



8574 NW 61ST ST MIAMI, FL 33178 INDUSTRIAL WAREHOUSE

Available for lease at 8574 NW 61st Street in the heart of Doral, FL, this 950 SF shared warehouse and office space offers a functional and efficient layout ideal for a variety of professional uses. The space includes 500 SF of fully built-out office space on the second floor, featuring three private offices, a welcoming reception area, and a private bathroom. Below, the 450 SF warehouse area boasts a 24-foot ceiling and a 12' x 10' bay door, providing ample vertical clearance and accessibility for storage or light industrial use. With 1-2 assigned parking spaces directly in front and additional parking available on the south side of the building, convenience is prioritized for both staff and occasional visitors.

Included in the monthly rent of \$2,500 plus tax are valuable amenities such as high-speed internet, utilities, access to a forklift, use of the shared bay dock and ramp, and five multi-tier pallet rack sections—delivering turnkey functionality at a competitive rate. This space is ideal for businesses needing a combination of office and warehouse capacity without the overhead of a full-scale industrial lease. To maintain smooth operations within the shared facility, the lessor requests no shipping-focused businesses and prefers single-business tenancy. This is a rare opportunity for a professional operation seeking an efficient and well-equipped home base in one of Doral's most desirable industrial areas.



LEASE: \$2500/MONTH + TAX
(500 SF OFFICE + 450 SF WAREHOUSE)
BUILDING SIZE: 950 SF
YEAR BUILT: 1999 / INDUSTRIAL



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