

# Available For Sale

7857 NW 46th Street | Doral, FL

Strategically located between NW 58th ST and NW 36th ST with easy access to Palmetto Expressway (SR 826) and Dolphin Expressway (SR 836).



## About the Unit

### Class A Unit at Palmetto West Park!

Frontage on NW 79th Ave. +/- 7,335 SF total space. +/- 2,100 SF office/showroom space and +/- 3,900 SF warehouse space.

It also has +/- 1,255 SF concrete mezzanine. Heavy three-phase power. Rear loading space with 2 active loading docks and 1 sealed (could be opened). Warehouse includes air conditioned space with drop ceiling. This can be removed to accommodate multiple uses.

The building offers great loading with ample truck court and 12 parking spaces. Hard to find in Doral!

## Offering Summary

<b>Total Space:</b>	+/- 7,335 SF
<b>Warehouse:</b>	+/- 3,900 SF (A/C & Dry)
<b>Office Showroom:</b>	+/- 2,100 SF
<b>Mezzanine:</b>	+/- 1,255 SF (Concrete)
<b>Ceiling Height:</b>	20'
<b>Roof:</b>	Twin-T
<b>Loading:</b>	2 Docks, 1 more could be opened
<b>Power:</b>	Heavy Power
<b>Parking spaces:</b>	12
<b>Frontage:</b>	NW 79th Ave

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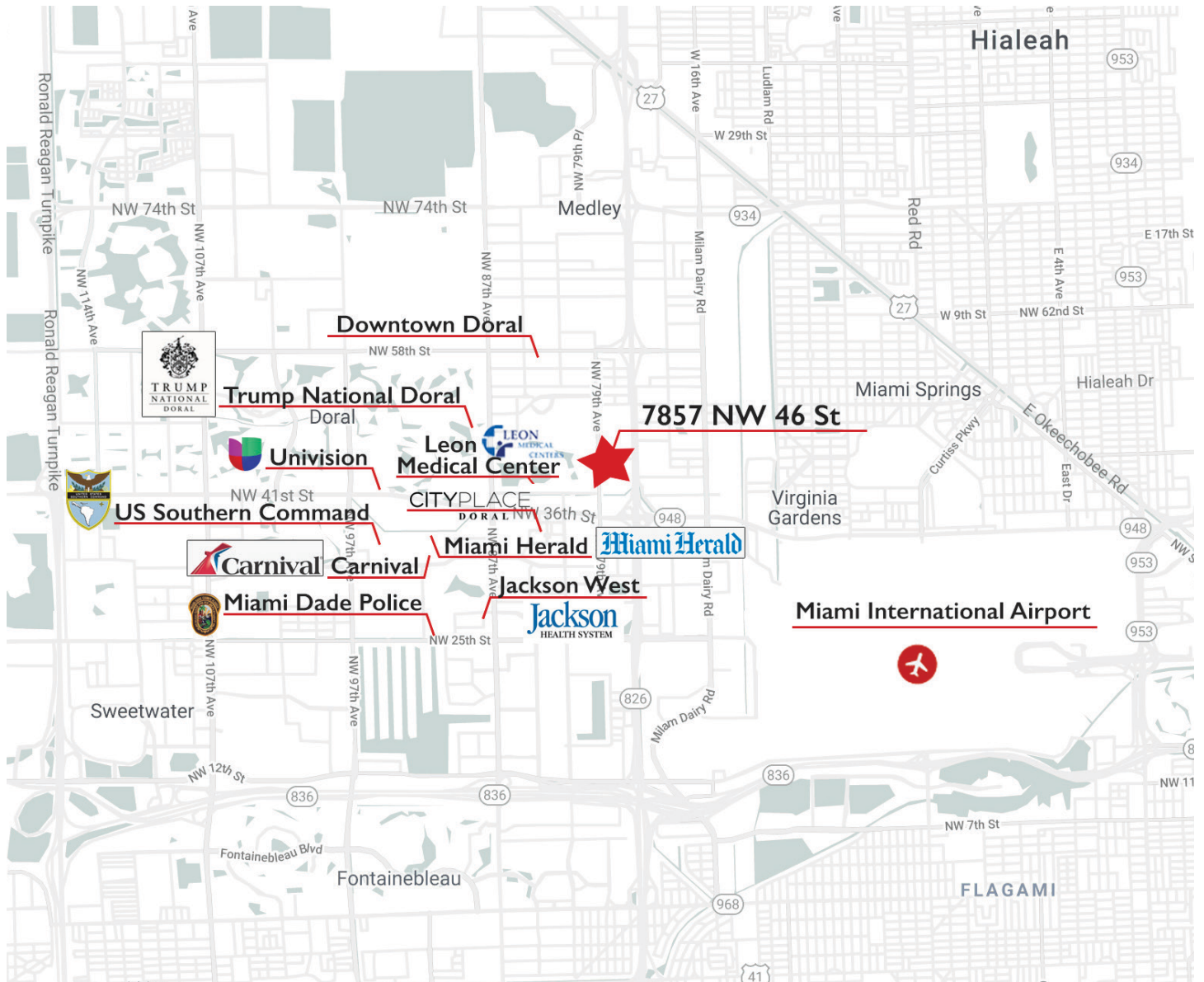
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# Map & Additional Photos



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