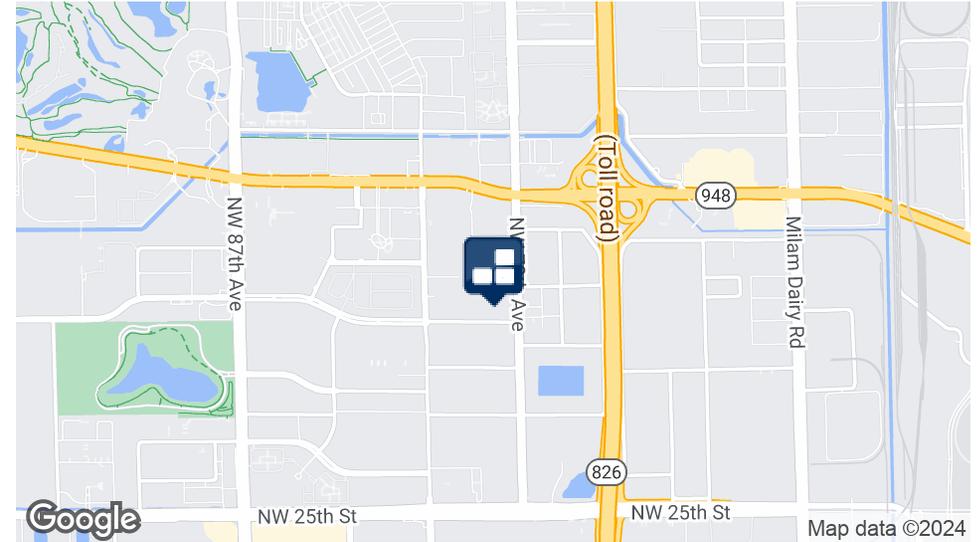


EXECUTIVE SUMMARY

7963 NW 33RD STREET, DORAL, FL 33122



OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Rate:	\$25.00 SF/yr (Gross)
Building Size:	3,320 SF
Available SF:	3,320 SF
Number of Units:	1
Year Built:	1982
Zoning:	7300/ Industrial - Heavy MFG
Market:	South Florida

PROPERTY OVERVIEW

Experience an exceptional leasing opportunity at this meticulously maintained property in Doral. Boasting a generous total space of approximately 3,320 SF, including around 1,736 SF of warehouse and 1,584 SF of office space (with an additional 792 SF on the second floor), this property offers a versatile canvas for a range of business operations. The impressive 18' ceiling and twin tee concrete roof create a spacious and durable environment, while the property's full sprinkler system ensures safety and compliance. With the convenience of two restrooms, one on each floor, this meticulously designed space is tailored to meet the demands of modern businesses, reflecting a seamless blend of functional design and practicality for potential tenants.

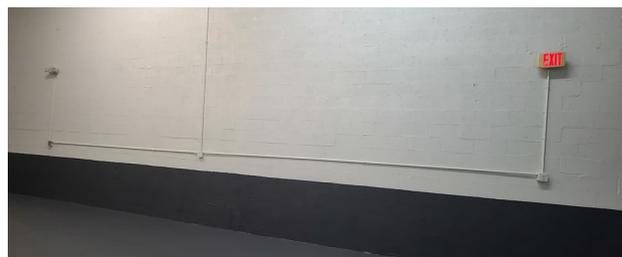
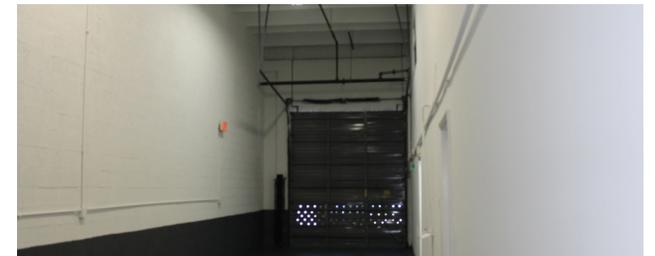
PROPERTY HIGHLIGHTS

- +/- 3,320 SF Total
- +/- 1,736 SF of Warehouse
- +/- 1,584 SF of Office (+/- 792 SF on 2nd Floor)
- 18" Ceiling Twin Tee Concrete Roof

Robert Meneses, PA | Broker | 305.500.5554 | robert@kaizenre.com
Luciano H. Rappa, PA, CCIM | President | 305.490.4373 | luciano@kaizenr

ADDITIONAL PHOTOS

7963 NW 33RD STREET, DORAL, FL 33122



Robert Meneses, PA | Broker | 305.500.5554 | robert@kaizenre.com
Luciano H. Rappa, PA, CCIM | President | 305.490.4373 | luciano@kaizenr

LOCATION MAP

7963 NW 33RD STREET, DORAL, FL 33122



Robert Meneses, PA | Broker | 305.500.5554 | robert@kaizenre.com
Luciano H. Rappa, PA, CCIM | President | 305.490.4373 | luciano@kaizenr

[KAIZENRE.COM](https://www.kaizenre.com) | 3

This offering is subject to errors, omission, withdrawal from market, modification of terms and conditions or change of price without prior notice.

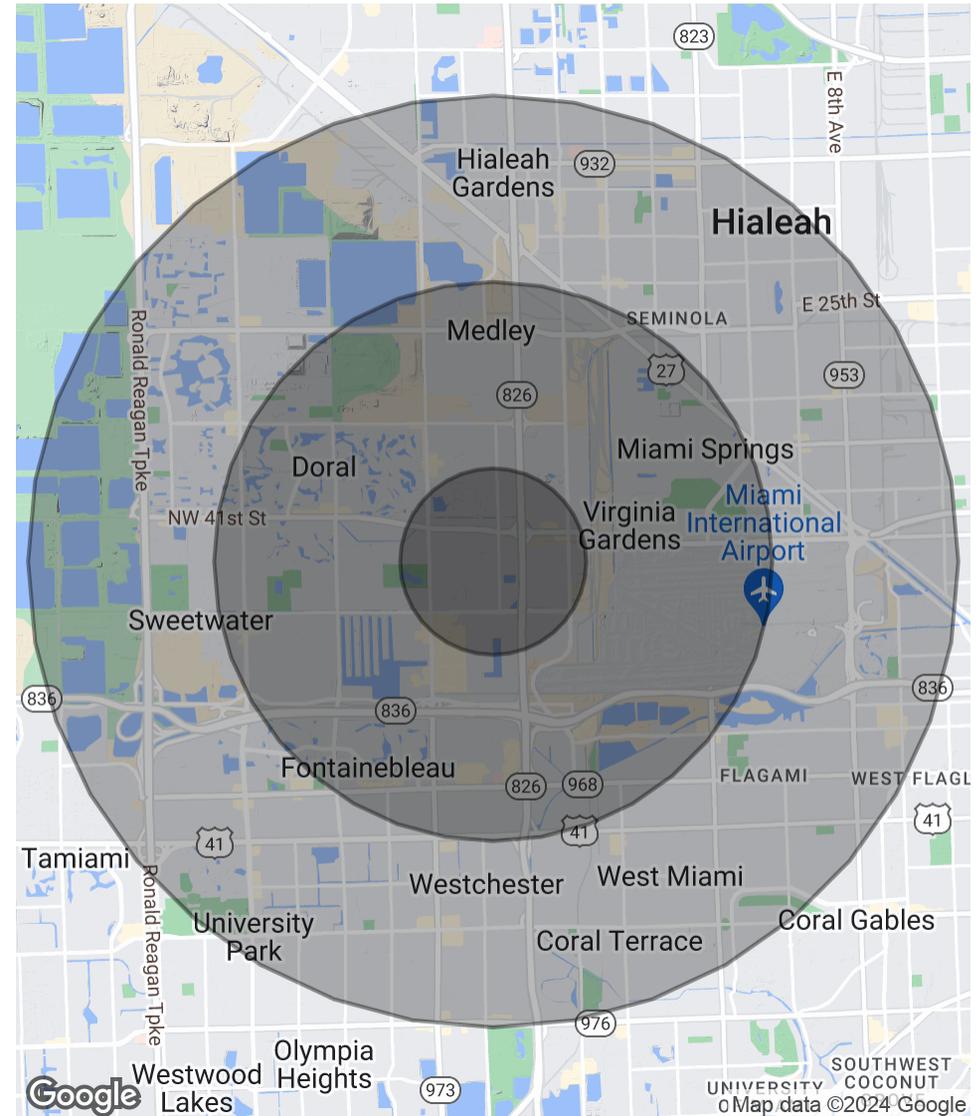
DEMOGRAPHICS MAP & REPORT

7963 NW 33RD STREET, DORAL, FL 33122

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,949	82,923	430,492
Average Age	38.6	39.4	41.9
Average Age (Male)	37.3	37.9	39.8
Average Age (Female)	39.1	41.0	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	923	29,570	147,191
# of Persons per HH	3.2	2.8	2.9
Average HH Income	\$69,688	\$59,499	\$52,587
Average House Value	\$304,770	\$260,533	\$293,644

2020 American Community Survey (ACS)



Robert Meneses, PA | Broker | 305.500.5554 | robert@kaizenre.com
Luciano H. Rappa, PA, CCIM | President | 305.490.4373 | luciano@kaizenr