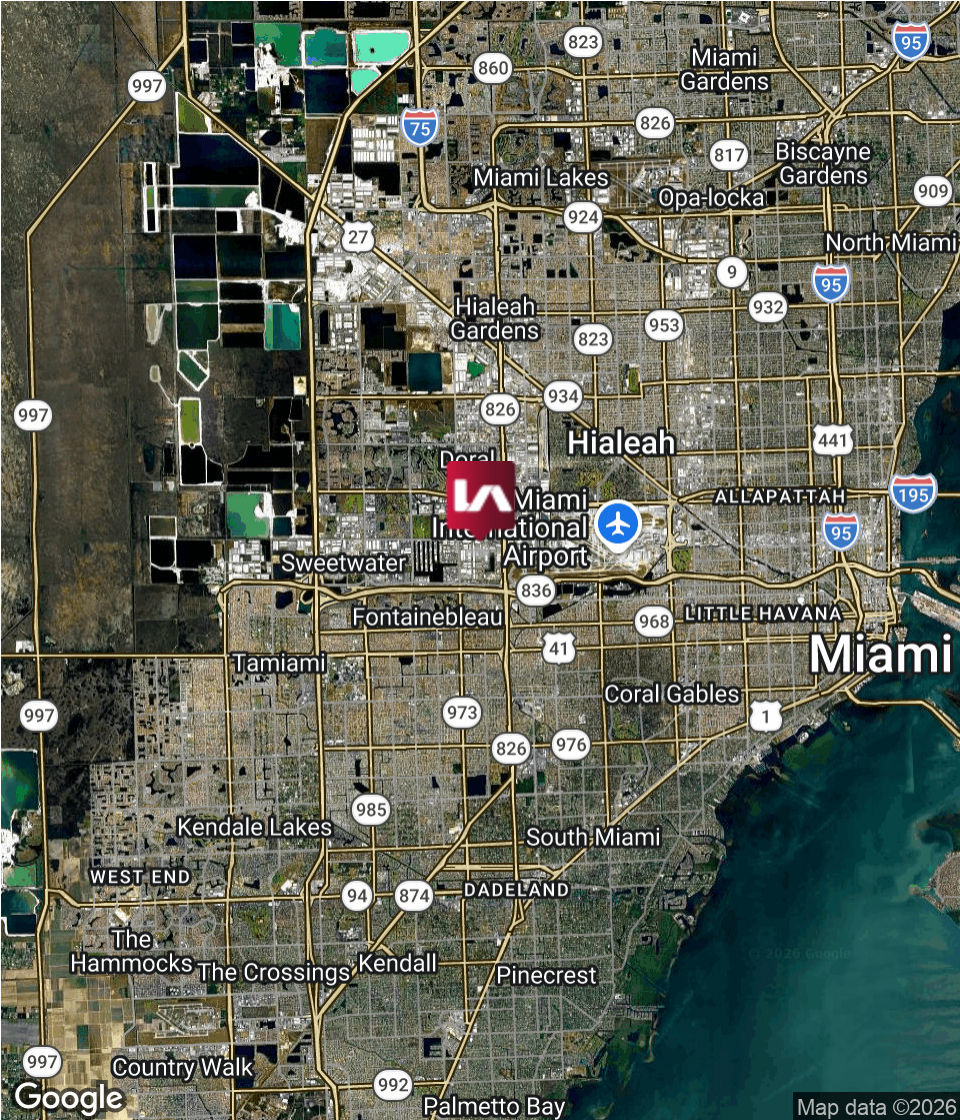
AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-----------|-----------|-----------|------------|---------------|
| Unit 1720 | Available | 3,993 SF | Gross | \$24.51 SF/yr |

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

90,466

Total
Population



\$96,025

Average
Household
Income

41.7

Median
Age

2.6

Average
Household
Size

DAYTIME POPULATION

Total Daytime Population
193,659

Residents
40,679

Workers
152,980

EMPLOYMENT

14%
Services



64%
White Collar

22%
Blue Collar

1.6% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY



16,613
Total Businesses



141,274
Total Employees

\$31,457,127,975
Total Sales

Transportation/Warehouse

673
Businesses

7,332
Employees

\$1,455,585,304
Sales

Manufacturing

1,010
Businesses

11,426
Employees

\$2,184,506,325
Sales

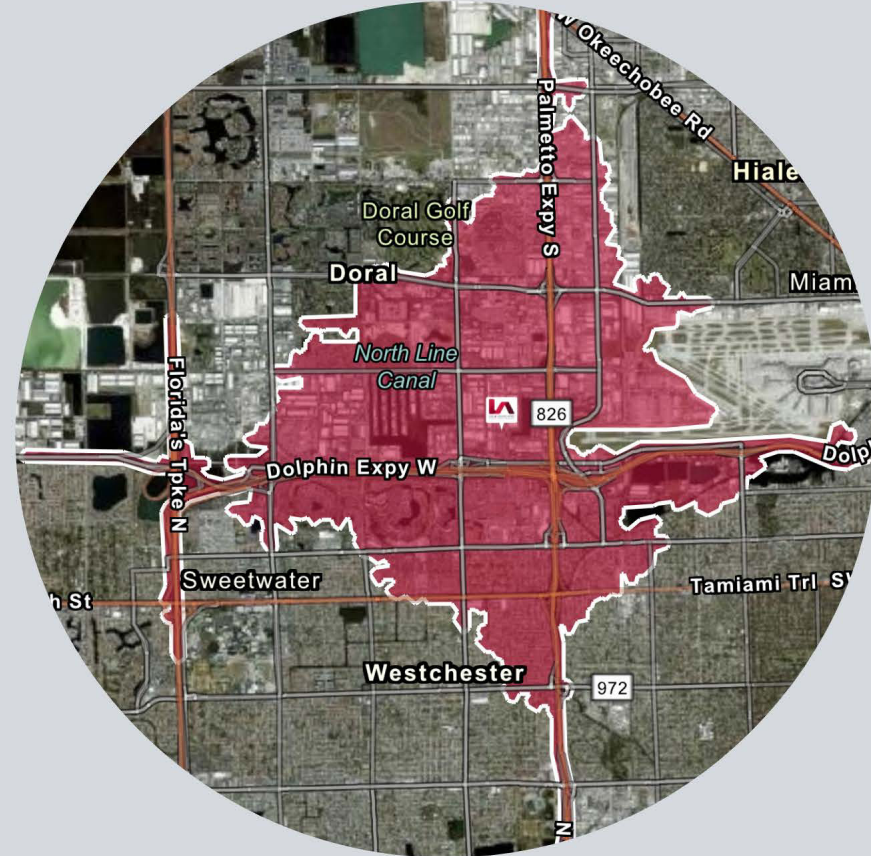
Wholesale Trade

1,232
Businesses

11,056
Employees

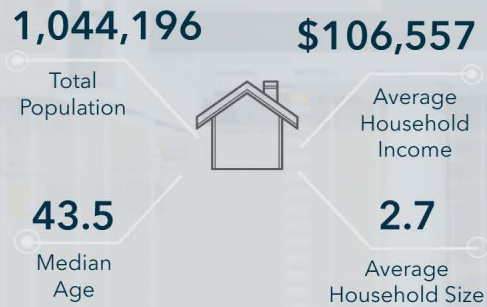
\$12,760,794,413
Sales

Drive time of 10 minutes



DEMOGRAPHIC PROFILE

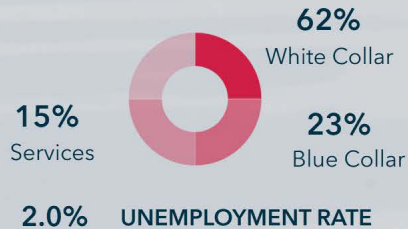
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



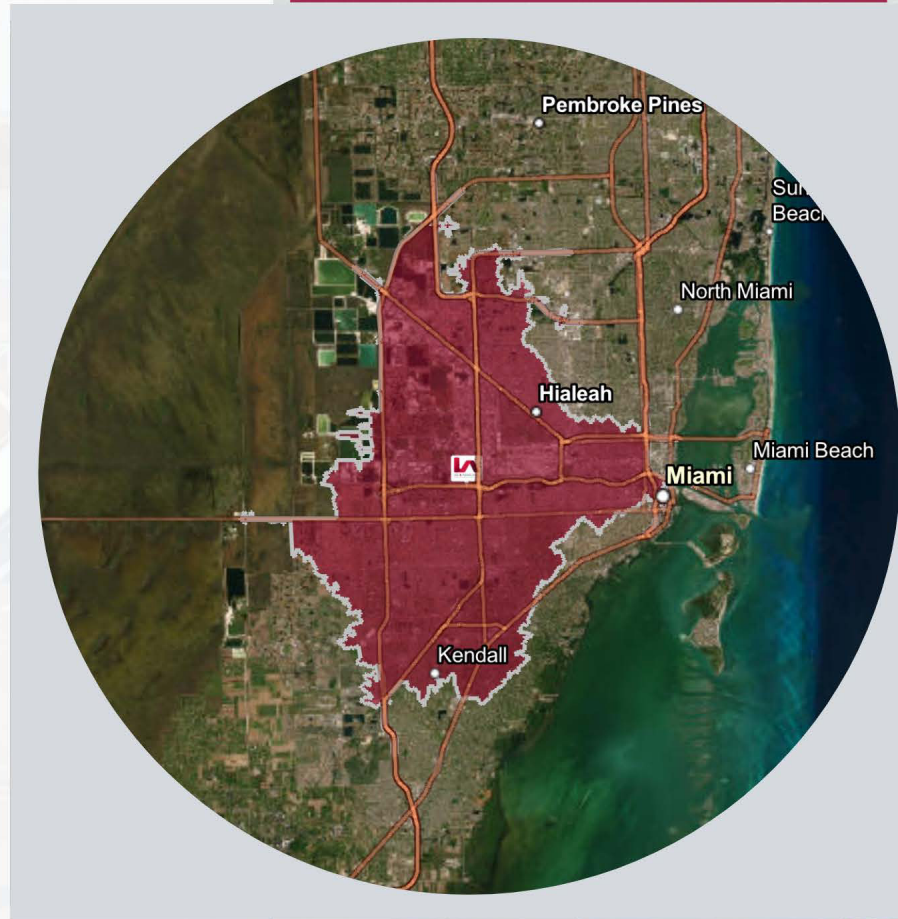
Manufacturing



Wholesale Trade



Drive time of 20 minutes



DEMOGRAPHIC PROFILE

KEY FACTS

2,327,025

Total Population



\$115,909

Average Household Income

41.8

Median Age

2.7

Average Household Size

DAYTIME POPULATION

Total Daytime Population
2,445,565

Residents
1,119,547

Workers
1,326,018

EMPLOYMENT

64%

White Collar

15%

Services

21%

Blue Collar

2.4% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY



145,510
Total Businesses



\$220,892,525,259
Total Sales



1,137,849
Total Employees

Transportation/Warehouse

4,542
Businesses

\$10,272,083,940
Sales

53,899
Employees

Manufacturing

4,760
Businesses

\$7,033,573,463
Sales

42,553
Employees

Wholesale Trade

5,917
Businesses

\$64,061,135,626
Sales

51,703
Employees

Drive time of 30 minutes

