

FOR SUBLEASE

INDUSTRIAL PROPERTY

PROPERTY SUMMARY

1787 NORTHWEST 79TH AVENUE

1787 NORTHWEST 79TH AVENUE, DORAL, FL 33126



PROPERTY DESCRIPTION

Introducing a prime commercial space for lease located at 1787 Northwest 79th Avenue, Doral, FL, 33126. This modern property is strategically located and ideal for businesses seeking maximum visibility and accessibility. It features ample parking for clients and employees, high ceilings, and abundant natural light to create an inviting atmosphere. The property comprises a 5,533 square foot street-level warehouse with a 19.1 feet clear height and one street-level door. Sublease through 11/30/2026

OFFERING SUMMARY

Lease Rate:	\$24.50 SF/yr (Gross)
Lease Type:	Sublease
Available SF:	5,533 SF
Sublease Expiration:	11/30/2026
Office/Warehouse	1,620 SF of 5,533



360 REAL ESTATE

Each office independently owned and operated

AGUSTIN DUARTE
Broker - Owner
305.605.0360
aduarte@magiccityinvestments.com

BILLY PLANES
Broker - Owner - CCIM
305.772.8513
bplanes@remax.net

4217 Ponce De Leon Blvd
Coral Gables, FL 33146-1826

305.602.0360

REMAX.COM

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

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ADDITIONAL PHOTOS

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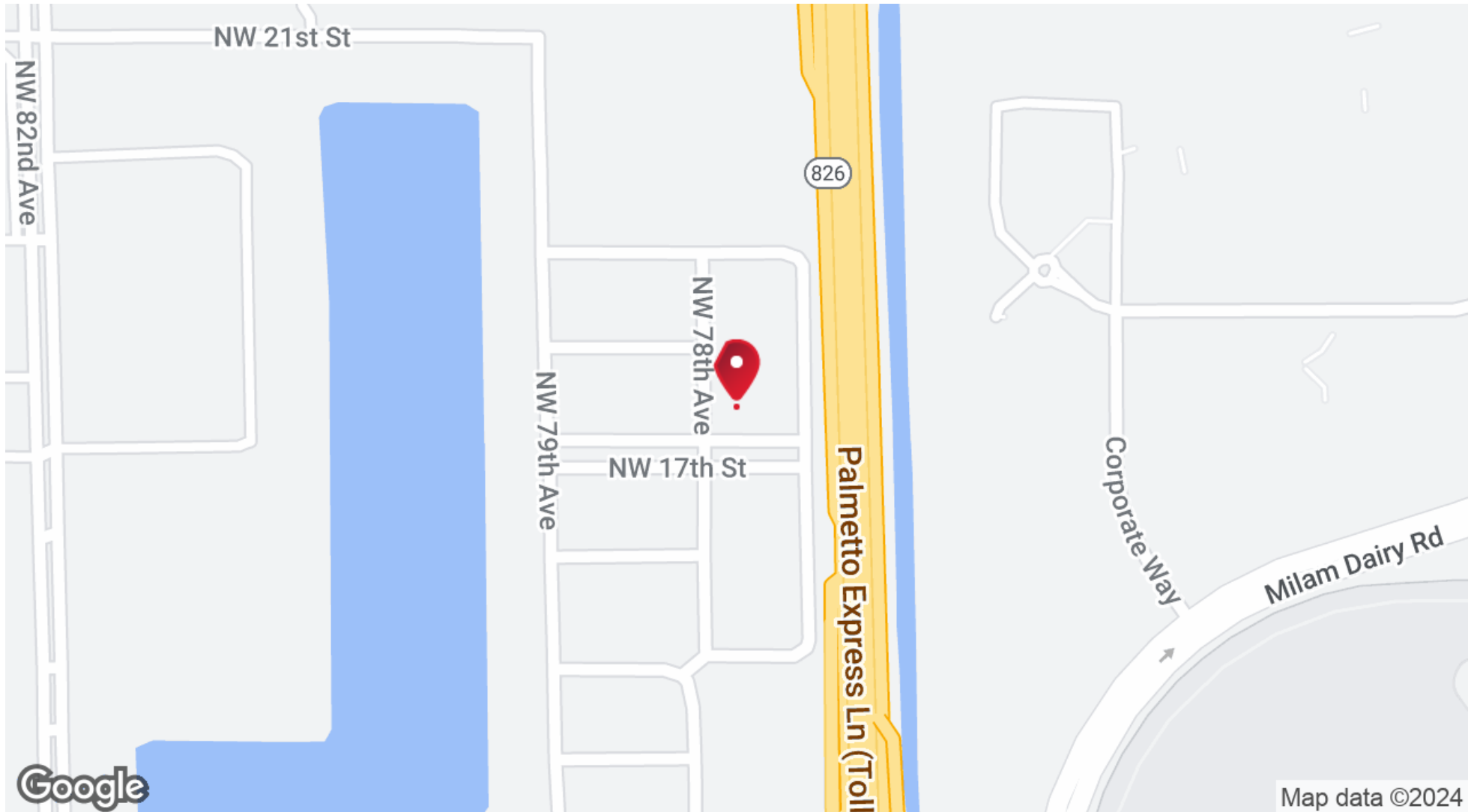
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LOCATION MAP

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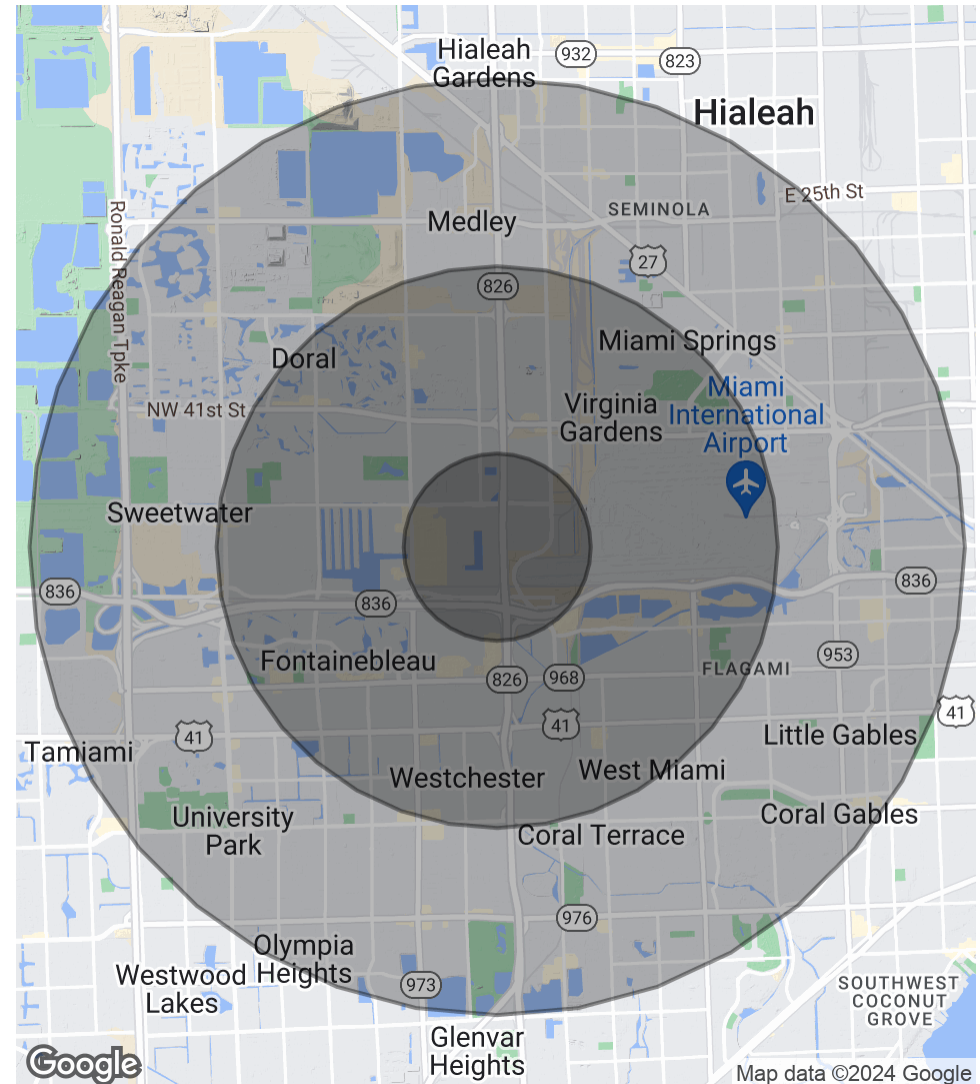
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,618	142,450	459,179
Average Age	39.6	43.2	44.1
Average Age (Male)	37.4	41.5	42.0
Average Age (Female)	40.9	45.0	45.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,611	51,992	165,573
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$50,586	\$62,237	\$65,973
Average House Value	\$160,353	\$260,024	\$295,893

* Demographic data derived from 2020 ACS - US Census



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FOR LEASE

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PROPERTY DETAILS

1787 NORTHWEST 79TH AVENUE

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Lease Rate

\$24.50 SF/YR**360° VIRTUAL TOUR**

LOCATION INFORMATION

Building Name	1787 Northwest 79th Avenue
Street Address	1787 Northwest 79th Avenue
City, State, Zip	Doral, FL 33126
County	Miami Dade

BUILDING INFORMATION

Building Size	5,533 SF
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	1980

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Office Showroom
APN #	35-3034-003-0010

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