



**FOR SALE**

INDUSTRIAL WAREHOUSE

**2080 NW 79TH AVE**  
**DORAL, FL 33122**



**APEX**  
CAPITAL REALTY

# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## ADVISORS

### **FELIPE ESCOBAR**

Commercial Advisor

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# OFFERING SUMMARY

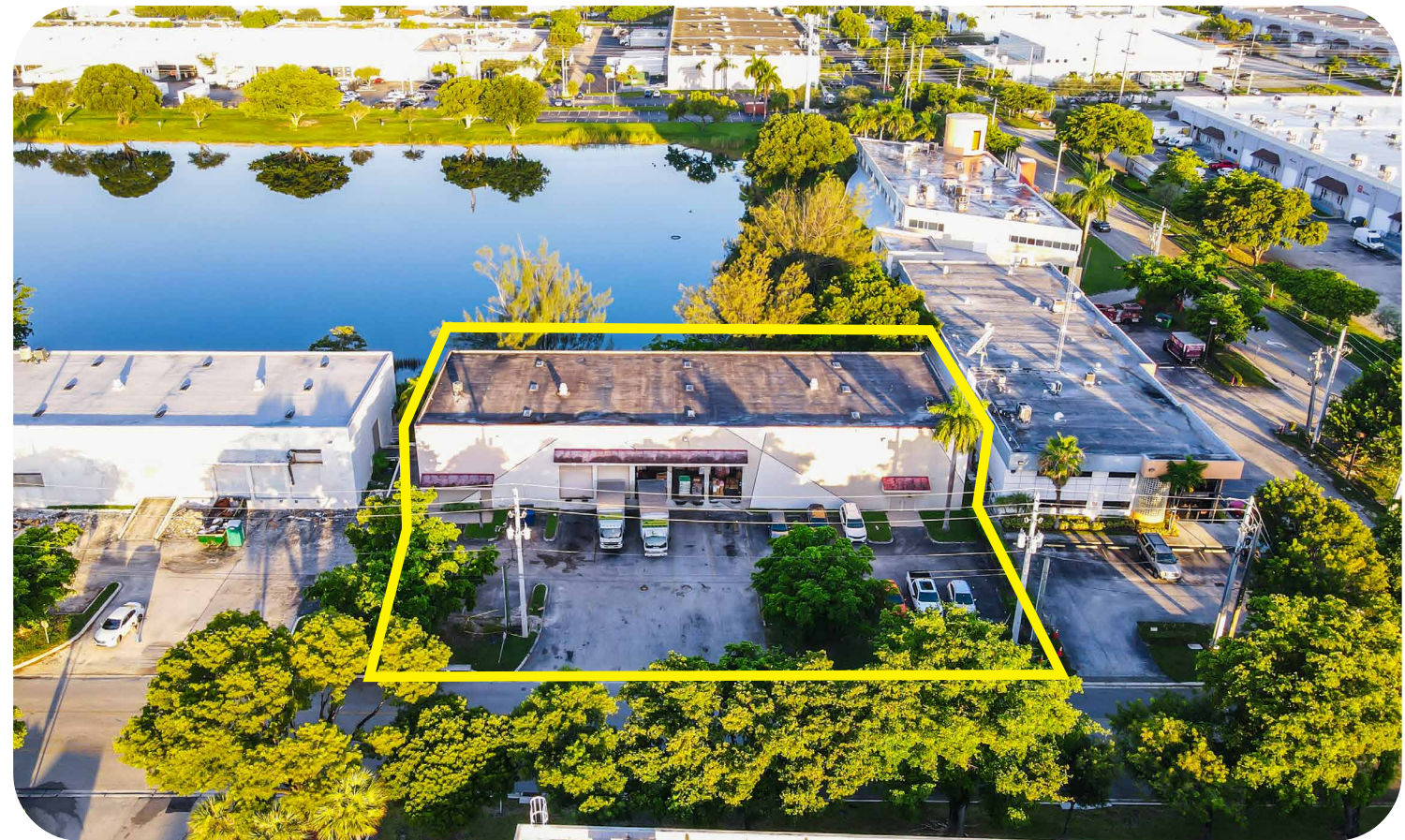
**2080 NW 79TH AVE, DORAL, FL 33122**

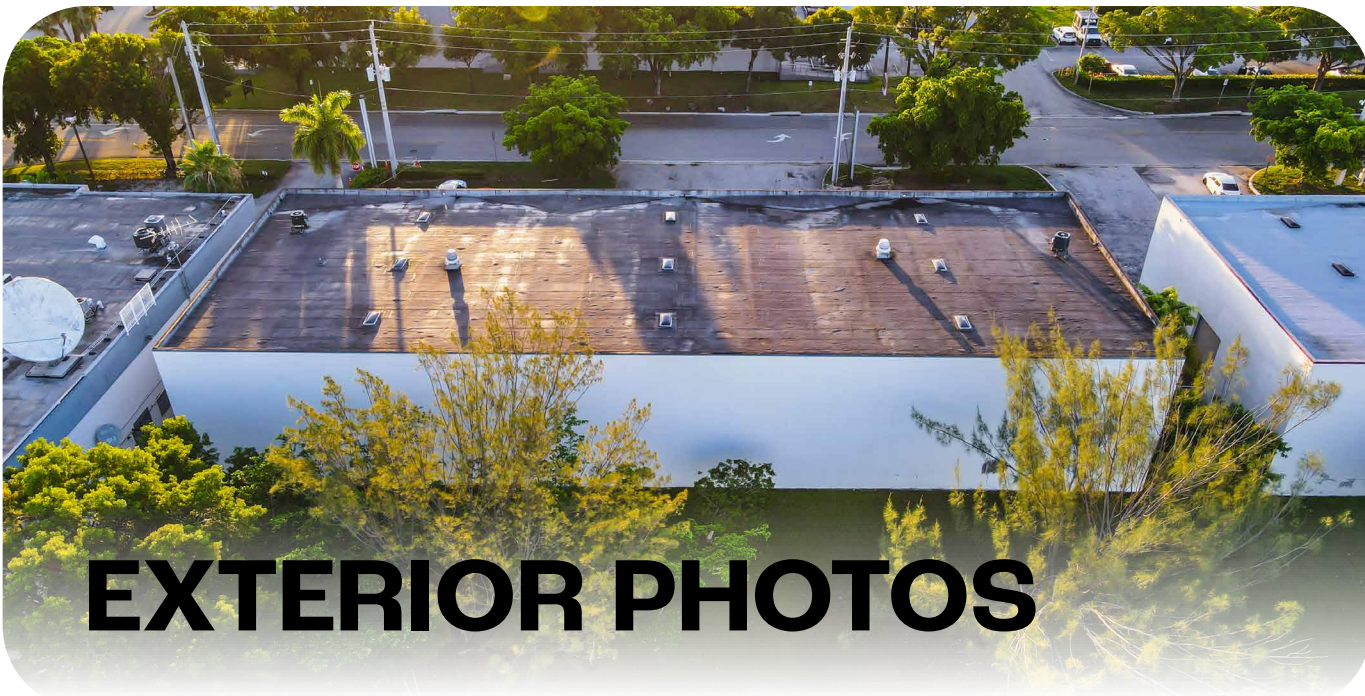
<b>Building Size</b>	10,005 SF
<b>Lot Size</b>	22,729 SF
<b>Ceiling Height</b>	22 FT
<b>Parking</b>	13 Spaces
<b>Zoning</b>	I
<b>Year Built</b>	1995
<b>Lease</b>	\$11,000 (Gross) (MTM)
<b>Bay Doors</b>	5 Dock Height / 1 Ramp
<b>Electrical Capacity</b>	3 Phase
<b>Asking Price:</b>	\$3,500,000

APEX Capital Realty is delighted to present an industrial warehouse sitting on a 22,729-square-foot lot. With a total building area of 10,005 square feet, this property offers ample space to accommodate various business needs.

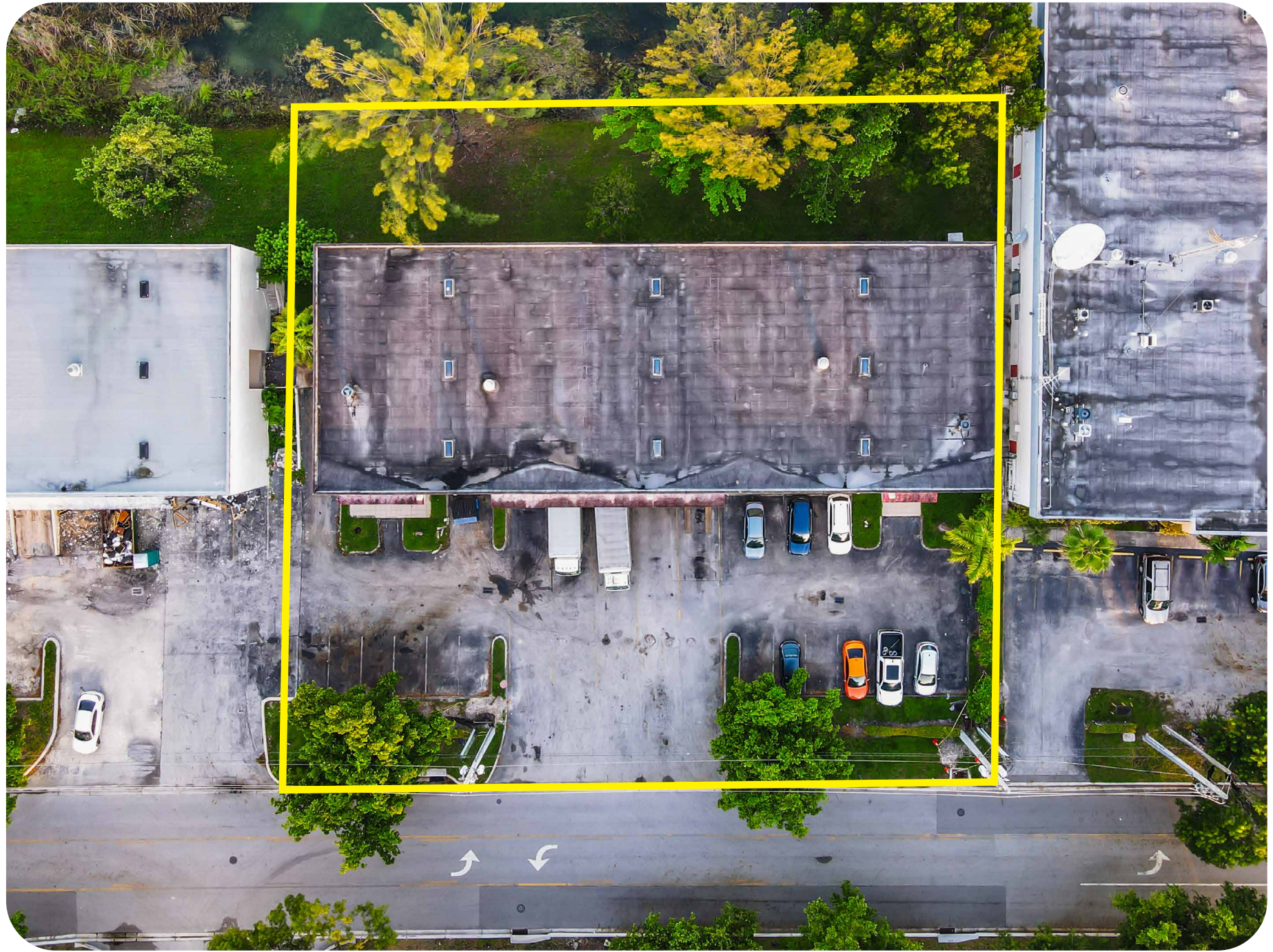
The warehouse's functional layout ensures optimal efficiency and adaptability, allowing for streamlined operations and seamless workflows. Inside, the property features high ceilings, durable construction, and spacious open areas that can be tailored to specific business requirements. Convenient loading and unloading facilities, including multiple roll-up doors, are available to facilitate efficient logistics.

The seller who built the property in 1995, added a fully permitted mezzanine office that adds approximately 500 SF that is not reflected in Miami - Dade property appraiser building square footage.





# BIRD'S EYE VIEW



# EAST VIEW

MIAMI  
INTERNATIONAL  
AIRPORT

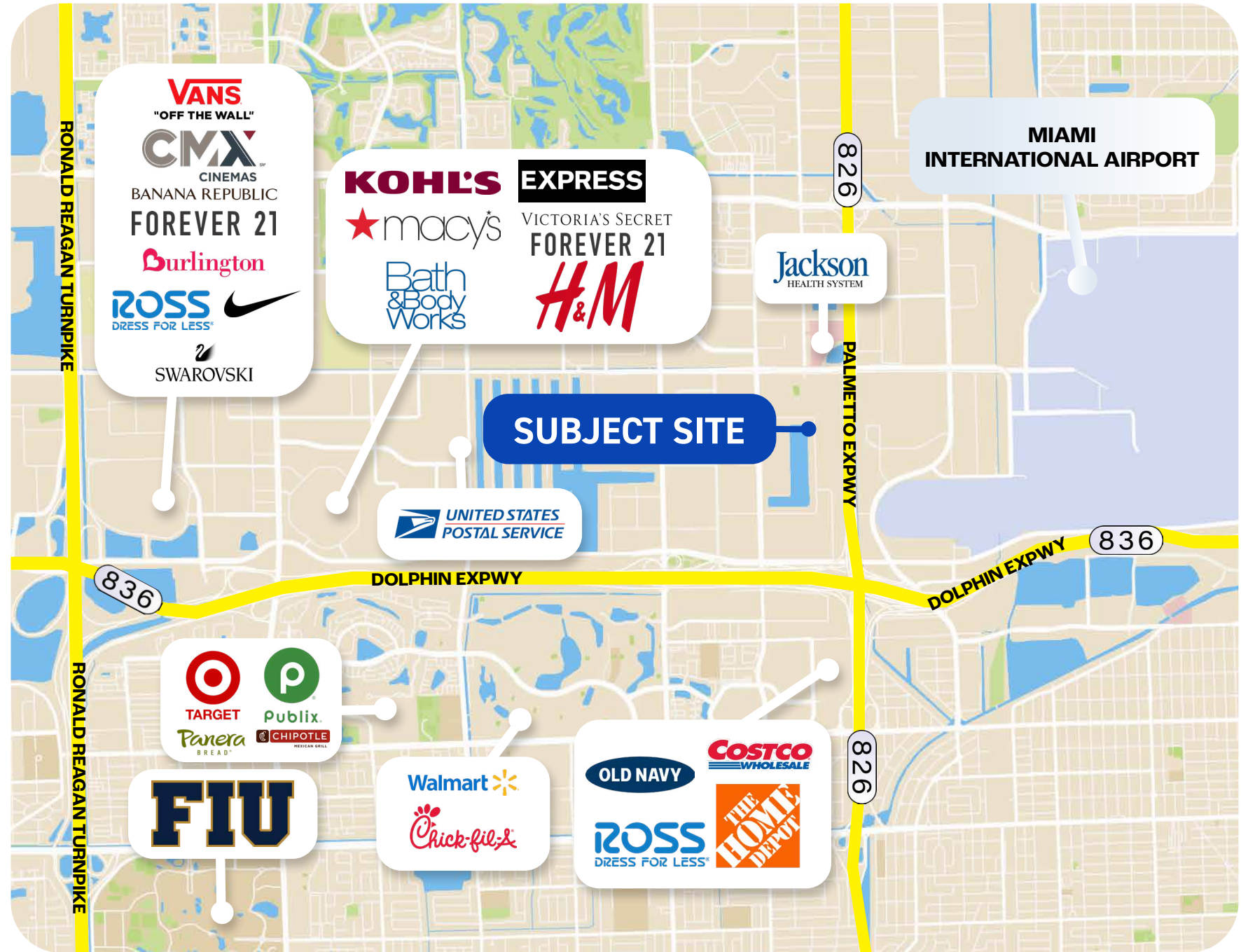
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# RETAIL MAP





About the Area

## **DORAL**

Situated at 2080 NW 79th Ave, Doral, FL 33122, this industrial warehouse benefits from a highly advantageous location in a thriving commercial area. Doral is renowned for its robust business community and strategic positioning, offering easy access to major transportation arteries and a wide range of amenities. The property enjoys close proximity to prominent highways, such as the Palmetto Expressway (SR 826) and the Dolphin Expressway (SR 836), facilitating seamless connections to Miami International Airport, downtown Miami, and other key areas of South Florida.

Doral's reputation as a hub for international trade and commerce makes it a highly sought-after location for businesses seeking to expand their global reach. With its strategic position and well-developed infrastructure, Doral continues to attract a diverse range of industries, solidifying its status as a premier destination for commercial success.





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