

# ±26,585 SF Single-User Industrial

8269 NW 54<sup>th</sup> Street  
Doral, Florida 33122

## AVAILABLE FOR LEASE

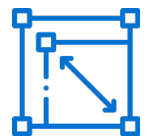
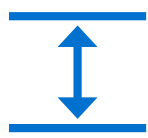
Directly Across From Downtown Doral

### Renovations Underway

Fairchild Partners is pleased to present the opportunity to lease a ±26,585 SF single-user industrial facility currently undergoing a comprehensive renovation at 8269 NW 54<sup>th</sup> Street in Doral, Florida. Ideally positioned directly across from Downtown Doral within Miami's Airport North industrial submarket, the Property combines modern warehouse functionality with immediate access to one of South Florida's premier mixed-use destinations.

Currently undergoing a comprehensive renovation, the Property will feature a brand new ±2,018 SF spec office, new roof, upgraded dock doors, new exit ramps, LED lighting, landscaping and other capital improvements designed to deliver a modern, move-in-ready industrial facility. The warehouse includes a secured front-load truck court with two (2) exterior dock doors, one (1) drive-in bay, 17' clear ceiling heights, and 18 on-site parking spaces, making it well suited for warehousing, logistics, distribution, manufacturing, import/export, and service-oriented operations.

Strategically located between SR 836 (Dolphin Expressway), SR 826 (Palmetto Expressway), US Highway 27, and Florida's Turnpike, the Property offers outstanding connectivity to Miami International Airport, PortMiami, and South Florida's primary logistics corridors. Its infill location directly across from Downtown Doral provides tenants with convenient walkable access to restaurants, retail, hotels, and everyday amenities, an uncommon advantage within Miami's industrial market.

|                                                                                                                                                              |                                                                                                                                                                           |                                                                                                                                                                                    |                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>AVAILABLE</b>                                                       | <b>±26,585 RSF</b><br>TOTAL SQUARE FEET                                                                                                                                   | <br><b>±24,567 SF</b><br>WAREHOUSE SQUARE FEET                                                  | <br><b>±2,018 SF</b><br>NEW SPEC OFFICE SPACE |
| <br><b>2</b><br>EXTERIOR DOCK DOORS WITH ONE DRIVE-IN BAY                  | <br><b>17'</b><br>CLEAR HEIGHT                                                         | <br><b>SECURE TRUCK COURT</b><br>FRONT LOADING                                                 |                                                                                                                                    |
| <br><b>IU-3 INDUSTRIAL</b><br>UNLIMITED zMANUFACTURING INDUSTRIAL DISTRICT | <br><b>EXTENSIVE RENOVATIONS UNDERWAY</b><br>NEW ROOF, EXIT RAMPS, PAINT, LED LIGHTING | <br><b>INSTITUTIONAL OWNERSHIP</b><br>OWNED BY SEAGIS PROPERTY GROUP + PROFESSIONALLY MANAGED |                                                                                                                                    |

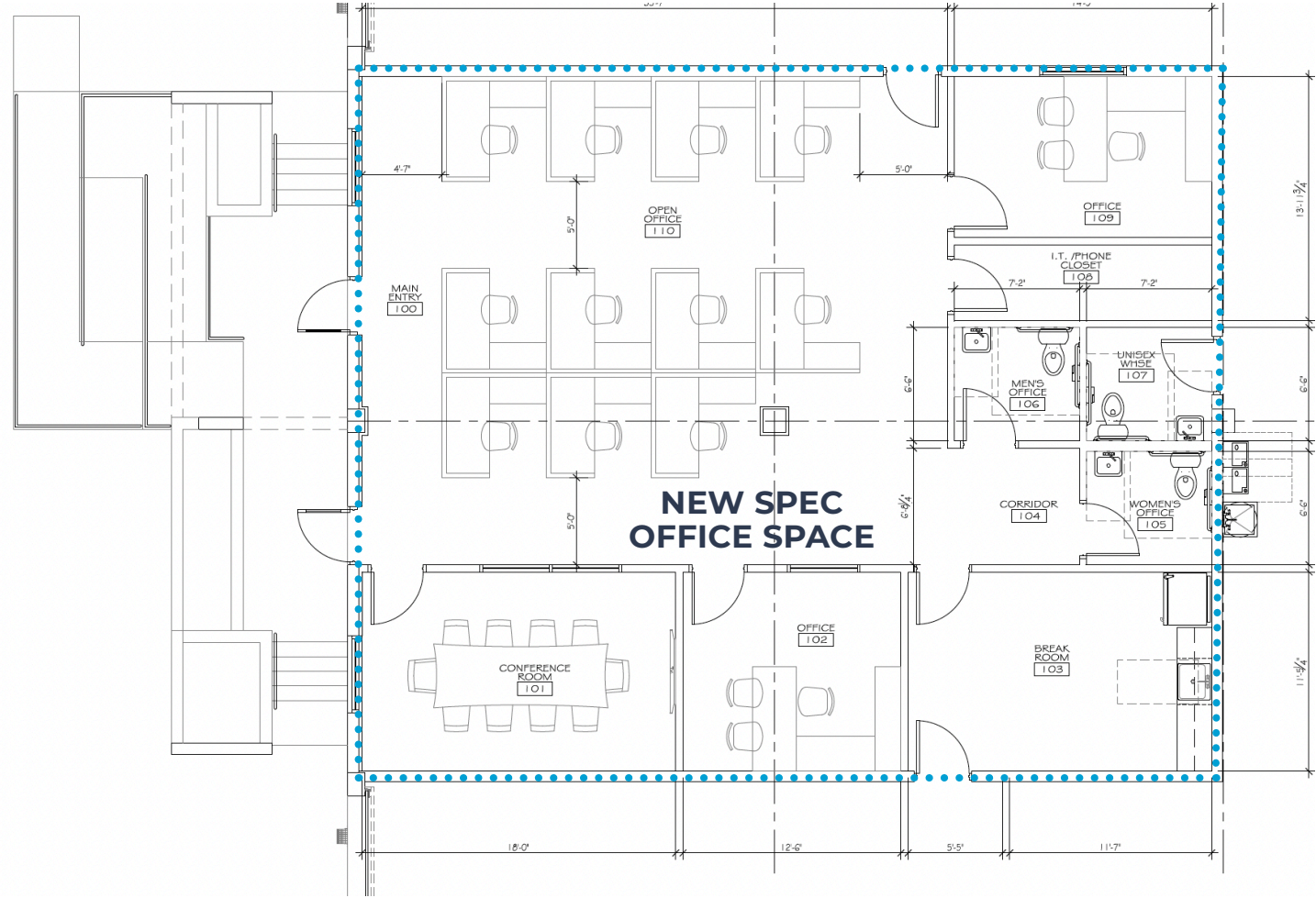




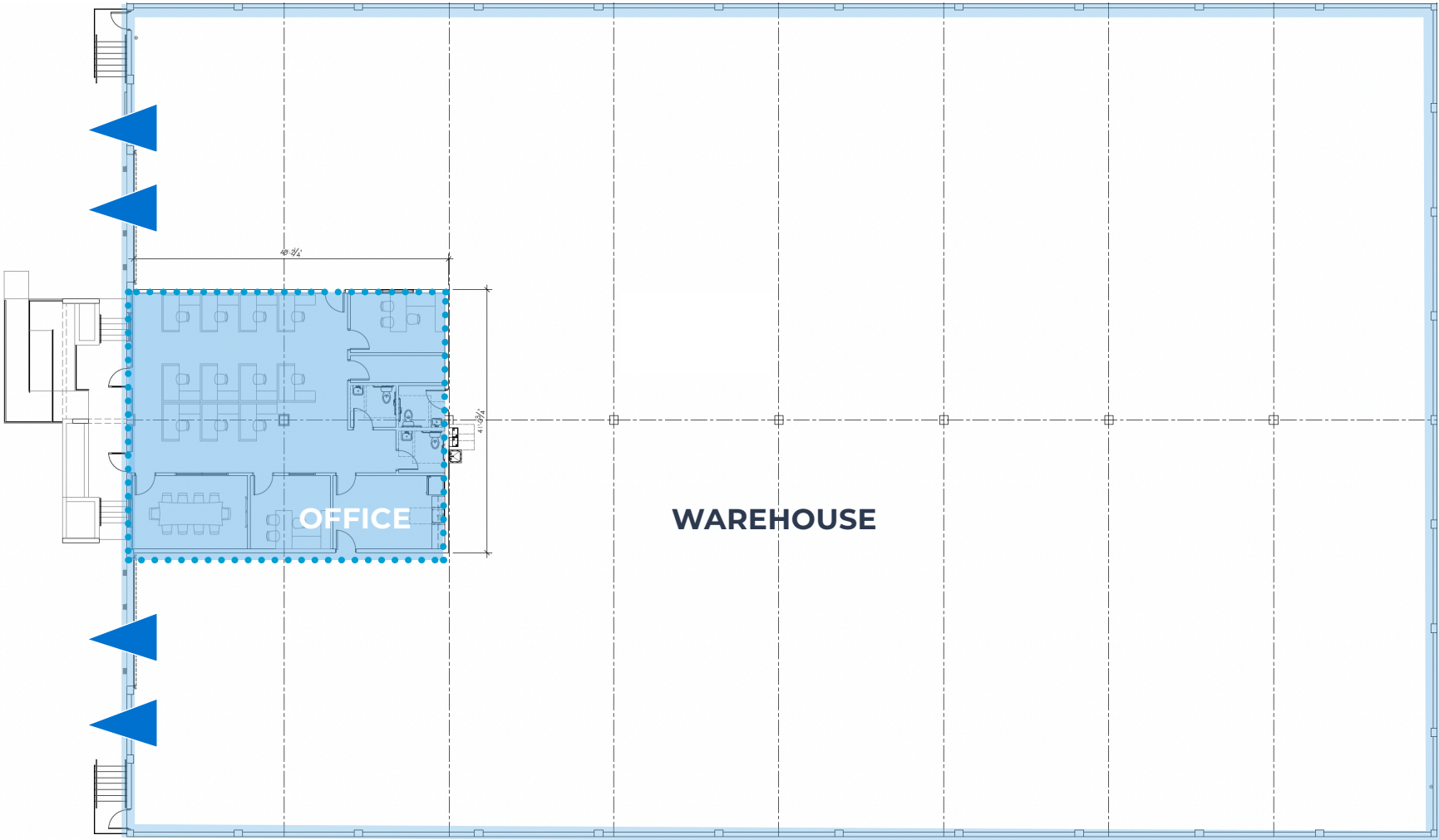
 SINGLE-USER FACILITY  
**FLOOR PLAN**



**Spec Office Floorplan**



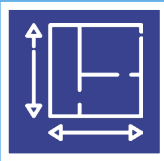
**Building Layout**



Disclaimer: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. The images and floorplans are for illustrative purposes only and may be out-of-date and not current representations of the actual Property.



**One (1), Single-User Industrial Facility Under Renovation**  
Renovated Upon Delivery



**±26,585 Total Square Feet on a ±0.9-Acre Parcel**



**±24,567 Total Square Feet of Renovated Warehouse Area**



**±2,018 Square Feet of Brand New Spec Office Space**



**Four (4) Dock Height Loading Positions**





 **BUILDING RENDERINGS  
RENOVATIONS UNDERWAY**



Disclaimer: AI-assisted conceptual renderings for illustrative purposes only; final improvements, finishes, colors, and building conditions may vary and do not represent the Property's current condition.



# FLEXIBLE ZONING + EXPANDED BUSINESS USES DOWNTOWN DORAL ART DISTRICT

 More About this  
Overlay District's  
ZONING

## LOCATED WITHIN THE DOWNTOWN DORAL ARTS DISTRICT OVERLAY (DDAD)

The Property is located within the Downtown Doral Arts District Overlay (DDAD), a specialized zoning district established by the City of Doral to encourage business growth, adaptive reuse, and a broader range of commercial and light industrial uses. Combined with the underlying IU-3 (Unlimited Manufacturing) zoning designation, the overlay provides exceptional flexibility for a variety of industrial and business users.

Unlike conventional industrial zoning, the DDAD expands permitted uses while reducing certain development requirements, creating greater flexibility for office, showroom, research and development, light manufacturing, creative production, logistics, warehousing, and service-oriented operations.

Located directly across from Downtown Doral and  $\pm 5$  miles from Miami International Airport, the Property also provides immediate access to one of Miami-Dade County's premier live-work-play districts, with restaurants, hotels, retail, fitness, and everyday conveniences within minutes.

For companies seeking a modern industrial headquarters, showroom, or distribution facility, the combination of flexible zoning, institutional ownership, ongoing capital improvements, and exceptional Doral connectivity creates a highly differentiated leasing opportunity.







AIRPORT WEST SUBMARKET

DORAL, FL



ONE OF SOUTH FLORIDA'S PREMIER INDUSTRIAL HUBS

The Airport West industrial submarket is one of South Florida's most established industrial centers, supporting warehousing, logistics, distribution, import/export, manufacturing, aviation, and freight-forwarding operations. Positioned immediately west of Miami International Airport, the submarket benefits from exceptional regional connectivity and direct access to South Florida's primary transportation infrastructure.



UNMATCHED CONNECTIVITY

DIRECT CONNECTIVITY THROUGHOUT SOUTH FLORIDA

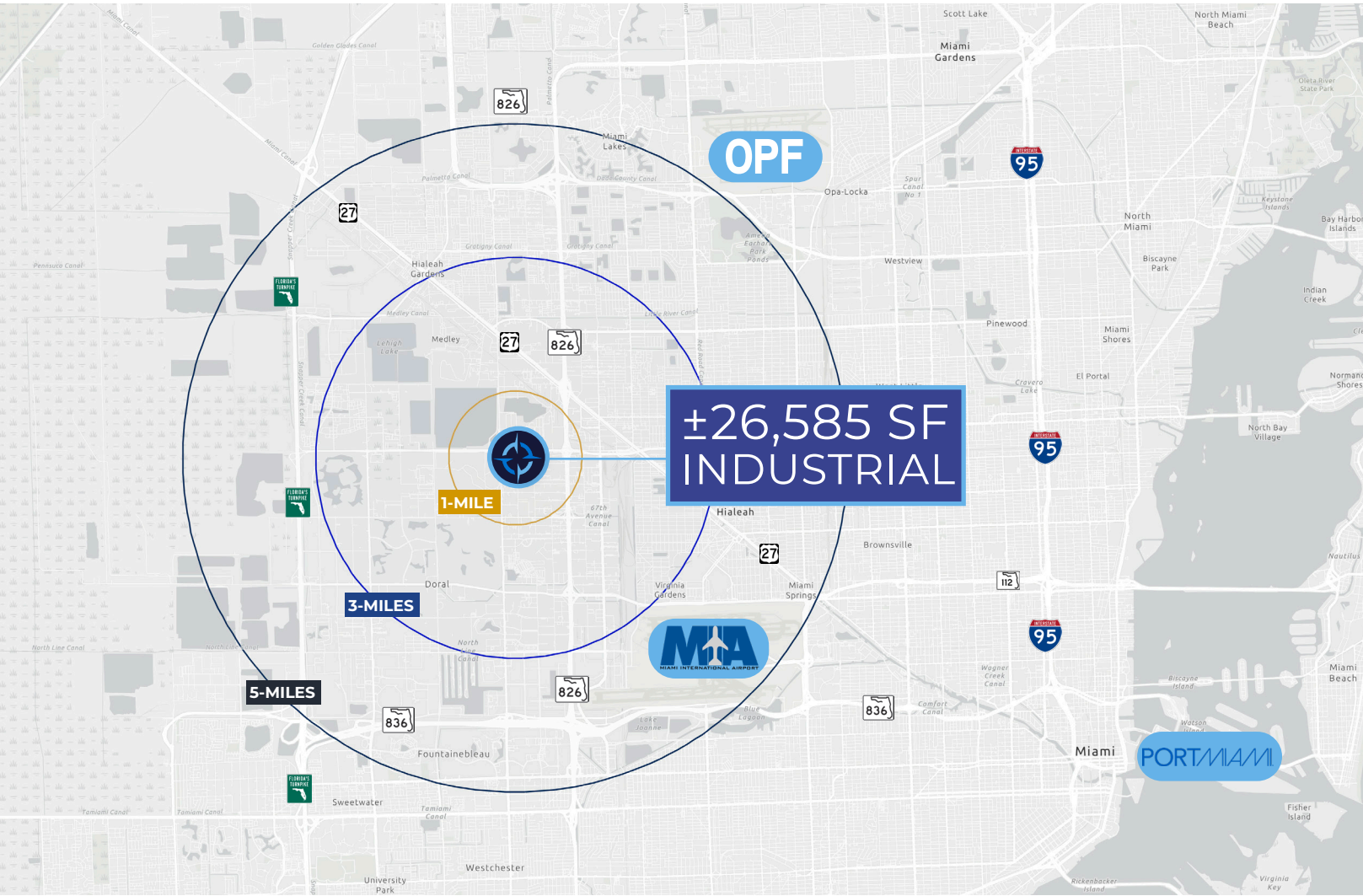
Convenient access to SR 826, SR 836, US Highway 27, Florida's Turnpike, I-75, and I-95 connects the Property throughout Miami-Dade County and South Florida. Miami International Airport is located  $\pm 5$  miles away, with convenient access to PortMiami and the region's primary logistics corridors.



PREMIER BUSINESS LOCATION

DORAL'S CORPORATE & INDUSTRIAL CENTER

Located directly across from Downtown Doral, the Property combines Airport West industrial functionality with immediate access to restaurants, hotels, retail, fitness, and everyday amenities. This unique setting supports industrial, logistics, showroom, and corporate users seeking both operational efficiency and a high-quality business environment.



TRANSIT + CONNECTIVITY

EXCEPTIONAL REGIONAL ACCESS

Strategically positioned within Doral's Airport West industrial corridor, the Property provides immediate connectivity to Miami International Airport, South Florida's major expressways, and the region's primary logistics gateways. Located directly across from Downtown Doral, tenants benefit from outstanding regional accessibility while enjoying convenient access to one of Miami-Dade County's premier mixed-use destinations, creating an ideal environment for industrial, logistics, showroom, and corporate users.







PREMIER ACCESS

AIR & SEAPORT LOGISTICS

Strategically positioned within Doral’s Airport West industrial submarket, the Property offers exceptional access to two of South Florida’s most important global gateways: Miami International Airport and PortMiami. This connectivity supports efficient domestic and international distribution, import/export, freight forwarding, manufacturing, and logistics operations. Supported by a skilled multilingual workforce and world-class transportation infrastructure, the submarket continues to attract companies seeking operational efficiency, connectivity, and long-term growth.



PortMiami

±13 MILES FROM THE PROPERTY

Powering Global Trade and Economic Growth

PortMiami remains one of Florida's most significant economic engines and the state's leading container port. In FY 2025, PortMiami generated an estimated **\$61 billion** in annual economic impact while supporting more than **340,000 jobs** statewide. Handling more than **1.1 million TEUs annually**, the Port provides **direct access to more than 100 countries and over 150 global ports** through its state-of-the-art cargo terminals and logistics infrastructure.

Beyond cargo operations, PortMiami ranks among the world's busiest cruise ports, welcoming millions of passengers annually while reinforcing Miami's position as a global center for international commerce and tourism. Located **±13 miles from the Properties**, the Port provides tenants with immediate access to one of the nation's premier international shipping gateways for import/export, distribution, and supply chain operations.



Miami International Airport

±5-MI FROM THE PROPERTY

Driving Billions in Trade + Job Creation

Miami International Airport (MIA) remains one of the world's premier international aviation gateways and the nation's leading airport for international air freight. In 2025, MIA handled more than **3.5 million metric tons of cargo**, generating approximately **\$181 billion in annual economic impact** statewide while supporting more than **842,000 jobs** across Florida. Within Miami-Dade County alone, MIA supports more than **31,000 direct jobs** and generates approximately **\$41 billion in annual business revenue**.

Located **±5 miles from the Properties**, tenants benefit from immediate access to one of the world's largest international cargo networks, connecting South Florida businesses with Latin America, the Caribbean, Europe, Asia, and global markets while supporting efficient time-sensitive distribution and logistics operations.

#1

FOR INT’L FREIGHT  
VOLUME HANDLING  
±3.5 MILLION TONS  
OF CARGO IN ‘25  
(+13.6% YOY GROWTH)

±\$41.2B

ANNUAL ECONOMIC  
IMPACT

±55.3 MILLION  
PASSENGERS

SERVED BY MIA IN 2025;  
SOUTH FLORIDA’S 3 MAJOR  
AIRPORTS PROVIDE 2,000+  
DAILY DEPARTURES



In 2025, PortMiami Handled Over 1.11 Million TEUs

reflecting strong cargo and trade volumes

#1

CONTAINER  
PORT IN FL &  
ONE OF BUSIEST  
IN THE U.S.

1.1 Million+

TEUs

HANDLED  
ANNUALLY

±\$61B

ANNUAL  
ECONOMIC IMPACT  
SUPPORTING  
340,000+



In 2025, Miami International Airport Welcomed over 55 Million Passengers

reflecting continued growth in international and domestic air travel.





CORAL  
GABLES



±4,800  
VPD (2025)

±26,585 SF  
INDUSTRIAL  
FOR LEASE

DORAL



DOWNTOWN  
DORAL

FIU

FLORIDA  
INTERNATIONAL  
UNIVERSITY

NW 54<sup>th</sup> Street



### STRATEGIC LOCATION

Positioned within Doral's highly sought-after Airport West industrial submarket, with exceptional access to SR 836 (Dolphin), SR 826 (Palmetto), Florida's Turnpike, and the region's primary commercial corridors.



### GLOBAL CONNECTIVITY

Located ±5 miles from Miami International Airport, the nation's leading gateway for international freight, with convenient connectivity to PortMiami and South Florida's broader logistics network.



### BUSINESS + AMENITIES

Located directly across from Downtown Doral and surrounded by major corporate employers, hotels, restaurants, retail, healthcare, and everyday amenities supporting employees, customers, and visitors.



### INFILL + DEMOGRAPHICS

Established infill location surrounded by dense residential and commercial development, a diverse labor pool, and high-traffic arterial roadways providing excellent accessibility throughout Doral.



1, 3, 5-MILE RADIUS

DEMOGRAPHICS

1-MILE

KEY FACTS

15,107

Population

37.1

Median Age

2.5

Average Household Size

\$146,530

2026 Average Household Income (Esri)

EDUCATION

10%

No High School Diploma

10%

High School Graduate

20%

Some College

59%

Bachelor's/Grad/Prof Degree

BUSINESS

5,299

2026 Total Businesses (NAICS)

8,624

2026 Employed Civilian Pop 16+

42,481

2026 Total Daytime Population

EMPLOYMENT

69.1%

White Collar

16.1%

Blue Collar

14.8%

Services

2.3%

Unemployment Rate

INCOME

\$108,957

Median Household Income

\$57,742

Per Capita Income

\$118,225

Median Net Worth

HOUSING STATS

\$537,698

Median Home Value

\$14,114

Average Spent on Mortgage & Basics

\$2,236

Median Contract Rent

3-MILES

KEY FACTS

115,640

Population

41.5

Median Age

2.7

Average Household Size

\$112,650

2026 Average Household Income (Esri)

EDUCATION

15%

No High School Diploma

23%

High School Graduate

20%

Some College

42%

Bachelor's/Grad/Prof Degree

BUSINESS

20,559

2026 Total Businesses (NAICS)

60,399

2026 Employed Civilian Pop 16+

238,634

2026 Total Daytime Population

EMPLOYMENT

61.6%

White Collar

21.4%

Blue Collar

16.9%

Services

2.9%

Unemployment Rate

INCOME

\$77,052

Median Household Income

\$41,884

Per Capita Income

\$110,040

Median Net Worth

HOUSING STATS

\$523,184

Median Home Value

\$12,022

Average Spent on Mortgage & Basics

\$1,818

Median Contract Rent

5-MILES

KEY FACTS

465,019

Population

44.1

Median Age

2.8

Average Household Size

\$95,938

2026 Average Household Income (Esri)

EDUCATION

18%

No High School Diploma

29%

High School Graduate

20%

Some College

33%

Bachelor's/Grad/Prof Degree

BUSINESS

39,261

2026 Total Businesses (NAICS)

243,090

2026 Employed Civilian Pop 16+

579,460

2026 Total Daytime Population

EMPLOYMENT

54.6%

White Collar

26.5%

Blue Collar

18.9%

Services

3.1%

Unemployment Rate

INCOME

\$70,874

Median Household Income

\$34,411

Per Capita Income

\$122,636

Median Net Worth

HOUSING STATS

\$463,077

Median Home Value

\$10,544

Average Spent on Mortgage & Basics

\$1,706

Median Contract Rent

DRIVE TIME MAP

Within 30-Minutes of All Miami

Quick access throughout Miami-Dade County, including major employment centers, airports, seaports, and residential areas, supporting efficient regional connectivity.

10-MINUTES

20-MINUTES

30-MINUTES

8269 NW 54<sup>th</sup> Street, Doral





**FIU** FLORIDA INTERNATIONAL UNIVERSITY

**DORAL**

**DOWNTOWN DORAL**

**TRUMP NATIONAL DORAL**

**AVAILABLE FOR LEASE**

**NW 54<sup>th</sup> Street**

**NW 87<sup>th</sup> Ave**

**±26,585 Single-User Industrial**  
**8269 NW 54<sup>th</sup> Street**  
**Doral, Florida 33122**

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**Fairchild Partners**  
Licensed Real Estate Brokers

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SCAN FOR MORE INFO



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