



TRAJAN
COMMERCIAL REAL ESTATE



**OFFERING
MEMORANDUM**

**8000 NW 56TH ST
DORAL, FL 33166**

**INCREDIBLE
OPPORTUNITY**

FREESTANDING WAREHOUSE

Available

For

LEASE

**IN PRIME DORAL
LOCATION**



 www.TrajanCRE.com

 Mary@trajancre.com

 (786) 432-0551



DISCLAIMER

Trajan Commercial Real Estate, Inc. ("Trajan") has been retained as exclusive real estate agent regarding the lease of 8000 NW 56th ST Doral, FL 33166 ("Property").

This Confidential Lease Memorandum has been prepared by Trajan and reviewed by the Owner. It contains selected information about the Property and does not claim to be comprehensive or to include all information a prospective tenant might need.

In this Offering Memorandum, all information contained in this offering memorandum is provided for the sole purpose of assisting interested parties in evaluating the Property. While the information has been obtained from sources deemed reliable, Trajan makes no representations or warranties, express or implied, as to the accuracy or completeness of the information. Interested parties should conduct their own independent investigation and analysis of the Property.

Neither Trajan nor any of its affiliates, directors, officers, or employees shall be held liable for any inaccuracies or omissions in this memorandum, or for any reliance thereon. This document is subject to errors, omissions, changes in price, or withdrawal without notice.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Trajan or the Owner. Each prospective tenant is to rely upon their own investigation, evaluation, and judgment as to the advisability of leasing the Property described herein.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the Property and/or terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any tenant reviewing this Offering Memorandum or making an offer to lease the Property unless a written agreement for the lease of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. Trajan CRE is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of Trajan CRE and may be used only by parties approved by Trajan CRE. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Trajan CRE and the Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.

By accepting this memorandum, the recipient agrees to release Trajan and its affiliates from any claims, losses, or damages arising out of or related to the use of the information contained herein.



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PROPERTY DESCRIPTION

8000 NW 56th ST Doral, FL 33166



FREESTANDING WAREHOUSE IN PRIME DORAL AVAILABLE NOW FOR LEASE

DESCRIPTION

This freestanding ±9,521 SF industrial warehouse offers a highly functional combination of warehouse, office, and loading capabilities with exceptional visibility along NW 56th Street. Located in the heart of Doral's industrial district, this property provides excellent logistics efficiency, strong infrastructure, and unmatched access to Miami's major transportation network.

The building features 3 Dock High (1 removable ramp) and 1 Street Level door, ±20' clear height, and a layout that supports a wide range of industrial users, distribution companies, logistics operations, and service-based businesses. With 87% warehouse efficiency, multiple loading options, and three-phase power, the property offers robust functionality rarely available in a freestanding Doral warehouse of this size.



Contact us today for more information or to schedule a showing.



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PROPERTY FEATURES

8000 NW 56th ST Doral, FL 33166



FREESTANDING WAREHOUSE

 Year Built:	1972
 Lote Size & Adjusted Area:	20,488 Sq.Ft. & ±9,521 Sq.Ft.
Warehouse Area Size:	Approximately 87% usable warehouse space
 Office & Other Spaces:	4 Private Offices & Reception Area
Total bathrooms:	2
 Ceiling Height:	20' Clear Height
 Loading Door:	3 Dock High (1 removable ramp) and 1 Street Level door. Total 4



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PROPERTY FEATURES

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FREESTANDING WAREHOUSE



Electric Power:

220-volt and three-phase voltage electrical power



Parking:

15 Assigned parking spaces



Zoning:

7600 Industrial Intensive Use – permits most industrial operations, including on the automobile industry.

TRUCK ACCESS:

Designed to accommodate 40 FT + trucks for efficient loading and unloading

Security & Alarm System – Optional, tenant's choice

(Activation & possible maintenance required via landlords vendor with the lease option)



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ADDITIONAL FEATURES

8000 NW 56th ST Doral, FL 33166



SECURE FENCED YARD WITH OUTDOOR STORAGE

The property includes a secure, fenced industrial yard suitable for outdoor storage of trucks, trailers, containers, vehicles, equipment, and materials. The paved yard area supports heavy vehicles and provides excellent functionality for logistics, distribution, contractors, and service operations requiring both warehouse and outdoor storage capabilities.



ZONING & USE ADVANTAGE – RARE AUTOMOTIVE USE APPROVAL (EXTREMELY LIMITED IN DORAL)

This property benefits from PA Primary Zone: 7600 Intensive Use, with Primary Land Use 4837 (Warehouse/Terminal/Storage) and Existing Land Use 320 – Industrial Intensive, supporting heavy–light manufacturing, warehouse–storage operations, distribution, logistics, and a wide variety of industrial users. This zoning category is one of the broadest and most flexible in Doral, allowing an exceptional range of uses not typically permitted in many industrial parks.



HIGH-VISIBILITY SIGNAGE OPPORTUNITY

The property offers excellent signage exposure along NW **56th Street**, providing strong visibility to passing traffic. The wide, unobstructed front façade is ideal for building signage, company branding, or logo placement, giving tenants a rare opportunity to showcase their business in a high-traffic industrial corridor. This is especially beneficial for companies requiring customer recognition, vendor access, or daily truck routing.



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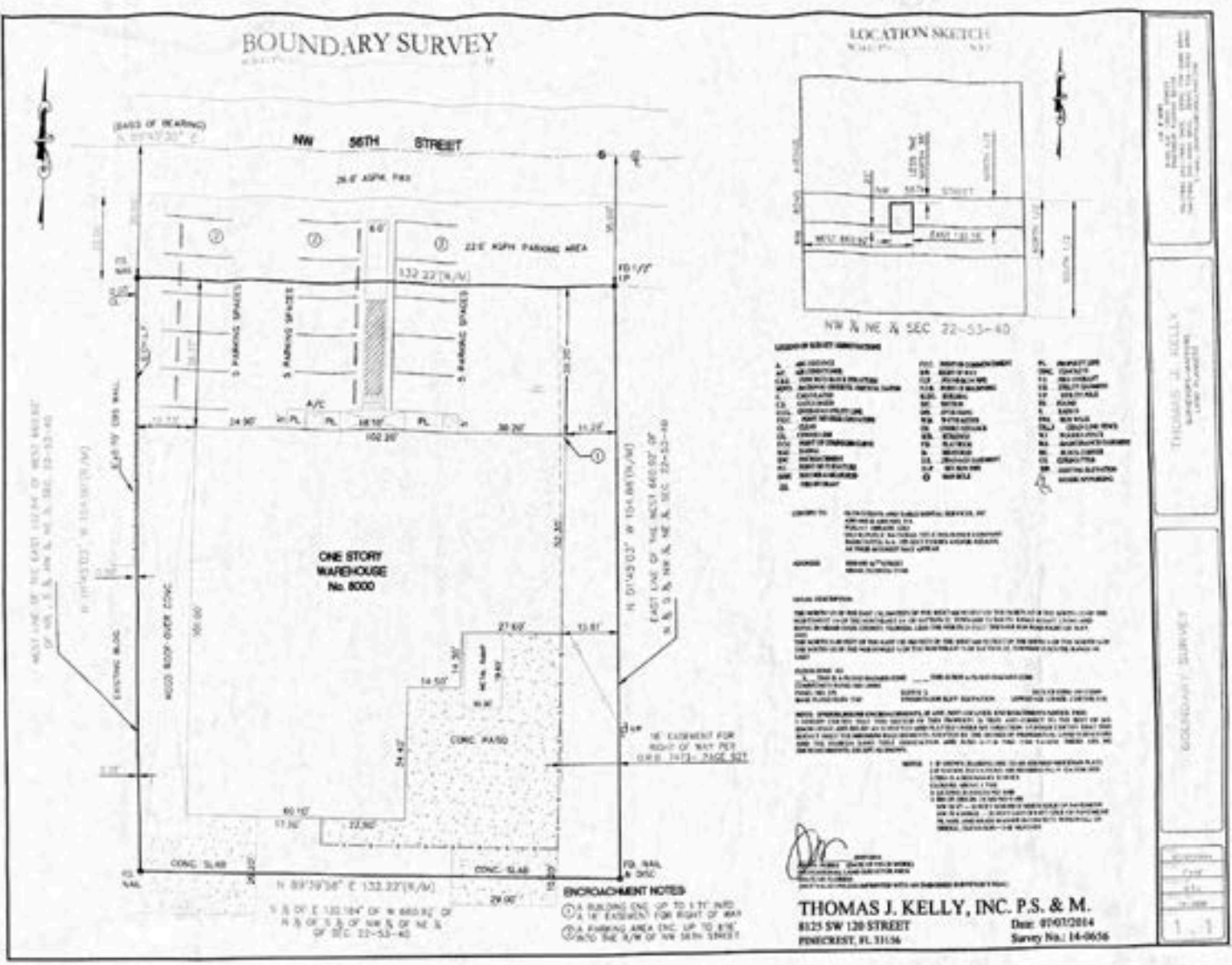
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SURVEY PLAN

BOUNDARY SURVEY

LOCATION SKETCH



LEGEND OF SURVEY ABBREVIATIONS

A	ADJACENT	PL	PLUMBING COMPARTMENT	PL	PLUMBING LINE
AL	ALUMINUM	PR	PROPERTY	PL	PLUMBING
AS	ASBESTOS	RF	ROOF FINISH	PL	PLUMBING
CA	CAD	SI	STRUCTURAL IRON	PL	PLUMBING
CL	CLAY	ST	STEEL	PL	PLUMBING
CO	CONCRETE	SW	SWITCH	PL	PLUMBING
CS	CORROSION	TR	TRUSS	PL	PLUMBING
CU	COPPER	UB	UNDER	PL	PLUMBING
GL	GLASS	UP	UPPER	PL	PLUMBING
GR	GRASS	VS	VALVE	PL	PLUMBING
IR	IRON	W	WALL	PL	PLUMBING
MC	MASONRY	W	WATER	PL	PLUMBING
ML	MILK	W	WATER	PL	PLUMBING
MS	METAL	W	WATER	PL	PLUMBING
NS	NON-SURFACE	W	WATER	PL	PLUMBING
PC	PLYWOOD	W	WATER	PL	PLUMBING

PROPERTY: THOMAS J. KELLY, INC. P.S. & M.
ADDRESS: 8125 SW 120 STREET, PINECREST, FL 33156

ENCROACHMENT NOTES:
 1. A BUILDING (ENC. UP TO 11' HIG) (A 16' EASEMENT) FOR RIGHT OF WAY
 2. A PARKING AREA (ENC. UP TO 8' HIG) (A 16' EASEMENT) FOR RIGHT OF WAY

THOMAS J. KELLY, INC. P.S. & M.
 8125 SW 120 STREET
 PINECREST, FL 33156
 Date: 07/03/2014
 Survey No: 14-0056



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PRICE : \$22.00 PSF
MODIFIED GROSS
\$17,455.17/month | 9,521 Sq.Ft

What expenses are not included in the modified gross monthly rent?

The Tenant will be responsible only for the following additional expenses:

- Electricity (FPL)
- Water – Required
- Trash Service – Required
- Liability Insurance – Mandatory and must remain active for the entire lease term
- 📶 Internet Service – Optional, tenant's choice
- Security & Alarm System – Optional, tenant's choice

The Landlord will be responsible for:

- Property Taxes
- Wind & Fire Property Insurance – Required



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LEASE REQUIREMENTS

8000 NW 56th ST Doral, FL 33166

Here are a few of the leasing requirements requested by the landlord. However, please feel free to present your offer, and I will make sure to present it to the landlord.

We welcome all negotiations.



Leasing Asking Price	\$22.00 PSF
ANNUAL BASE RENT	\$209,462/year
TOTAL MONTHLY RENT	\$17,455.17/month
Minimum Term	3 + Years (Minimum 36 months initial lease term)
Yearly Increment	5% Annually
Renewal Option	Available
Move-In	One (1) Month Rent & Two (2) Months Security Deposit
 LIABILITY INSURANCE REQUIRED	The landlord requires tenants to obtain and maintain active liability insurance with a minimum coverage of \$1,000,000 throughout the lease term.

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ZONING & USE ADVANTAGE – RARE AUTOMOTIVE USE APPROVAL (EXTREMELY LIMITED IN DORAL)



Zoning & Land Use Overview

ZONING COMPONENT	DESIGNATION	PRACTICAL IMPLICATION
PRIMARY ZONE	PA 7600 – INTENSIVE USE	ONE OF THE MOST FLEXIBLE INDUSTRIAL ZONING CLASSIFICATIONS IN DORAL
PRIMARY LAND USE	4837 – WAREHOUSE / TERMINAL / STORAGE	SUPPORTS WAREHOUSE, STORAGE, AND LOGISTICS OPERATIONS
EXISTING LAND USE	320 – INDUSTRIAL INTENSIVE	PERMITS HEAVY AND LIGHT MANUFACTURING
ASSOCIATION / HOA	NONE	NO ASSOCIATION-IMPOSED USE RESTRICTIONS



THIS ZONING FRAMEWORK SUPPORTS WAREHOUSE-STORAGE, MANUFACTURING, DISTRIBUTION, LOGISTICS, AND A BROAD RANGE OF INDUSTRIAL AND SERVICE-ORIENTED USERS.



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ZONING & USE ADVANTAGE (YOUR VISUAL SECTION)



Automotive Use Authorization
Extremely Limited in the City of Doral

Rare Market Condition

Automotive-related uses are generally prohibited throughout Doral due to zoning limitations, association bylaws, and landlord restrictions. Properties with confirmed automotive authorization are exceptionally scarce.

Confirmed City Authorization

Ownership has confirmed that the City of Doral will authorize automotive operations at this freestanding property.

No Association Restrictions

The absence of an HOA or association eliminates a common barrier to automotive and service users.



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ZONING & USE ADVANTAGE (YOUR VISUAL SECTION)



Authorized Automotive Uses Permitted Automotive Operations

AUTOMOTIVE USE	AUTHORIZATION STATUS
INDEPENDENT OR SPECIALTY AUTO DEALERSHIPS	AUTHORIZED
AUTO REPAIR AND MECHANICAL SERVICE	AUTHORIZED
BODY SHOPS AND COLLISION REPAIR CENTERS	AUTHORIZED
PAINT BOOTHS AND REFINISHING OPERATIONS	AUTHORIZED
TINTING, WRAPPING, DETAILING, CUSTOMIZATION	AUTHORIZED
FLEET MAINTENANCE AND TRUCK SERVICE	AUTHORIZED
AUTOMOTIVE STORAGE AND VEHICLE STAGING	AUTHORIZED

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ZONING & USE ADVANTAGE (YOUR VISUAL SECTION)

Additional Permitted Industrial & Commercial Uses

Light and heavy manufacturing; distribution and logistics hubs

Warehouse, storage, and fulfillment centers; contractors, construction trades, fabrication, and assembly

Import / export operations; e-commerce and last-mile delivery

HVAC, plumbing, electrical, and service companies; cabinetry, millwork, carpentry, and woodworking

Appliance repair, equipment rental, and machine shops; packaging, shipping, and wholesale supply operations

Users requiring outdoor storage or fenced yard areas



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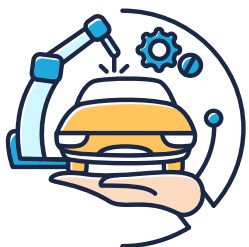
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ZONING & USE ADVANTAGE (YOUR VISUAL SECTION)

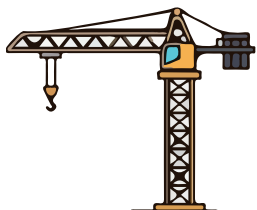
STRATEGIC LEASING & INVESTMENT ADVANTAGE



Automotive use approvals of this scope are extremely limited in Doral, creating meaningful barriers to entry



No association restrictions, reducing entitlement, operational, and compliance risk



Flexible PA 7600 Intensive Use zoning, expanding the depth and diversity of the tenant universe



Differentiated market positioning for automotive and industrial users unable to operate in most Doral assets

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PRIME LOCATION

8000 NW 56th ST Doral, FL 33166

LOCATION: FRONTAGE ON 56TH STREET. Miami Airport Sub-Market

Easy access to Miami International Airport and Port Miami.

- **Direct access to 836 (Dolphin Expressway), with easy access to 826 (Palmetto Expressway) and Florida's Turnpike.**
- **Nearby amenities include numerous restaurants, hotels, banks and shopping centers.**

With industrial zoning that permits commercial signage, the property delivers outstanding visibility to passing traffic and easy identification for vendors, customers, and truck drivers. This makes the location especially attractive for distribution companies, logistics firms, fleet operators, manufacturers, and service-based businesses that benefit from strong brand exposure and clear wayfinding.



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SHOWING INSTRUCTIONS

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Showings are by appointment only. The property is currently occupied by a month-to-month tenant who is scheduled to vacate at the end of February 2026. Access requires prior tenant approval, and showings cannot be accommodated without their consent.



Please allow a minimum of 48 hours' notice to request a showing so we can coordinate availability among all parties.

Do not disturb the tenant under any circumstances.

Showing times are subject to the tenant's schedule, and access may be limited if the tenant is not on-site.

To request a showing, please send email to broker's assistant Mary@TrajanCRE.com and/or text 786-432-0551. When reaching out, kindly include the following details in your message :

Whether you are a direct tenant/business owner looking for a space or a realtor representing a client.

The type of business you or your client plan to operate, as the property is within an association with specific use restrictions.

Your contact information, including your email.

Providing this information in advance will help us facilitate the process more efficiently. Thank you!

If you have any further questions or if you would like to schedule a showing, please let me know. Kindly confirm receipt of this information by replying to this email.

Thank you for your cooperation. We look forward to working with you!

Thank You!

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