



# Owner-User Opportunity Freestanding Industrial Facility

8230 NW 56th Street, Doral, FL 33166

**FOR SALE**



# EXECUTIVE SUMMARY

Rare opportunity for an owner-user to acquire a freestanding industrial building in the heart of Doral, one of the most in-demand industrial submarkets in South Florida.

The subject property consists of approximately  $\pm 22,400$  SF situated on  $\pm 1.01$  acres, configured into two equal bays of  $\pm 11,200$  SF each. The building features clear span layouts, 18' clear height, grade-level loading, and ample on-site parking.

This configuration makes the property ideal for a wide range of users including distribution, service-based businesses, warehouse operators, and logistics users.

For an owner-user, this represents the ability to control your facility, eliminate lease uncertainty, and operate in a supply-constrained market where comparable spaces are increasingly difficult to secure.

The property also offers flexibility, allowing a buyer to occupy a portion of the building while maintaining income from the remaining space, or fully occupy over time.

## PROPERTY HIGHLIGHTS

<b>PROPERTY TYPE</b>	Industrial – Freestanding Building
<b>BUILDING SIZE</b>	$\pm 22,400$ SF
<b>LOT SIZE</b>	$\pm 1.01$ acres
<b>CLEAR HEIGHT</b>	18 feet
<b>LOADING</b>	Grade-level
<b>OCCUPANCY</b>	100%
<b>WEIGHTED AVERAGE LEASE TERM (WALT)</b>	$\pm 8.5$ months (no renewal options)
<b>FEATURES</b>	New Roof/ 40 Year Certification Completed

## ASKING PRICE

# \$6,800,000



# OWNER - USER OPPORTUNITY

This property is ideally suited for owner-users currently leasing in the Doral or surrounding markets and looking to secure long-term control of their operations.

## OWNER-USERS BENEFIT FROM:

- Eliminating lease risk and future rent increases
- Controlling long-term occupancy in a supply-constrained market
- Operating from a standalone facility
- Ability to expand operations over time
- Potential to refinance after establishing ownership

This is a rare opportunity to transition from tenant to owner in one of South Florida's most competitive industrial markets.



# INTERIOR PHOTOS - UNIT 1

[PROPERTY VIDEO \(CLICK HERE\)](#)



# INTERIOR PHOTOS - UNIT 2

[PROPERTY VIDEO \(CLICK HERE\)](#)



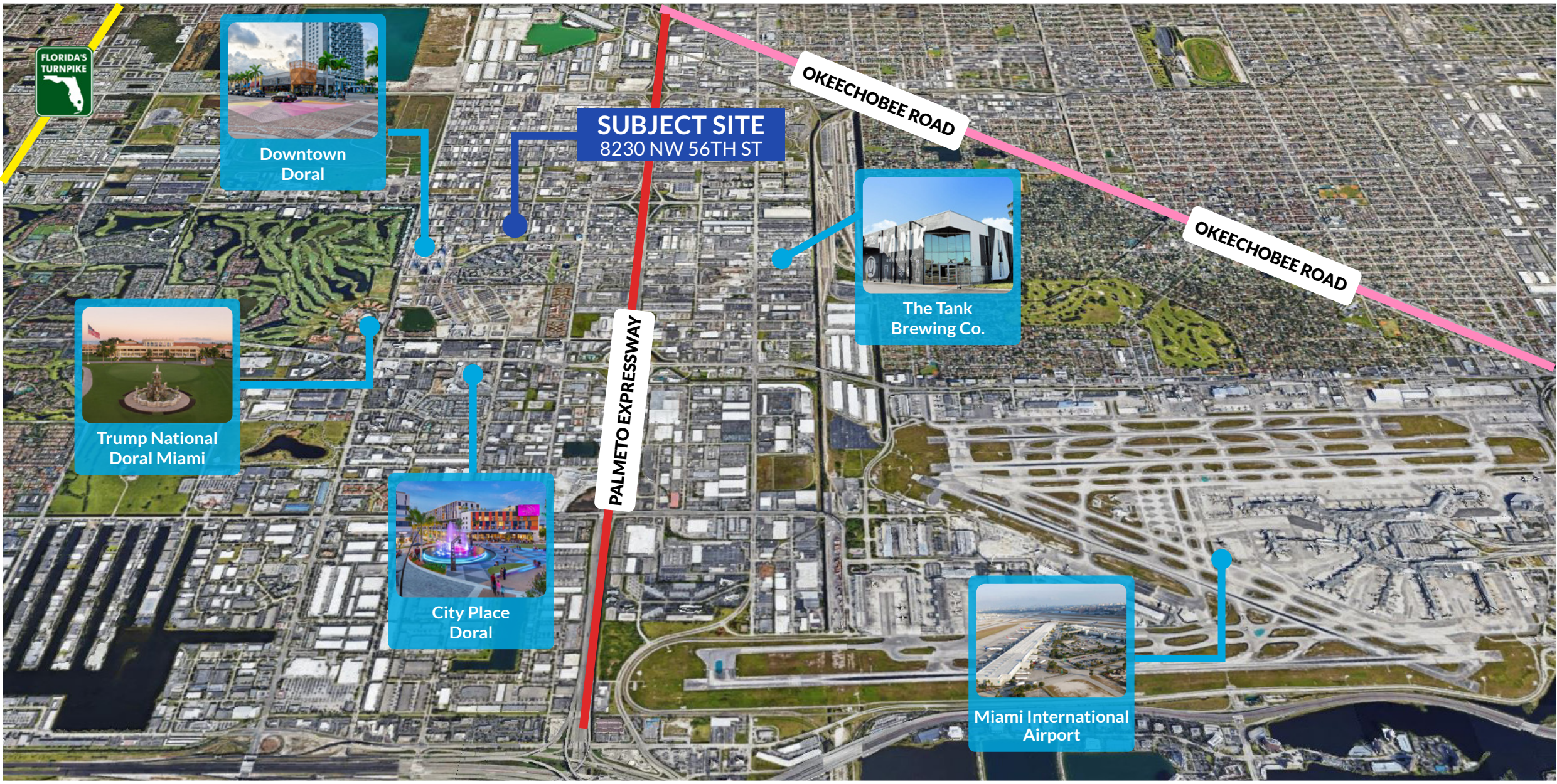
# BIRD'S EYE VIEW

[PROPERTY VIDEO \(CLICK HERE\)](#)





# LOCATION MAP



# MARKET OVERVIEW: DORAL INDUSTRIAL SUBMARKET



- One of the most in-demand industrial submarkets in the country.
- Vacancy rates consistently among the lowest in South Florida.
- Strategic location minutes from Miami International Airport, Major Highways (Sr-836, Sr-826, Florida Turnpike), and Port of Miami access.
- Limited availability for owner-users in the Doral industrial market.

# TENANTS & FINANCIAL OVERVIEW

TENANT	LEASE EXPIRATION	CURRENT RENT	LEASE TYPE
FORD DIESEL SERVICE	July 2026	\$7,500/month (\$90,000/year)	Gross
SOUTH EVOLUTION, INC	May 2027	\$8,500/month (\$102,000/year)	Modified Gross

## SUMMARY:

- Current Gross Income: \$192,000/year
- Weighted Average Lease Term (WALT): ±8.5 months (no renewal options)
- Current income provides optional flexibility but is not required for the property’s primary use as an owner-user facility.



# SALES COMPARABLES

PROPERTY ADDRESS	SALE DATE	SIZE (SF)	SALE PRICE	\$/SF	NOTES
8269 NW 54th St	3/12/26	26,825 SF	\$7,250,000	\$270.27	4-Dock Height Doors
8125 NW 64th St	5/20/25	22,134 SF	\$8,225,000	\$371.60	Dock-high, 4 bays, single tenant (premium)
1890 NW 97th Ave	10/27/25	17,196 SF	\$5,100,000	\$296.58	Grade-level
8051 NW 54th St & 7865 7877 NW 56th St	1/29/25	29,256 SF	\$8,503,120	\$290.65	Multi-tenant flex
4101 NW 77th Ave	7/21//25	33,396 SF	\$9,100,000	\$272.49	2 Grade-level & 1 Dock
8372 NW 64th St	7/8/25	31,058 SF	\$8,875,000	\$285.76	Grade-level

Comparable sales are provided for reference; however, pricing for freestanding industrial buildings in Doral is often driven by owner-user demand, functionality, and specific use requirements rather than purely on a price per square foot basis.





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