

# FOR LEASE/SALE

7857 NW 46th Street, Doral, FL 33166

Palmetto  
West Park II



## Class A - Air Conditioned Warehouse

### Property Details

- Sale Price: \$1,723,725.00
- Lease Rate: \$17.50/Industrial Gross
- Building Size: 7,335 SF
- Year Built: 2004
- Dock Doors: Two (2) rear loaded/flushed



### Property Features

- For Lease, for Sale or Lease-Purchase
- Frontage and signage to NW 79th Avenue
- Total Square Footage: 7,335 +/-
  - 2,100 +/- SF Air conditioned Office/Showroom
  - 3,980 +/- SF Warehouse of which 3,208 is air conditioned with acoustical drop ceiling (10' high) and 772 SF are non-air conditioned.
  - 1,255 +/- SF of load bearing mezzanine
- Two AC units of ten (10) tons each
- 3 phase - heavy power
- Twelve (12) assigned parking spaces (front and rear)
- Two (2) dock height doors (rear loaded)
- Twin tee roof
- High end finishes throughout
- Ample truck court
- Ideal for uses requiring air conditioning; heavy power; light, clean manufacturing, etc.





## Location Features

- Located within a secured industrial/office park.
- in close proximity to Downtown Doral; Atrium @ Doral and CityPlace, offering lots of amenities (restaurants, cafes, retail stores, hotels, etc.).
- Close to many residential and mixed-use developments.
- Easy access via Palmetto Expressway (NW 58th and NW 36th Street exits) and all major thoroughfares.

## Demographics



RADIUS



TOTAL POPULATION



AVERAGE HH INCOME

**1 Mile**

**7,011**

**\$54,226**

**3 Mile**

**94,466**

**\$59,831**

**5 Mile**

**463,175**

**\$55,237**

## Interior Photos



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