



**Warehouse en el Corazón
de Doral, Florida
7953–7955 NW 64th Street,
Miami FL 33166**



Loreley Fajer

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Location

Encuéntranos en 7953–7955 NW 64th Street, justo al lado de NW 79th Avenue, en el corazón de Miami, Florida 33166.

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Miami FL 33166**

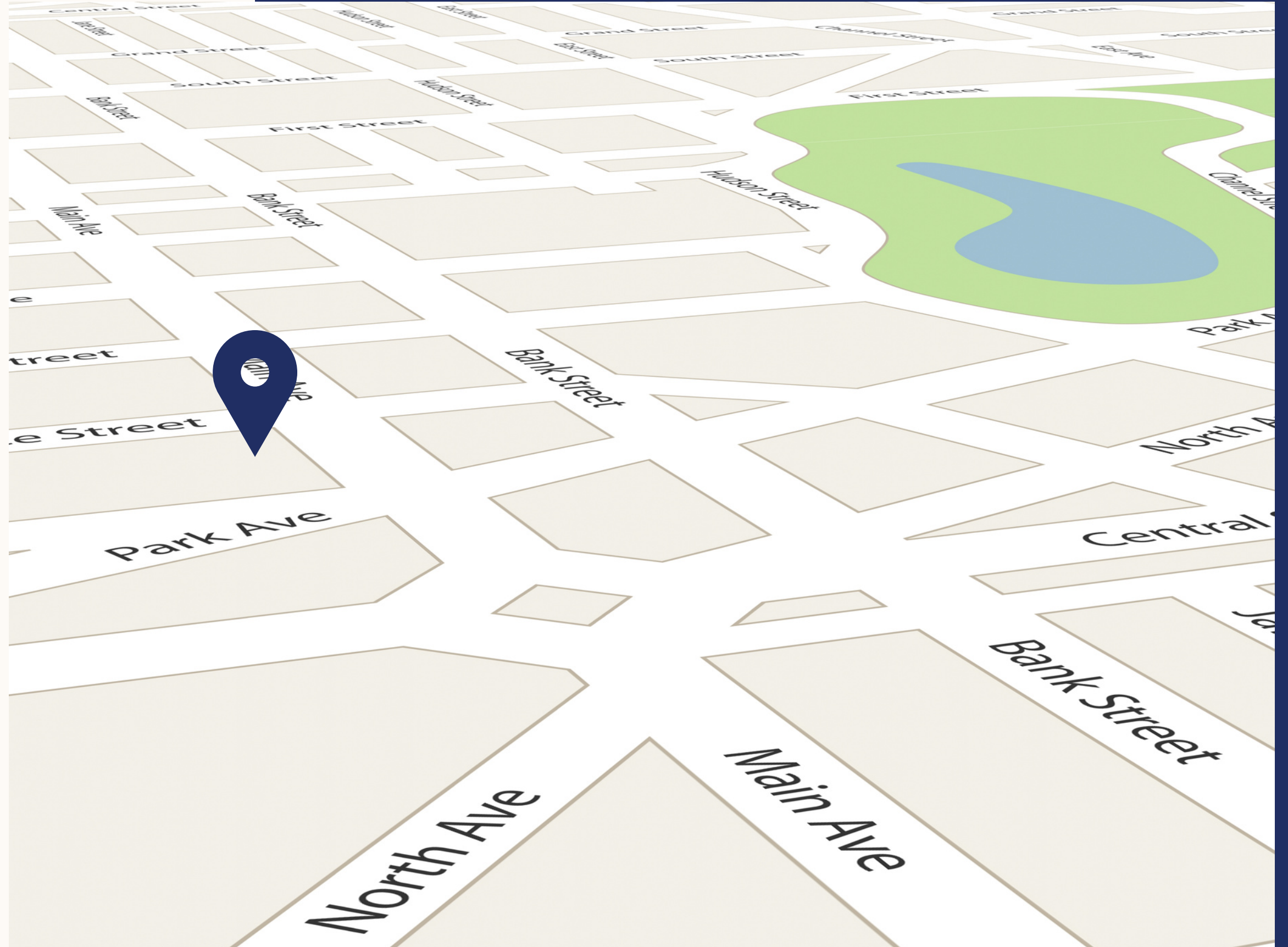
Contacto Principal

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Cercano a:

 A solo 5 minutos de la autopista Palmetto Expressway (SR 826), lo que facilita el acceso desde cualquier punto de Miami.

 2. Ubicación estratégica en el distrito industrial de Doral, rodeado de centros logísticos, almacenes y empresas de transporte.





Descripción General

Este activo industrial se encuentra totalmente acondicionado y operativo, ideal para empresas que requieren una instalación lista para uso inmediato. Ubicado en una zona estratégica dentro del mercado logístico de Miami, con acceso rápido a Doral, Aeropuerto Internacional de Miami, Palmetto (826) y Turnpike.



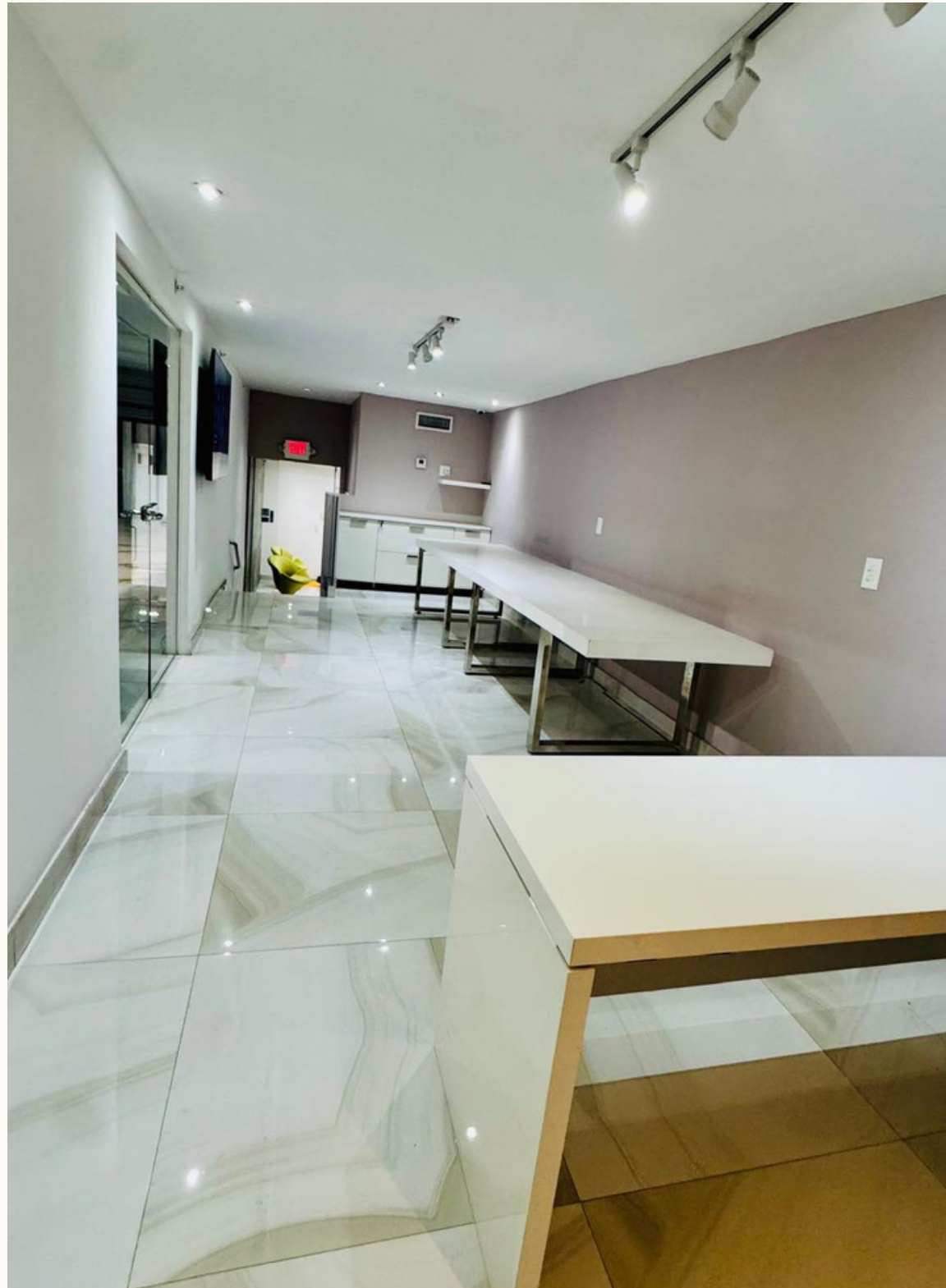


Características Principales

- **Tamaño total:** 5,760 SF
- **Estado:** Llave en mano / Listo para ocupar
- **Distribución:** Área de almacenamiento + oficinas terminadas
- **Altura interior:** Apta para almacenamiento en altura
- **Acceso:** Área de carga / Descarga

POR QUÉ INVERTIR AQUÍ

- Zona industrial consolidada
- Crecimiento sostenido del mercado de almacenamiento y logística
- Propiedad funcional lista para operar, sin CAPEX adicional
- Excelente alternativa para inversionistas buscando flujo estable





Equipamiento Instalado

- Racks industriales
- Oficinas completamente terminadas
- Sistema de climatización
- Iluminación LED
- Sistema de seguridad
- Área de carga habilitada



Modalidades de Negocio

Concepto	Valor
Precio de Venta	USD \$2,250,000
Renta Mensual Propuesta	USD \$15,500
Renta Anual Equivalente	USD \$186,000
Contrato Sugerido	5 años + Incremento anual



Retorno Estimado

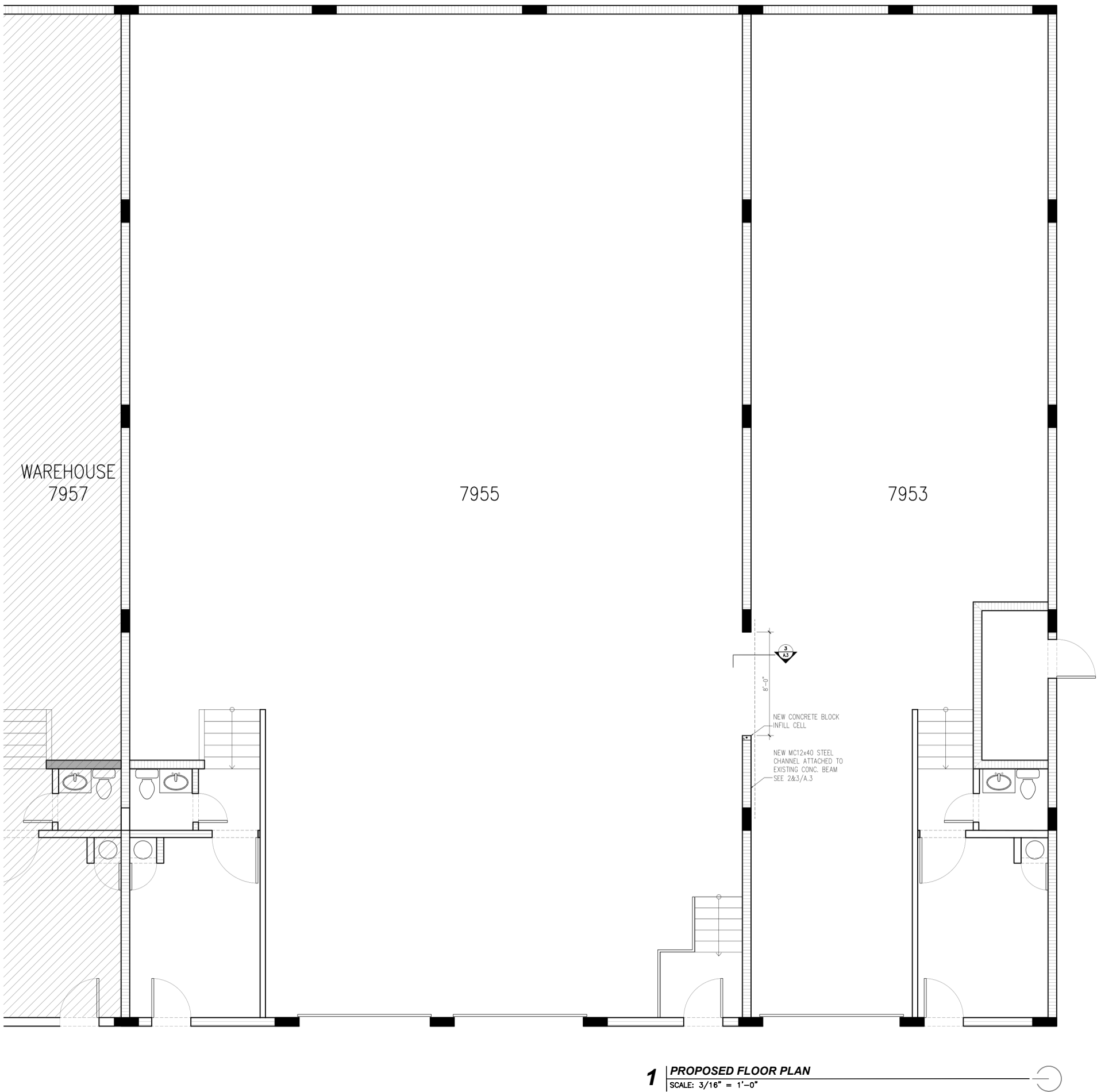
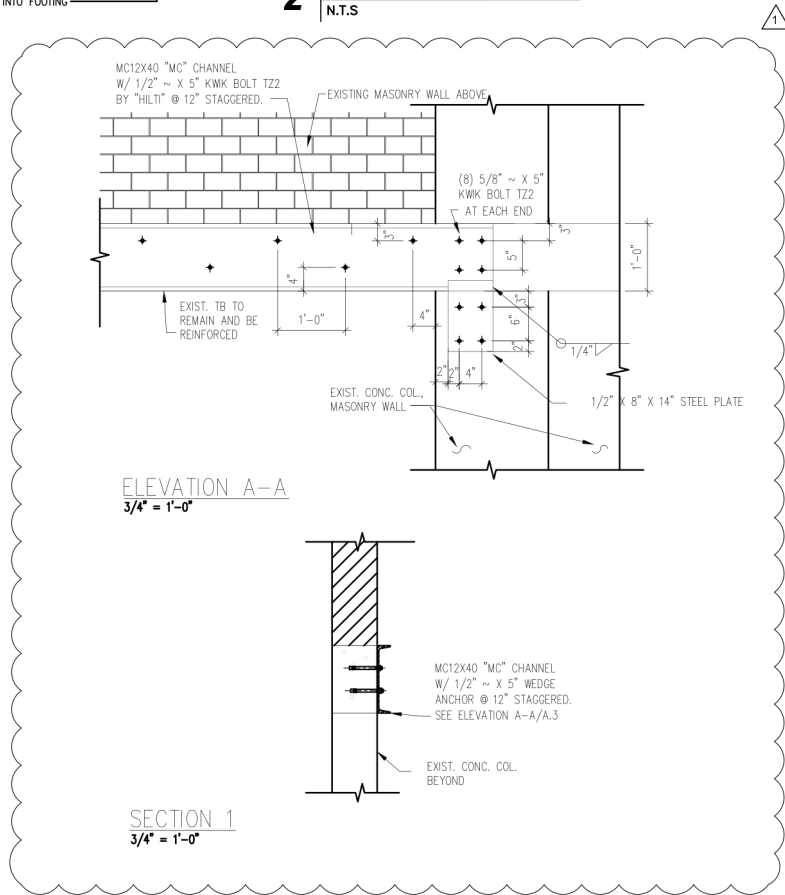
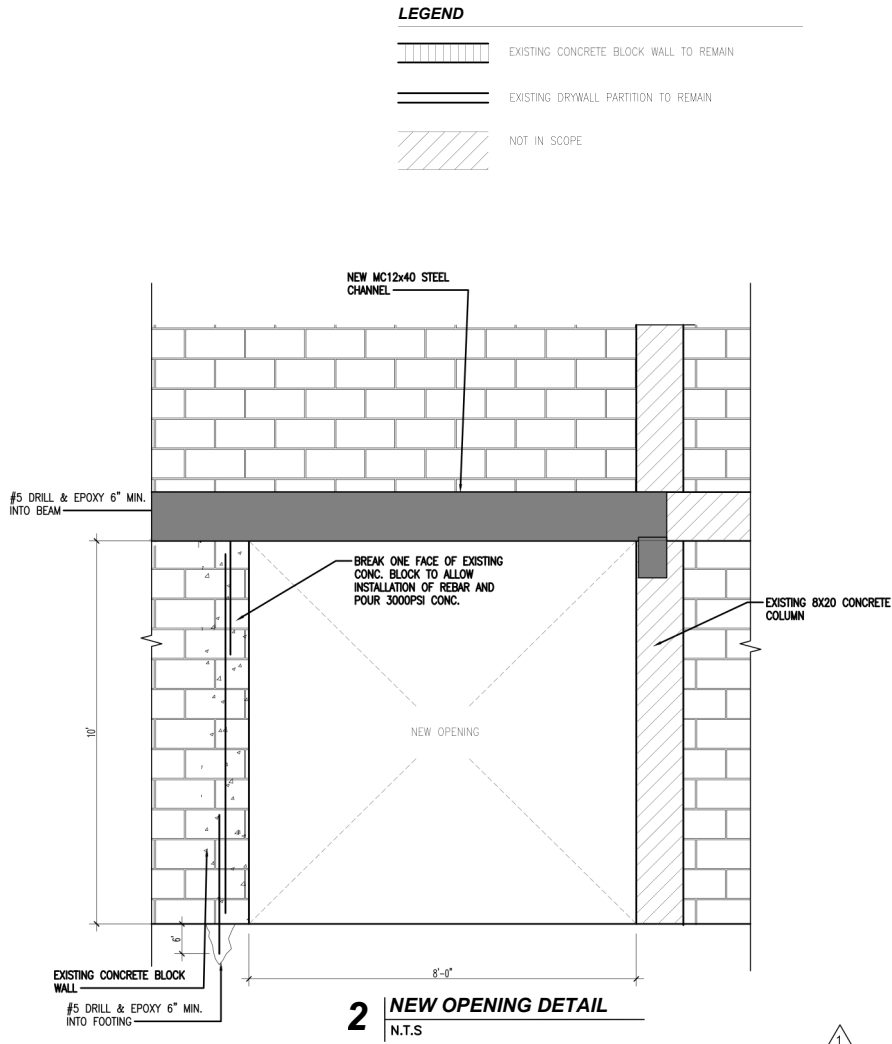
Renta anual / Precio de compra:
 $186,000 / 2,250,000 = 8.45\%$



Retorno estimado: $\approx 8.5\%$ anual

con alto potencial de valorización debido a:

- Estado “llave en mano”
- Demanda creciente en el sector industrial/logístico en Miami
- Ubicación estratégica



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PROJECT NAME AND ADDRESS

WAREHOUSE DEMOLITION FOR
MIAMI SEVENTH STREET

NO.

REVISION / ISSUE

BUILDING COMMENTS

OCTOBER 3, 2022

TITLE

PROPOSED
FLOOR PLAN

PROJECT NUMBER

22096

DATE

AUGUST 10, 2022

SCALE

AS SHOWN

DWG NO.

A.3

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

LEGEND

- EXISTING CONCRETE BLOCK WALL TO REMAIN
- EXISTING DRYWALL PARTITION TO REMAIN
- NOT IN SCOPE

GENERAL NOTES

1028.7 TRAVEL DISTANCE

EXITS AND AISLES SHALL BE LOCATED SO THAT THE TRAVEL DISTANCE TO AN EXIT DOOR SHALL NOT BE GREATER THAN 200 FEET (60 960 mm) MEASURED ALONG THE LINE OF TRAVEL IN NON-SPRINKLERED BUILDINGS. TRAVEL DISTANCE SHALL NOT BE MORE THAN 250 FEET (78 200 mm) IN SPRINKLERED BUILDINGS, WHERE AISLES ARE PROVIDED FOR SEATING, THE DISTANCE SHALL BE MEASURED ALONG THE AISLES AND AISLE ACCESS WAY WITHOUT TRAVEL OVER OR ON THE SEATS. THE CLEAR WIDTH OF THE MEANS OF EGRESS SHALL PROVIDE SUFFICIENT CAPACITY IN ACCORDANCE WITH ALL OF THE FOLLOWING, AS APPLICABLE: AT LEAST 0.3 INCH (7.6 mm) OF WIDTH FOR EACH OCCUPANT SERVED SHALL BE PROVIDED ON STAIRS HAVING RISERS HEIGHTS 7 INCHES (178 mm) OR LESS AND TREAD DEPTHS 11 INCHES (279 mm) OR GREATER, MEASURED HORIZONTALLY BETWEEN TREAD NOSING.

NFPA CHAPTER 43
BUILDING REHABILITATION IS MODIFICATION

OCCUPANCY CLASSIFICATION: "R" RESIDENTIAL
CONSTRUCTION TYPE II-B

FIRE SPRINKLER BUILDING
FLAME SPREAD CLASS "C"
FIRE ALARM PROVIDED

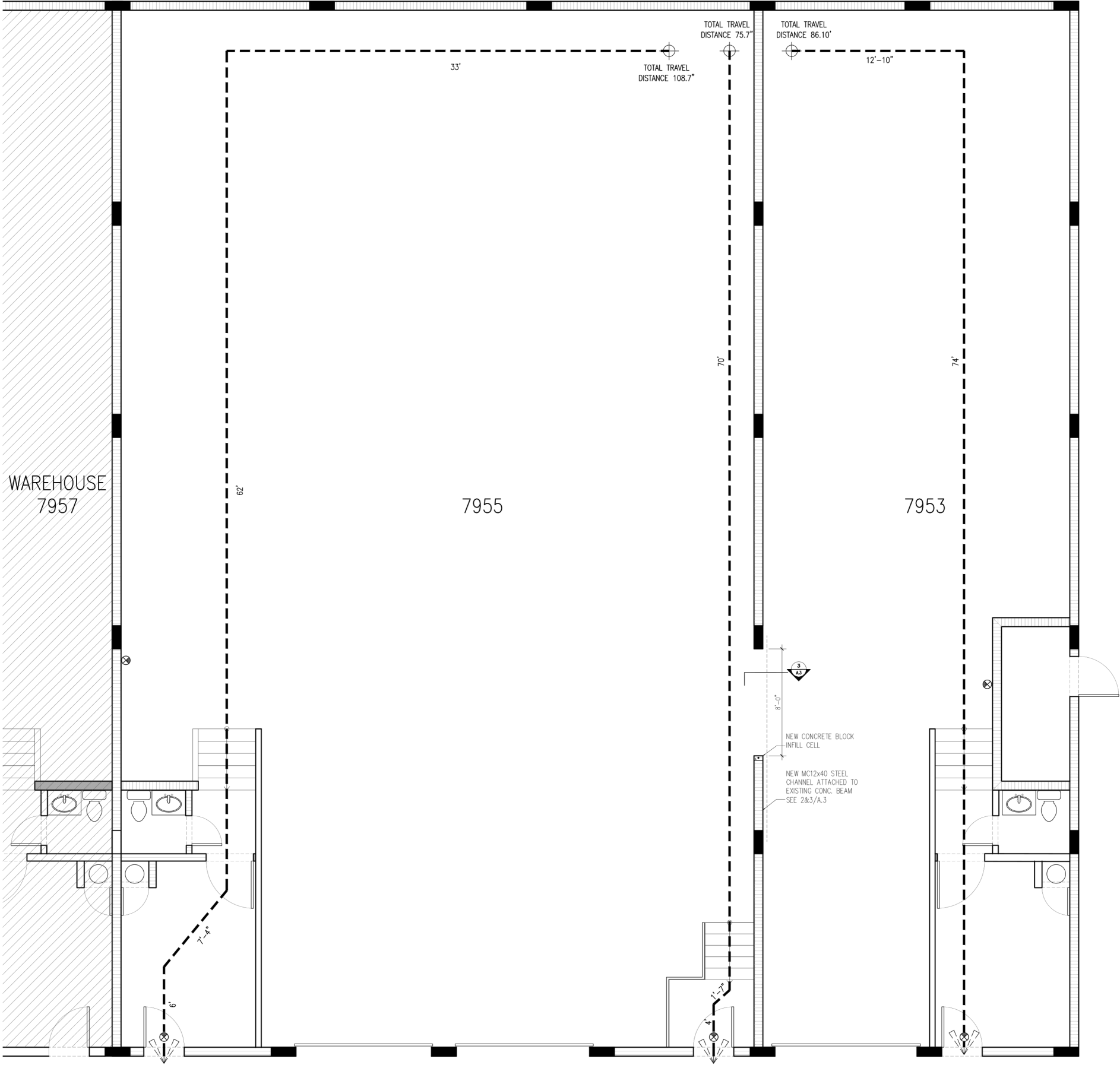
NFPA-101 SECTION 12.2.5.1.2. A COMMON PATH OF TRAVEL SHALL BE PERMITTED FOR THE FIRST 75 FT (23 M) FROM ANY POINT WHERE THE COMMON PATH SERVES NOT MORE THAN 50 OCCUPANTS.

FIRE EXTINGUISHER NOTES

- THE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION STANDARD "PORTABLE FIRE EXTINGUISHER" N.F.P.A.-10.
- THE MOUNTING HARDWARE (SCREWS, RIVETS, ETC.) SHALL BE OF THE PROPER TYPE AND SIZE TO ASSURE A POSITIVE MOUNTING.
- THE FIRE EXTINGUISHER(S) SHALL BE MOUNTED IN ORDER THAT THE TOP IS BETWEEN 3.5 FEET AND 5 FEET ABOVE FINISHED FLOOR. IF A DETAIL IS INCLUDED IN THE PLANS, REFER TO THE DETAIL.
- A MINIMUM OF ONE (1) ABC TYPE "2-A" RATED FIRE EXTINGUISHER SHALL BE PROVIDED FOR EACH 2,500 S.F. WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
- PLASTIC VALVES ARE NOT ACCEPTABLE.
- SIGNAGE SHALL BE PROVIDED AS PER N.F.P.A.-10.

LEGEND

SYMBOL	DESCRIPTION
	FIRE EXTINGUISHER
	EMERGENCY LIGHT
	EXIT SIGN
	SMOKE DETECTOR
	CAMERA



1 LIFE SAFETY FLOOR PLAN
SCALE: 3/16" = 1'-0"

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WAREHOUSE 7955
AMBIER SHIPPING CO.

7953-7955 NW 64 ST
MIAMI DADE, FL 33166

PROJECT NAME AND ADDRESS

NO.	REVISION / ISSUE

TITLE

LIFE SAFETY
PLAN

PROJECT NUMBER
22096

DATE
AUGUST 10, 2022

SCALE
AS SHOWN

DWG NO.

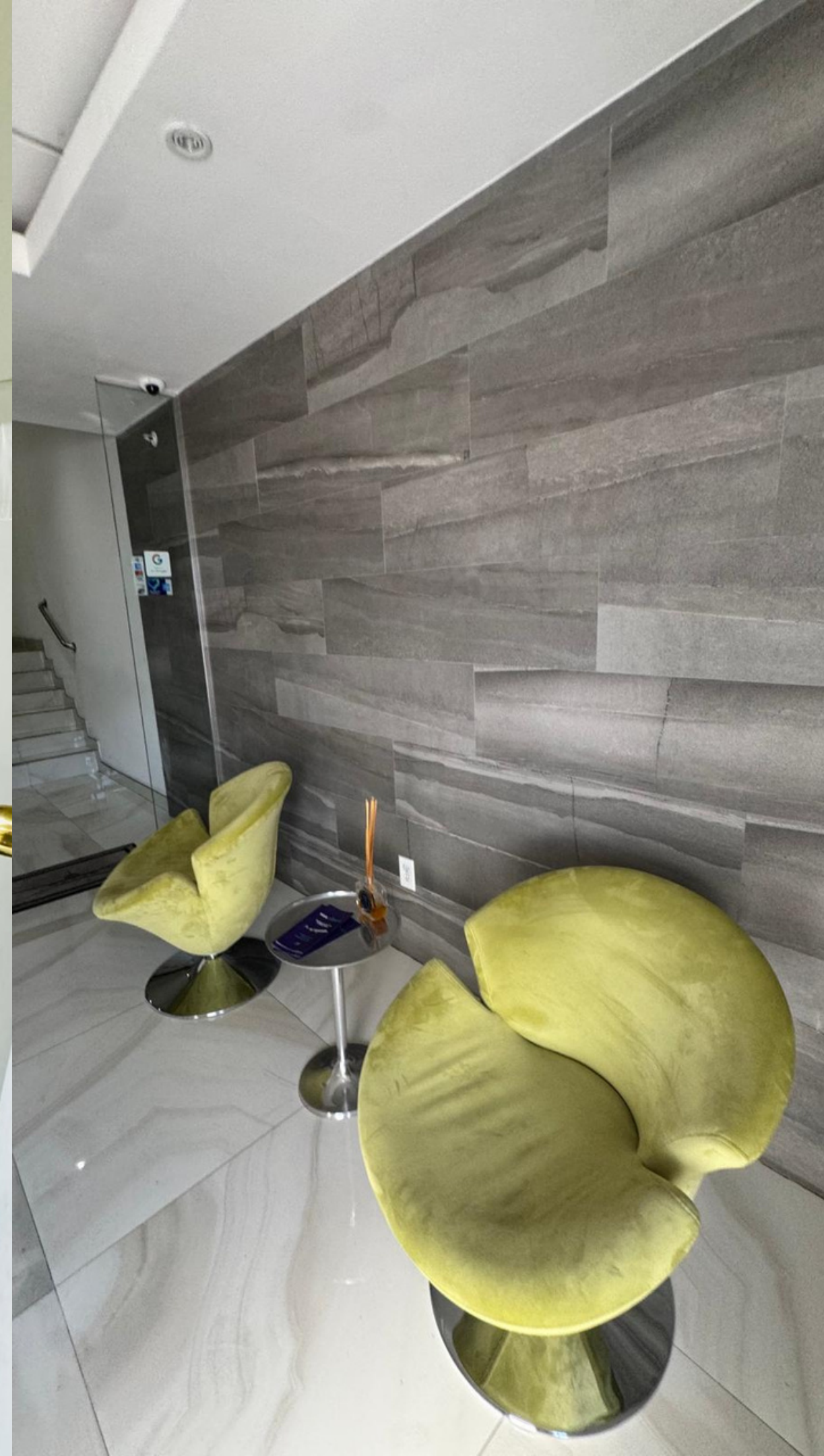
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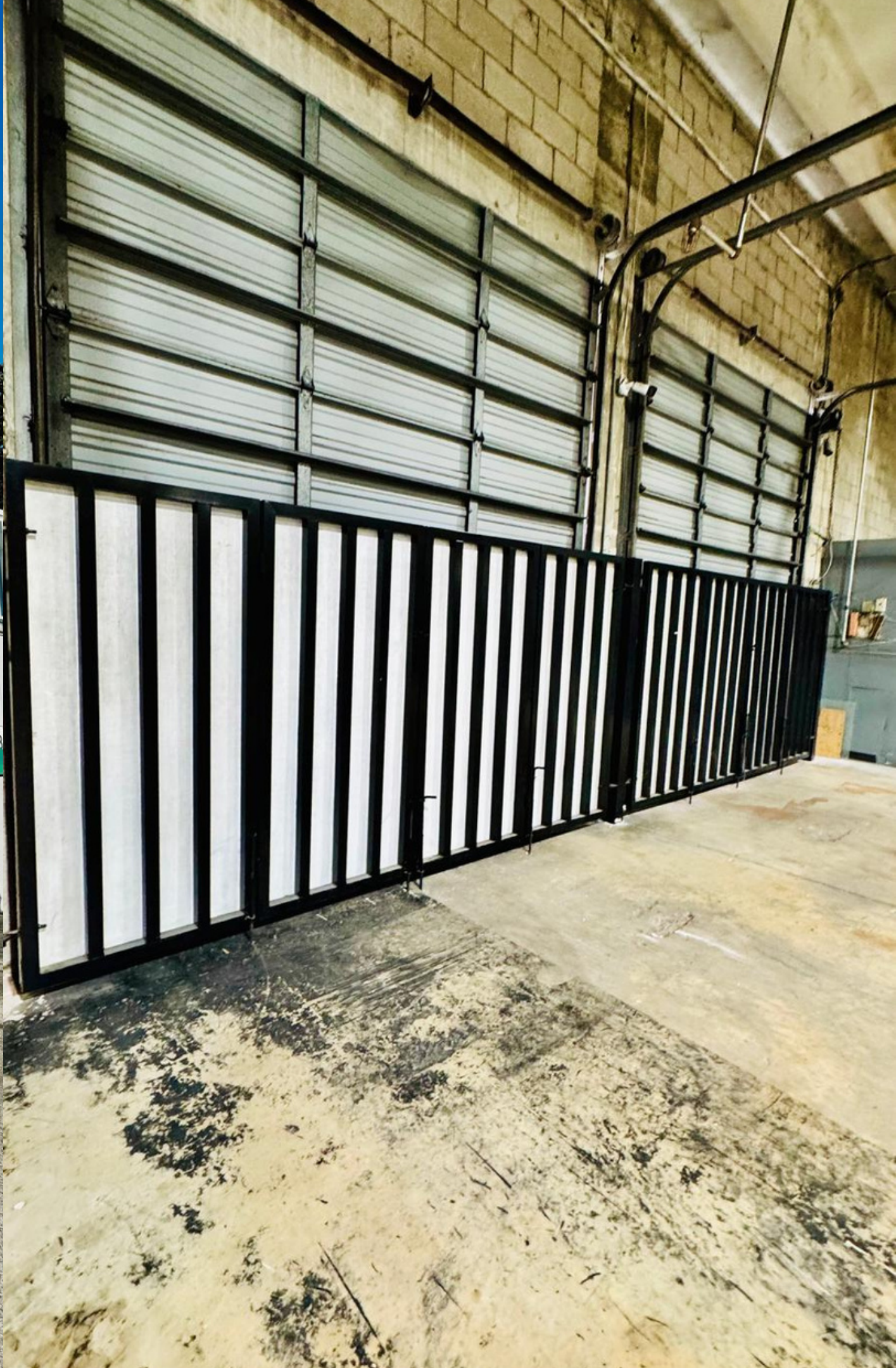
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Contact Information



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