



PRIME DORAL LOCATION / FREESTANDING INDUSTRIAL BUILDING

8230 NW 56th Street
Doral, FL 33166



FOR SALE

EXECUTIVE SUMMARY

The subject property is a ±22,400 SF freestanding industrial building situated on ±1.01 acres. The building consists of two equal bays of ±11,200 SF each, featuring clear span layouts, 24' ceiling height, grade-level loading, and ample parking.

The property's configuration and location make it ideal for both distribution and showroom/warehouse users. With a flexible floor plan and strong tenant demand in the submarket, the asset is well positioned for rent growth and long-term value appreciation.

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial – Freestanding Building
BUILDING SIZE	±22,400 SF
LOT SIZE	±1.01 acres
CLEAR HEIGHT	24 Feet
LOADING	Grade-level
OCCUPANCY	100%
GROSS ANNUAL INCOME	\$192,000
YEAR BUILT	1981



ASKING PRICE
\$7,150,000

CLICK TO WATCH VIDEO OF THE PROPERTY

INTERIOR PHOTOS - UNIT 1



CLICK TO WATCH VIDEO OF THE PROPERTY



INTERIOR PHOTOS - UNIT 2



CLICK TO WATCH VIDEO OF THE PROPERTY



BRID'S EYE VIEW



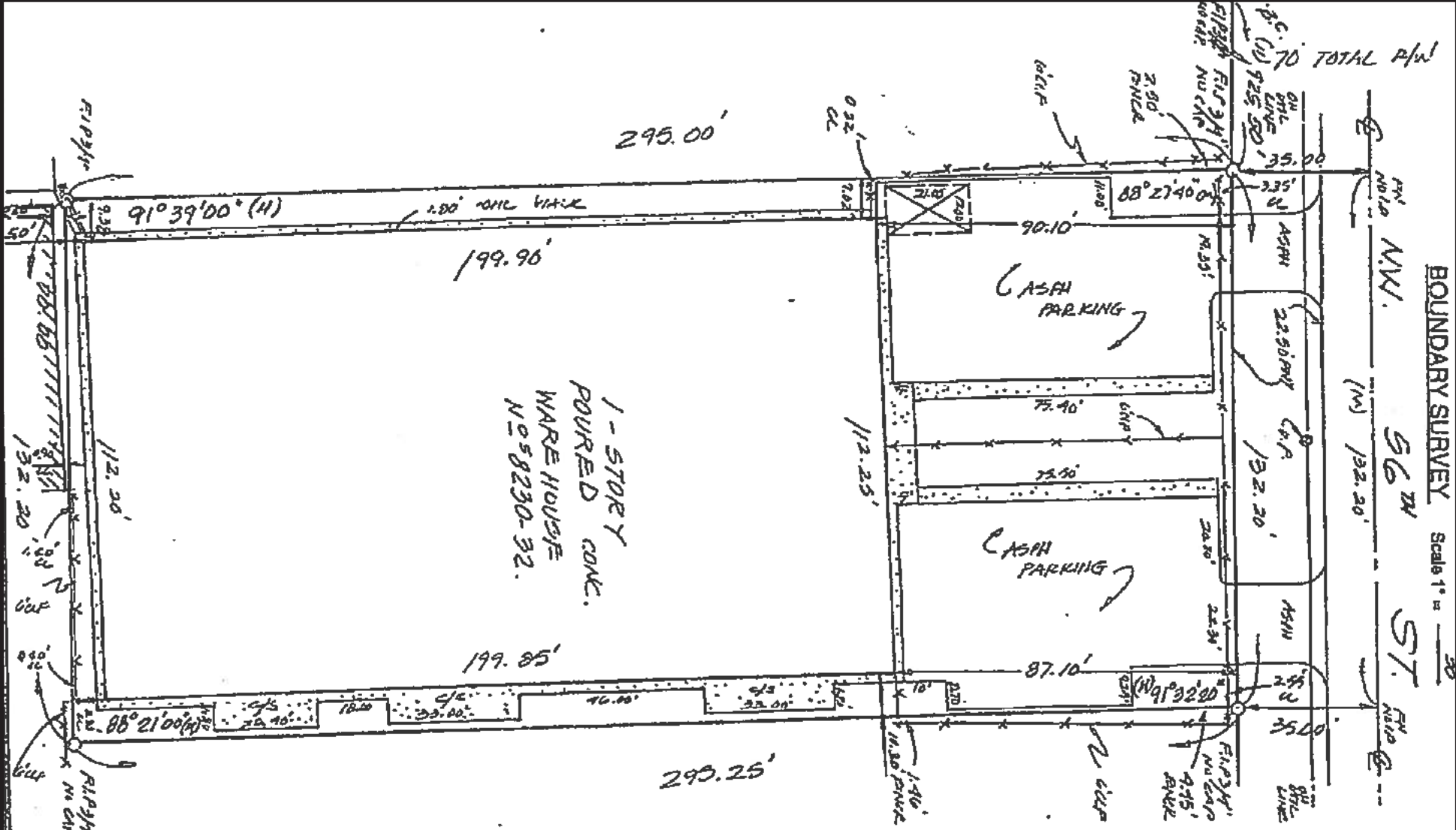
EAST VIEW



WEST VIEW



SURVEY



FINANCIALS

RENT ROLL

TENANT	SF	LEASE EXPIRATION	RENT ANNUAL	TYPE
Ford Diesel Service	11,200	July 2026	\$90,000	Gross
South Evolution, Inc	11,200	May 2027	\$102,000	Modified Gross

SUMMARY

- **Current Gross Rent:** \$192,000/year
- **Pro Forma Market Rent:** \$18-\$20/SF NNN
- **Pro Forma NOI:** \$403,000 (\$18 PSF) – \$448,000 (\$20 PSF)
- **Weighted Average Lease Term (Walt):** ±15 months (no renewal options)



MARKET OVERVIEW



Doral Industrial Submarket

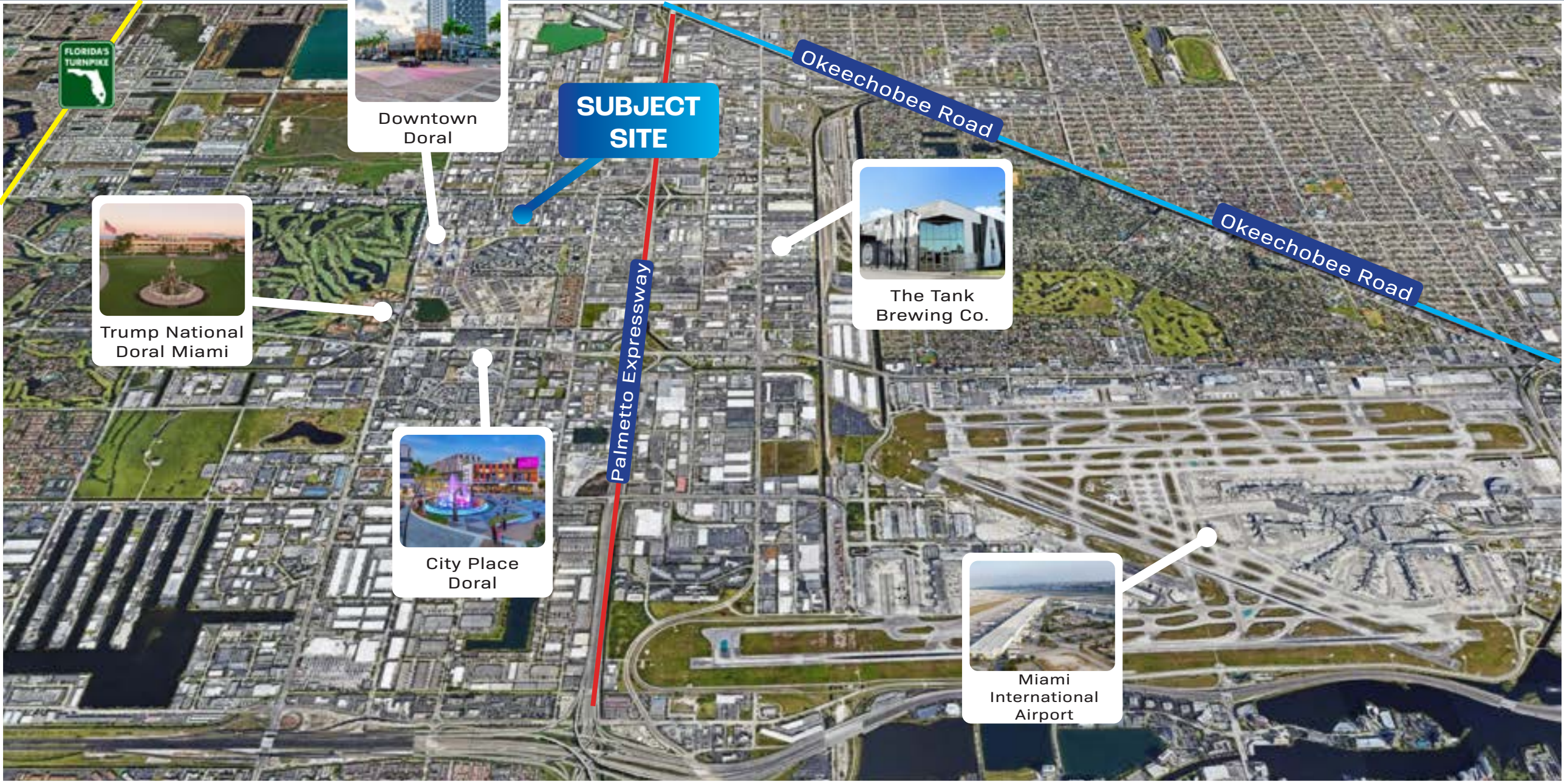
- One of the most in-demand industrial submarkets in the country.
- Vacancy rates consistently among the lowest in South Florida.
- Rental rates have surged past \$18–20/SF NNN for similar products.
- Strategic location minutes from Miami International Airport, major highways (SR-836, SR-826, Florida Turnpike), and Port of Miami access.

COMPARABLES SALES

ADDRESS	SALE DATE	SIZE (SF)	SALE PRICE	\$/SF	NOTES
8115 NW 56th St	11/1/25	24,573 SF	\$5,100,000	\$207.54	Grade-level
8125 NW 64th St	5/20/25	22,134 SF	\$8,225,000	\$371.60	Dock-high, 4 bays, single-tenant (premium)
6405 NW 82nd Ave	7/31/25	23,329 SF	\$5,345,000	\$229.11	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
7895 NW 57th St	5/21/25	15,000 SF	\$5,500,000	\$366.67	Grade-level
8372 NW 64th St	7/8/25	31,058 SF	\$8,875,000	\$285.76	Grade-level



LOCATION MAP





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Miami, FL 33138

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PROCESS

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