

# 3400 NORTHWEST 77TH COURT DORAL, FL 33122



## WAREHOUSE/OFFICE FOR LEASE | DORAL, FL

### PROPERTY HIGHLIGHTS

The property currently has 5 restrooms. There are 3 grade level loading doors and 2 recessed wells (dock height). The majority of the warehouse has sprinklers. This building has exceptional visibility as it fronts the Palmetto expressway.



**Available SF**  
32,843 SF Total  
8,318 SF Showroom



**Property Features**  
3 Phase Power/ 21 ft  
Clear Height



**Building**  
2.4 Acres with  
32,110 SF Concrete  
Fenced Yard



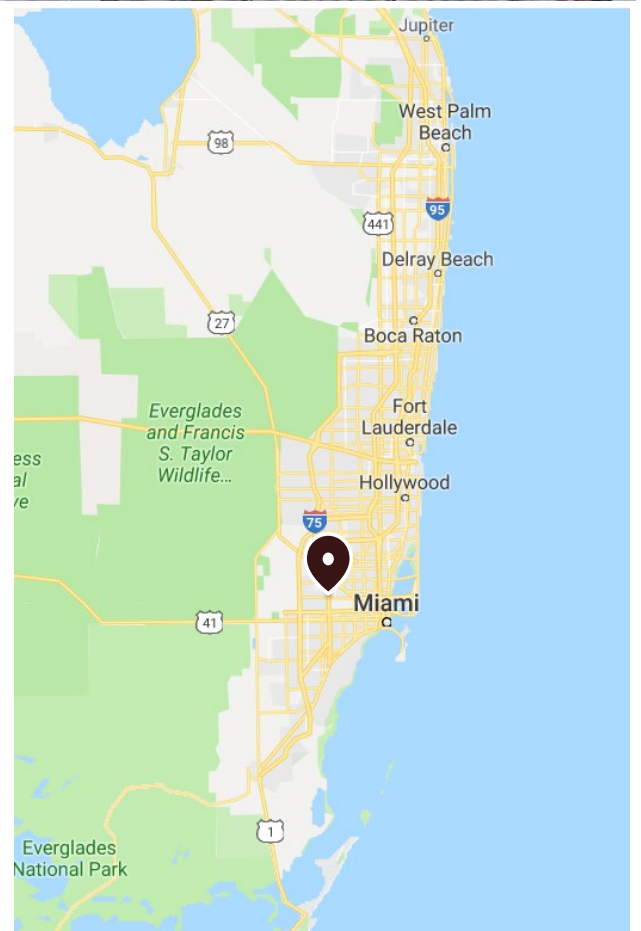
**Clearance**  
2 Dock Height and 3  
Street Level Loading  
Doors



**Location**  
Palmetto Frontage  
with 235,000 VPD



**Pricing**  
\$12.00/SF Industrial Gross



### EXCLUSIVELY LISTED BY

Real Capital Partners | Real Estate Services

📞 | 305.477.9748

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## PROPERTY DESCRIPTION



Carlos Ruiz of Real Capital Partners is pleased to present 3400 NW 77th Ct. for lease. Former site of Ring Power, an industrial equipment retailer and servicer. The asking rate is \$12/SF industrial gross for a 2-5 year term. Tenant pays for utilities.

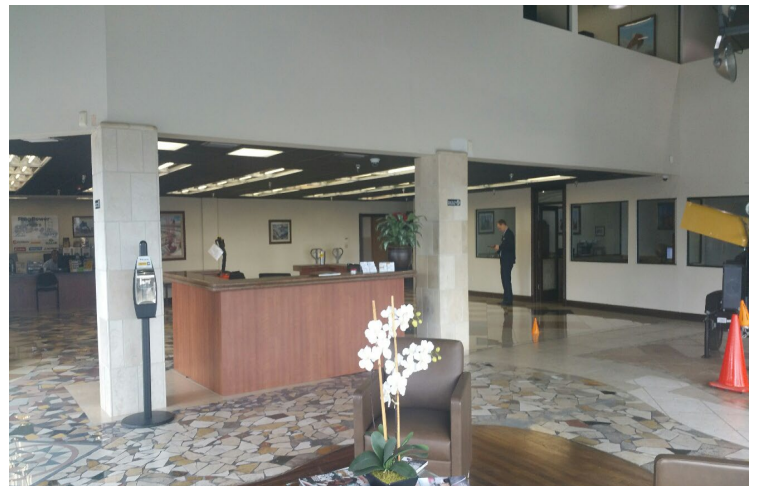
The total warehouse office showroom area is 32,843 SF, which includes 5,627 SF of 1st story showroom-office, 2,691 SF of 2nd story office space, and 24,525 of warehouse area. The property also has a 32,000 SF yard enclosed by a concrete wall with it's own mechanical gate entrance.

The property currently has 5 restrooms. There are 3 grade level loading doors and 2 recessed wells (dock height). The power is 3 phase, 600 amps for those users that require a lot of power. The majority of the warehouse has sprinklers. This building has exceptional visibility as it fronts the Palmetto expressway.

FDOT states a traffic count of 235,000 vehicles per day. Centrally located in the Doral Decor District, the property is accessible from either the NW 36th St 826 exit or the NW 25th St 826 exit. The property is only 2.5 miles (6 minute drive) from the MIA NW 16th St Cargo Entrance, 4.1 miles (12 minute drive) from the Florida Turnpike, 2.5 miles (4 minute drive) to the SR 836 expressway, and 11.4 miles (21 minute drive) to the Port of Miami. The property is located less than 1 mile away from Jackson Memorial West Campus which is currently being built.



## PROPERTY PHOTOS



3400 NORTHWEST 77TH COURT | DORAL, FL 33122

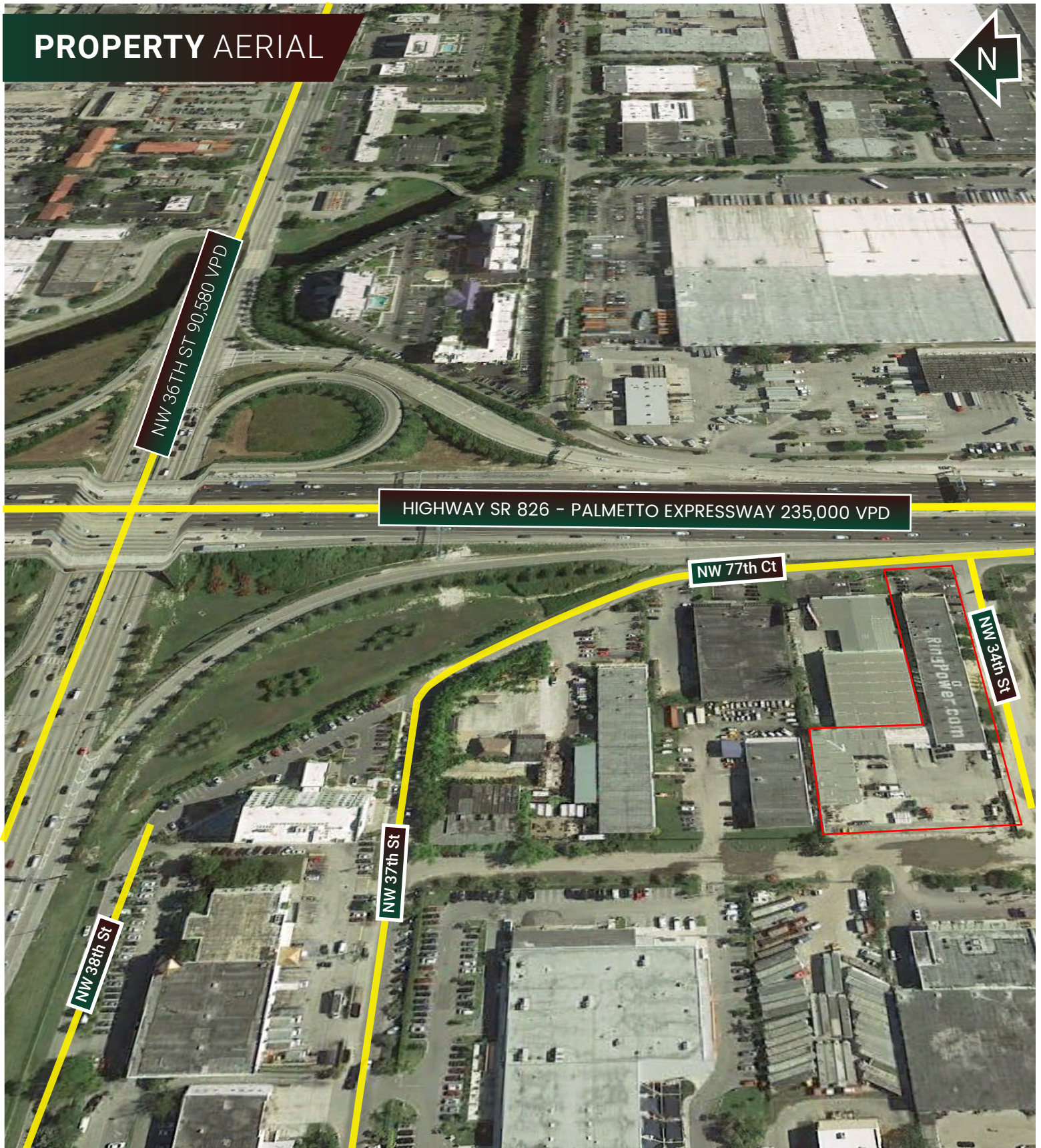


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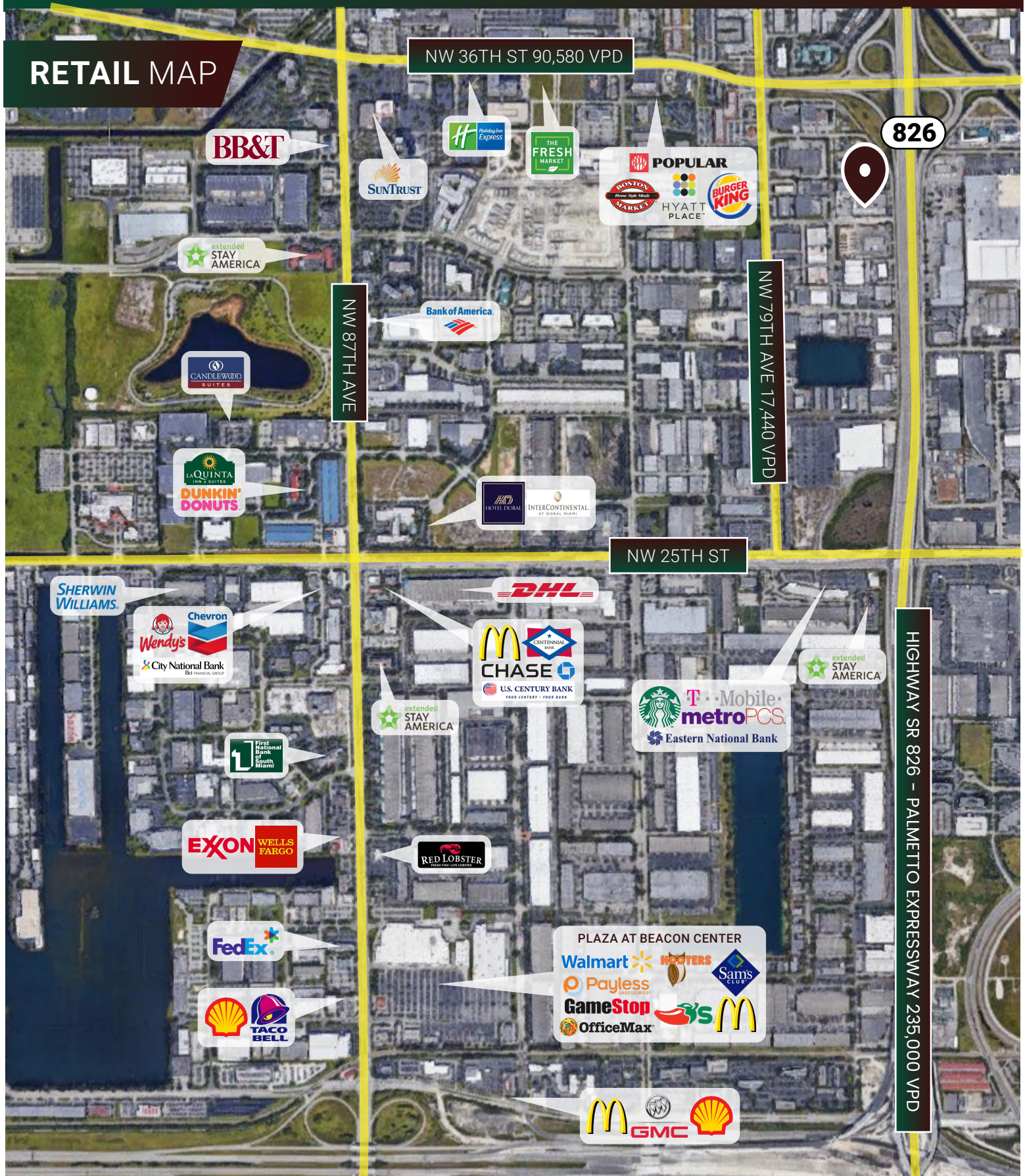
**PROPERTY AERIAL**





**WAREHOUSE/OFFICE FOR LEASE**  
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**RETAIL MAP**





## AREA OVERVIEW



### CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 1 Mile From Miami International Airport
- 13 Miles From Downtown Miami
- 17 Miles From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport, Ports & Stadiums



## AREA DEMOGRAPHICS

### KEY FACTS

**431,894**  
Population

**42.7**

Median Age

**2.9**

Average Household Size



**\$67,574**

Average Household Income

### STATISTICS RADIUS

**5 Miles**

### BUSINESS



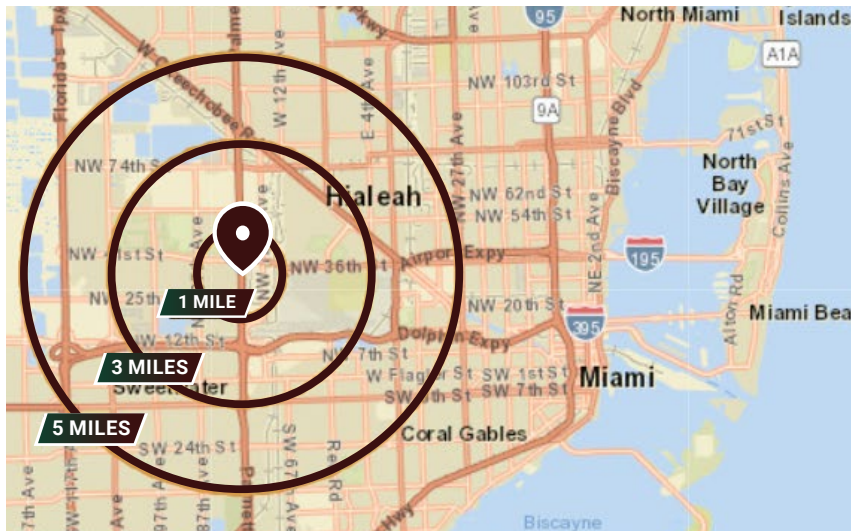
**27,826**

Total Businesses



**289,748**

Total Employees



### 2018 Summary

Population  
Households  
Families  
Average Household Size  
Owner Occupied Housing Units  
Renter Occupied Housing Units  
Median Age  
Median Household Income  
Average Household Income

### 1 Mile

3,501  
1,262  
926  
2.77  
112  
1,150  
35.7  
\$64,755  
\$97,811

### 3 Miles

136,328  
46,717  
34,221  
2.87  
22,081  
24,636  
41.2  
\$49,772  
\$67,648

### 5 Miles

431,894  
144,073  
107,411  
2.95  
68,346  
75,727  
42.7  
\$45,856  
\$67,574

### 2023 Summary

Population  
Households  
Families  
Average Household Size  
Owner Occupied Housing Units  
Renter Occupied Housing Units  
Median Age  
Median Household Income  
Average Household Income

### 1 Mile

3,947  
1,426  
1,040  
2.77  
128  
1,298  
35.6  
\$69,927  
\$108,776

### 3 Miles

143,455  
48,968  
35,855  
2.88  
23,951  
25,017  
41.8  
\$55,465  
\$79,371

### 5 Miles

451,324  
149,973  
111,776  
2.96  
73,631  
76,342  
43.4  
\$53,165  
\$79,746