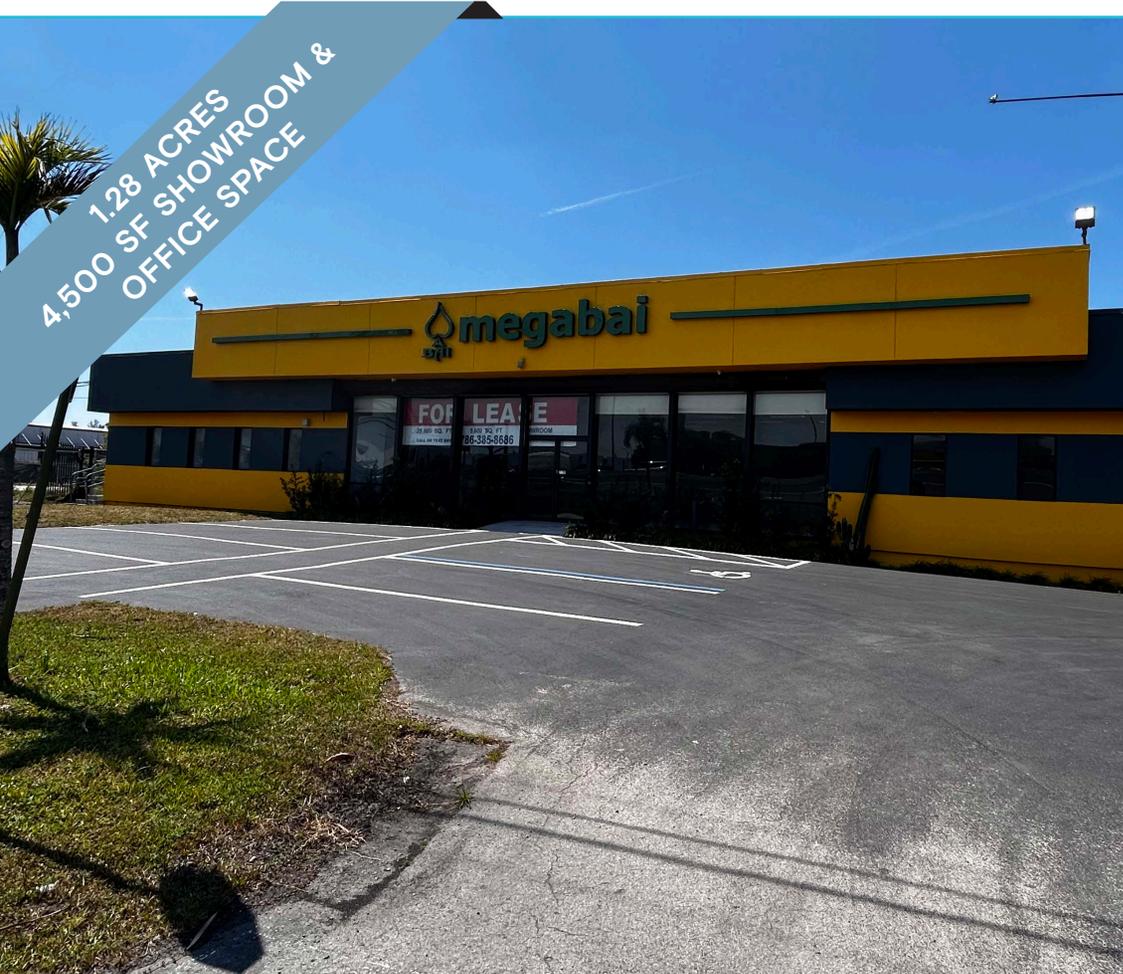


FOR LEASE

±28,724 SF SHOWROOM/WAREHOUSE

3500 NW 77th Court, Doral, FL 33122



HIGHLIGHTS

- The nearly 29,000 SF building is situated on 1.28 acres 8,500 SF showroom, office space, and ADA-compliant entrance and restroom
- Ideally located in the Doral Design District, with incredible frontage on the Palmetto Expressway with unparalleled billboard income opportunities
- Property features include a 31-space parking lot, offers two double-wide drive-in doors and two dock-high positions with a ramp for efficient inbound and outbound deliveries and restrooms
- More than 20,000 SF warehouse space at the rear of the building with up to 22-foot clear ceiling heights and 3-phase power
- Proximity to Palmetto Expressway and the NW 36th Street major thoroughfare
- Reach Miami International Airport in under a 15-minute drive and the heart of Downtown Miami in under 30 minutes
- Property is surrounded by a robust and well-skilled employee base, with over 12% of the total workforce employed in the warehousing sector in a 10-mile radius

LOCATED IN THE HEART OF THE DORAL DESIGN DISTRICT

EXCLUSIVE RETAIL LEASING

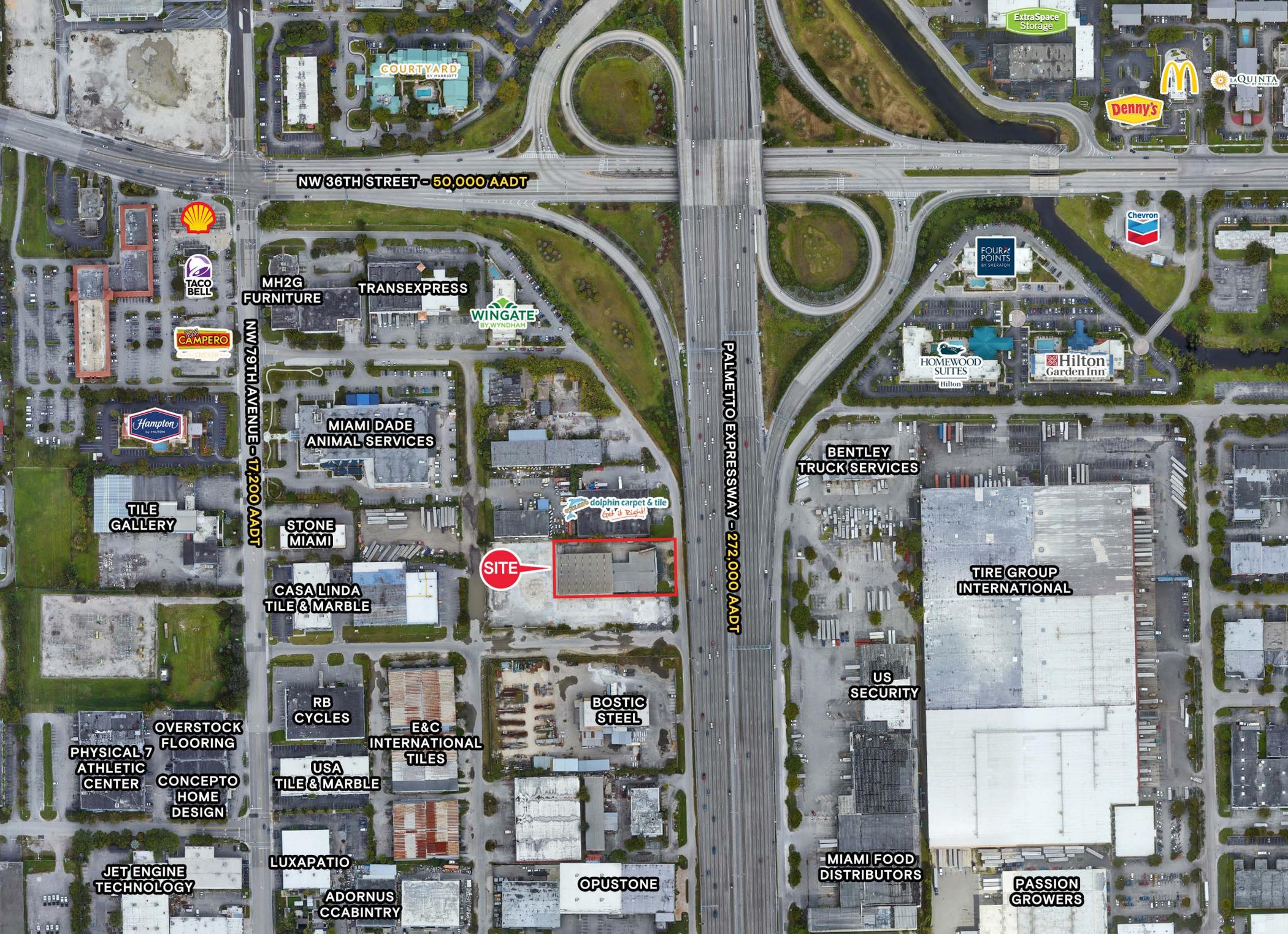
KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Karen Maerovitz
SENIOR DIRECTOR
karenmaerovitz@katzretail.com
(786) 210-8837

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181





NW 36TH STREET - 50,000 AADT

NW 79TH AVENUE - 17,200 AADT

PALMETTO EXPRESSWAY - 272,000 AADT

COURTYARD
by MARRIOTT



TILE
GALLERY

MH2G
FURNITURE

TRANSEXPRESS



MIAMI DADE
ANIMAL SERVICES

STONE
MIAMI

CASA LINDA
TILE & MARBLE

RB
CYCLES

USA
TILE & MARBLE

LUXAPATIO

ADORNUS
CCABINTRY

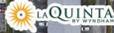
BOSTIC
STEEL

OPUSTONE

dolphin carpet & tile
Crest of Right

SITE

ExtraSpace
Storage



FOUR
POINTS
BY SHERATON

HOMWOOD
SUITES
Hilton

Hilton
Garden Inn

BENTLEY
TRUCK SERVICES

TIRE GROUP
INTERNATIONAL

US
SECURITY

MIAMI FOOD
DISTRIBUTORS

PASSION
GROWERS