



TRAJAN
COMMERCIAL REAL ESTATE



**OFFERING
MEMORANDUM**



**7311 NW 12 ST
UNIT : 29
DORAL, FL 33126**

**INCREDIBLE
OPPORTUNITY**

WAREHOUSE AVAILABLE

FOR

**SALE
&
LEASE**

IN PRIME DORAL LOCATION



 www.TrajanCRE.com

 contactus@TrajanCRE.com

 (786) 432-0551



DISCLAIMER

Trajan Commercial Real Estate, Inc. ("Trajan") has been retained as exclusive real estate agent regarding the sale & lease of **7311 NW 12 ST UNIT 29, Doral, FL 33126** ("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.

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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

7311 NW 12 ST UNIT 29, Doral, FL 33126



TURNKEY FLEX WAREHOUSE/OFFICE IN PRIME DORAL – AVAILABLE NOW FOR SALE OR LEASE

DESCRIPTION

Exceptional industrial warehouse For Lease and For Sale in Doral Flex II Condominium, one of the most sought-after business hubs in Doral.

Spanning 3,398 Sq. Ft., this versatile space is ideal for light manufacturing, distribution, and storage that require a combination of offices & storage area. The property features 20-foot clear ceiling height, a 10 x 12 insulated street-level roll-up door, and 110V/220V electric power, ensuring optimal functionality. The two-story layout includes a second-floor office area with independent air conditioning, while the warehouse area is also insulated and climate-controlled. Additional features include 4 assigned parking spaces, I-Industrial zoning.

Strategically located, this property offers easy access to major highways, including the Palmetto Expressway, Dolphin Expressway, and Florida's Turnpike, making it an excellent choice for logistics and distribution. This is a prime opportunity for end users or investors looking to acquire a high-quality industrial asset in one of South Florida's top industrial areas.



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



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PROPERTY FEATURES

7311 NW 12 ST UNIT: 29 Doral, FL 33126



DORAL FLEX II CONDOMINIUM

Flex Warehouse/Office



Office & Other Spaces: 2,248 SF (approx. 66.16%), excluding the warehouse space. The first floor features a reception/lobby area, 1 storage room (ideal for mailing, filing or small parts storage), and one bathroom. The second floor includes one bathroom, an IT room, a closet, two offices with cubicles, a renovated kitchenette, and an open layout suitable for desks or a conference table.



Year Built:

1980



Total Unit Size:

3,398 Sq.Ft

Warehouse Area Size:

1,150 Sq.Ft. (approx. 33.84%)



Office & Other Spaces:

2,248 SF (approx. 66.16%),
excluding the warehouse space.

Total bathrooms:

2 (1 upstairs in the office area, 1
downstairs in the warehouse area)



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PROPERTY FEATURES

7311 NW 12 ST UNIT: 29 Doral, FL 33126



DORAL FLEX II CONDOMINIUM

Flex Warehouse/Office



No Racks



Floor plan available



Ceiling Height:

Two sections: one with **9 clearance** and another with **20 clearance**, partially divided for versatile use.



Loading Door:

1 Street-Level Roll-Up Bay Door (10' x 12') Electric & Insulated.



Electric Power:

110Volts, 220Volts Electricity



Parking:

4 Assigned parking spaces



Zoning:

I-INDUSTRIAL - 4118 LIGHT MANUFACTURING



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PROPERTY FEATURES

7311 NW 12 ST UNIT: 29 Doral, FL 33126



DORAL FLEX II CONDOMINIUM

Flex Warehouse/Office

Security Cameras: Available at no extra cost with the lease

Security System: Available at an additional cost - Optional

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

First floor:

A Reception/lobby area, 1 storage room (ideal for mailing, filing, or small parts storage), and one bathroom.

Second floor:

One bathroom, an IT room, a closet, two offices with cubicles, a renovated kitchenette, and an open layout suitable for desks or a conference table.

Floors:

2

Construction(Roof):

Twin-T Concrete

2 A/C Units (One cooling the **office area on the second floor**, and one cooling the **warehouse area on the first floor, insulated**)



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ADDITIONAL FEATURES

7311 NW 12 ST UNIT: 29 Doral, FL 33126

- The **entire second floor has been fully renovated**, featuring new flooring, modern kitchen cabinetry, high-end bathroom fixtures, and custom-built desks designed to accommodate additional employee seating.
- The **entire property has been painted**, including the warehouse, now in **bright white**, enhancing natural light and making the space feel even larger.
- The **warehouse features LED lighting**, providing excellent illumination.
- A **new electronic roll-up loading door** has been installed, fully insulated to maintain climate control, as the warehouse is air-conditioned.
- **All bathrooms & the kitchen area have been completely renovated**, offering a modern and upgraded feel throughout the property.



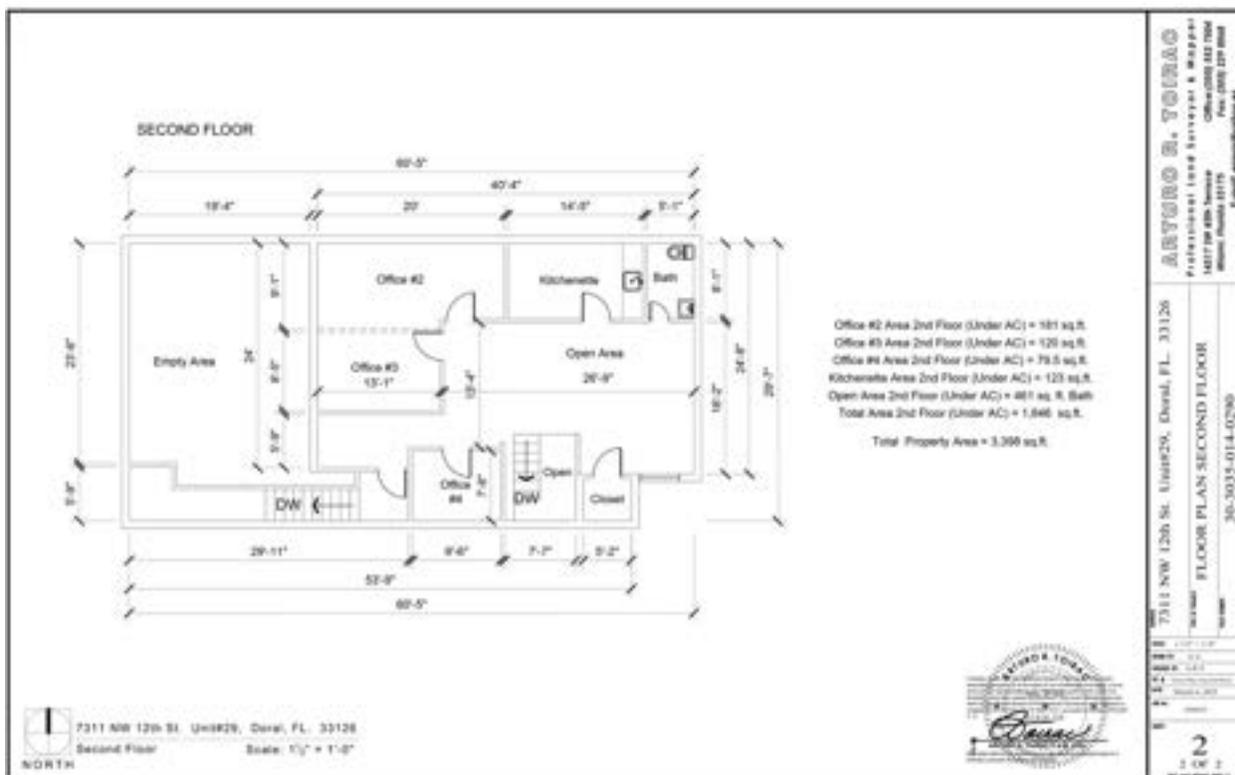
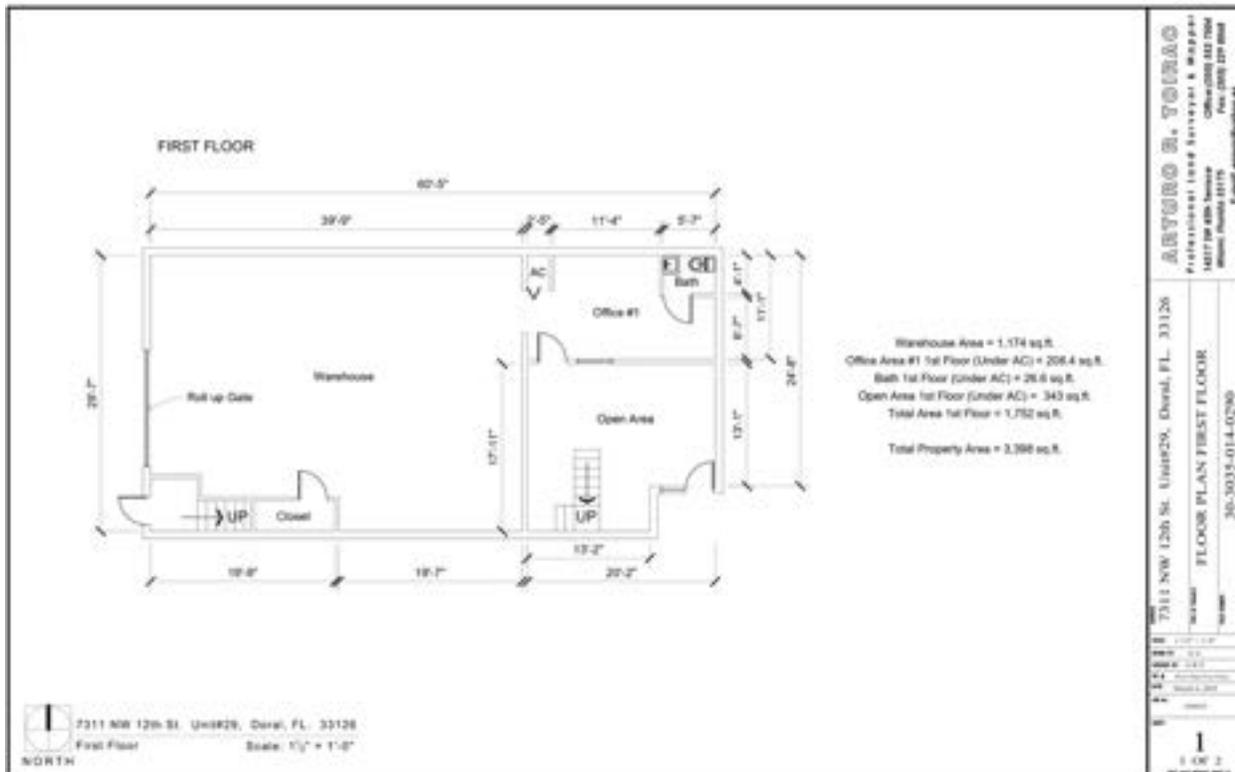
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FLOOR PLAN



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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 03/12/2025

PROPERTY INFORMATION	
Folio	30-3035-014-0290
Property Address	7311 NW 12 ST UNIT: 29 MIAMI, FL 33126-1935
Owner	RYBB INVESTMENT PROPERTIES LLC
Mailing Address	797 NW 136 AVE MIAMI, FL 33182
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4118 LIGHT MANUFACTURING : CONDOMINIUM - COMMERCIAL
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	1
Actual Area	
Living Area	3,398 Sq.Ft
Adjusted Area	3,398 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1980



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$849,500	\$696,590	\$373,780
Assessed Value	\$452,273	\$411,158	\$373,780

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$397,227	\$285,432	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
DORAL FLEX II CONDO	
UNIT 29	
UNDIV 6.587%	
INT IN COMMON ELEMENTS	
OFF REC 20912-3684	

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$452,273	\$411,158	\$373,780
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$849,500	\$696,590	\$373,780
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$452,273	\$411,158	\$373,780

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/20/2019	\$406,000	31773-1777	Qual by exam of deed
01/26/2018	\$335,000	30859-2278	Qual by exam of deed
04/01/2005	\$550,500	23255-0884	Sales which are qualified
02/01/2004	\$4,225,700	22071-3302	Deeds that include more than one parcel

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>



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SALE INFO

DORAL FLEX II CONDOMINIUM

7311 NW 12 ST UNIT: 29 Doral, FL 33126

FLEX WAREHOUSE/OFFICE AVAILABLE FOR SALE



FOR SALE

OFFERED AT : \$980,000 [\$288 PSF]

AVAILABLE IMMEDIATELY

3,398 SQ.FT

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**ASSOCIATION
FEE**

DORAL FLEX II CONDOMINIUM

7311 NW 12 ST UNIT: 29 Doral, FL 33126

ASSOCIATION FEE: \$1,082.71/MONTH

WHAT DOES THE ASSOCIATION FEE COVERS?

Covered by the Association Fee:

- Building & Outdoor Maintenance – Covers repairs and upkeep of common areas, including the roof, landscaping, and parking areas.
- Exterior & Lawn Care – General grounds maintenance to keep the property well-maintained.
- Water & Sewer – Utility costs for water supply and sewage services.
- Trash Collection – Includes access to the shared dumpster
- Fire & Hurricane/Wind Insurance – Coverage under the Master Policy

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DORAL FLEX II CONDOMINIUM

7311 NW 12 ST UNIT: 29 Doral, FL 33126

PRICE : \$20.48 PSF

MODIFIED GROSS

\$5,800/month

3,398 SQ.FT

WHAT EXPENSES ARE NOT INCLUDED IN THE MODIFIED GROSS MONTHLY RENT?

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

- **Electric Bill/FPL**
- **Liability Insurance:** This is a mandatory requirement and must remain active throughout the rental term.
- **Internet:** This service is optional and at the tenants discretion.
- **Security System:** This service is optional and at the tenants discretion.

The Landlord will be responsible for:

- Trash (Covered through the associations monthly fee)
- Water (Covered through the associations monthly fee)
- Monthly Association Fees, Wind & Fire Insurance
- Property Taxes



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LEASE REQUIREMENTS

7311 NW 12 ST UNIT: 29 Doral, FL 33126

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.



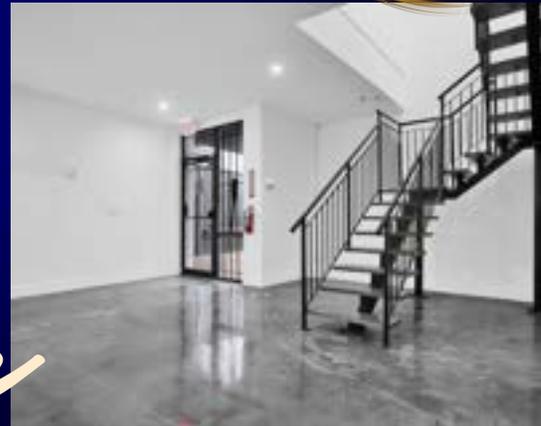
Leasing Asking Price	\$20.48 PSF
ANNUAL BASE RENT	\$69,591/year
Base Monthly Rent	\$5,800
Monthly Leasing Rent	\$5,800
Minimum Term	3 + Years (Minimum 36 months initial lease term)
Yearly Increment	5% Annually
Renewal Option	Available
Move-In	One (1) Month Rent & Two (2) Months Security Deposit
 Liability Insurance Cover	The landlord requires tenants to obtain and maintain active liability insurance with a minimum coverage of \$1,000,000 throughout the lease term



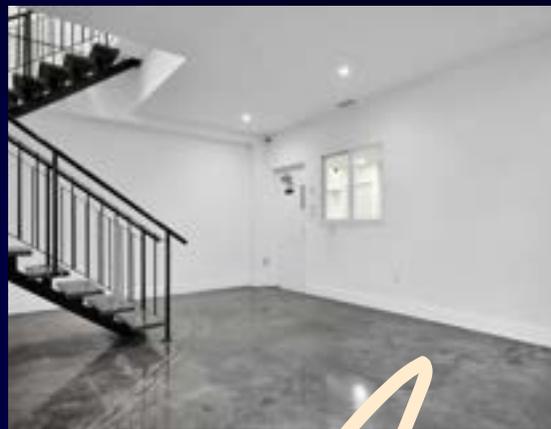
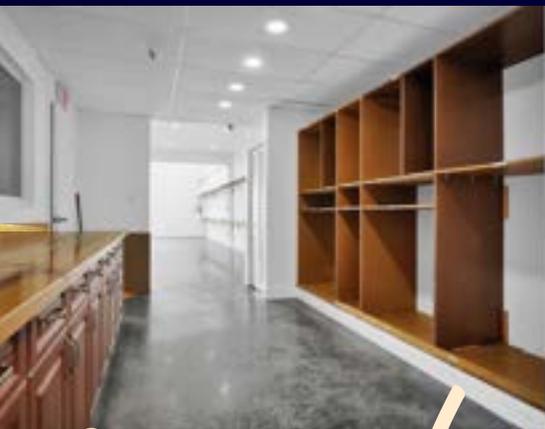
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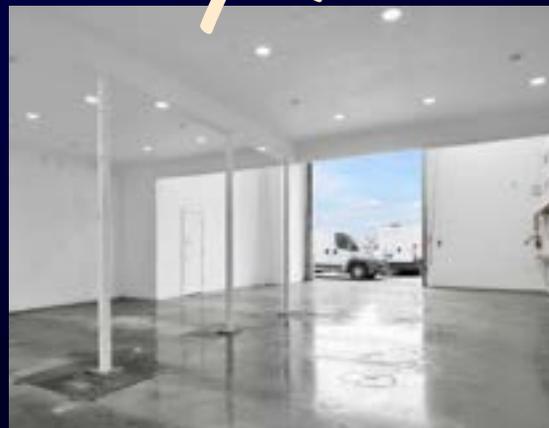
- GROUND FLOOR -



Entrance



Warehouse Area

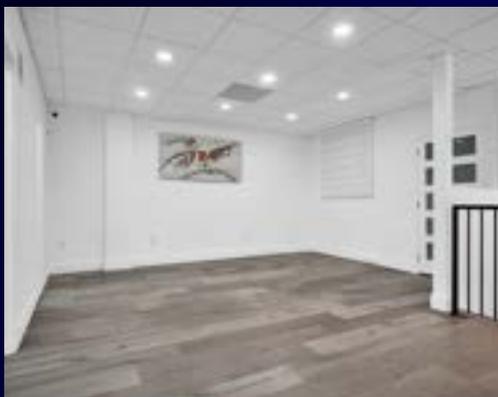




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- SECOND FLOOR -



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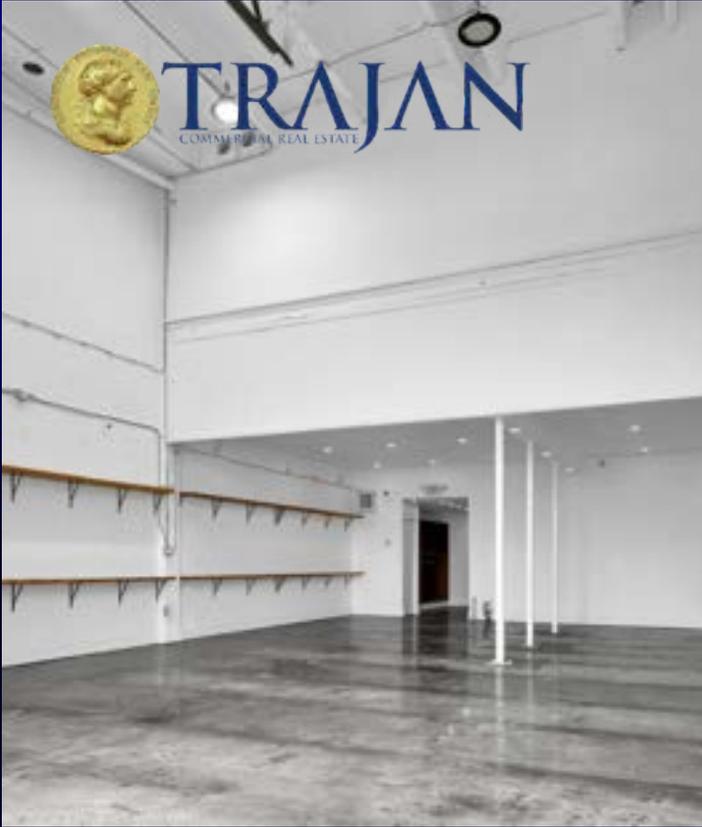
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- PROPERTY PHOTOS -



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PRIME LOCATION

7311 NW 12 ST UNIT: 29, Doral, FL 33126

- **Industrial Hub:** Home to a thriving business community with **logistics, manufacturing, and distribution centers.**
- **Easy Access:** Minutes from major highways including **Palmetto Expressway (SR-826), Dolphin Expressway (SR-836), and Floridas Turnpike**
- **Strategic Proximity:** Just 8 min drive - 4.7 miles from **Miami International Airport**, making logistics and shipping seamless.
- **Exceptional Access Point:** Just 16 min (12.9 mi) via FL-112 W from **Port of Miami** – ideal for streamlined delivery and fulfillment.

This warehouse/office space strategically located in **Doral Flex II Condominium**, offers seamless access to major highways, including the **Palmetto Expressway, Dolphin Expressway, and Floridas Turnpike**, providing excellent connectivity for **logistics and distribution.**



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SHOWING INSTRUCTIONS

7311 NW 12 ST UNIT: 29, Doral, FL 33126

The property is vacant and on a lockbox, but you must contact us before booking a showing. A minimum of 48 hours' notice is required to accommodate scheduling.



To request a showing, please email the broker's assistant at Melissa@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!



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DORAL FLEX II CONDOMINIUM

Association Approval Process & Fee

7311 NW 12 ST UNIT: 29, Doral, FL 33126

Prospective tenant or buyer must undergo approval from both the association and the board of directors.

An application fee of \$150 is required
(A payment link will be sent via email after submission).



Some usage restrictions apply, and the association may reject businesses involving hazardous chemical products, mechanic work (especially those involving oil changes or painting), commercial upholstery, and laundry services.

For details on potential business restrictions within the association policies, please contact the association manager:

DORAL FLEX II CONDOMINIUM

Association Manager Contact Information

Manager: Tyler Murton

Phone: (305) 270-0014

Email: tyler@barryhechtman.com &
applications@aspmg.com



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ASSOCIATION APPLICATION INSTRUCTIONS

7311 NW 12 ST UNIT: 29, Doral, FL 33126



General Instructions:

- The application must be submitted via email to: applications@aspmg.com
- The review process will only begin once all required documentation has been received.
- Processing time: 15 to 20 business days (Rush processing available for 7-10 business days with an additional \$100 fee).

Applicant Information Required:

- Full name, current address, and Social Security Number.
- Business details (name, address, type, and description).
- Vehicle information.



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APPLICATION INSTRUCTIONS

7311 NW 12 ST UNIT: 29, Doral, FL 33126



Required Documents:

- Original Criminal Background Report from Metro-Dade Police Department (9105 NW 25th St). The report must be no older than 30 days. If the applicant has any criminal or legal cases, a Police Department Incident Report must be provided.
- For non-local applicants, police records will be obtained from a screening company for an additional fee.
- Copy of a valid Drivers License or Florida Photo ID.
- Copy of current Vehicle Registration and Insurance.
- Copy of the Lease or Purchase Agreement.
- Copy of the Certificate of Liability Insurance for the business.
- Copy of Business License.
- Non-refundable application fee of \$150 per applicant (A payment link will be sent via email after submission).



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APPLICATION INSTRUCTIONS

7311 NW 12 ST UNIT: 29, Doral, FL 33126



Terms & Conditions:

- The applicant must consent to a background check.
- Only individuals listed on the application are allowed to occupy the unit.
- If the property owner defaults on maintenance payments, the tenant will be required to pay directly to the Association.

Regulations:

- A Certificate of Approval must be obtained before moving in to avoid fines of up to \$1,000.
- The applicant must comply with all Condominium Rules and Regulations.

Submit applications to: applications@aspmg.com. For any questions regarding the application process, please contact the Association directly.



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