

PRIME DORAL LOCATION / FREESTANDING INDUSTRIAL BUILDING

8230 NW 56th Street
Doral, FL 33166

 **APEX**
CAPITAL REALTY
FOR SALE

EXECUTIVE SUMMARY

The subject property is a $\pm 22,400$ SF freestanding industrial building situated on ± 1.01 acres. The building consists of two equal bays of $\pm 11,200$ 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	$\pm 22,400$ SF
LOT SIZE	± 1.01 acres
CLEAR HEIGHT	24 Feet
LOADING	Grade-level
OCCUPANCY	100%
GROSS ANNUAL INCOME	\$192,000
YEAR BUILT	1981

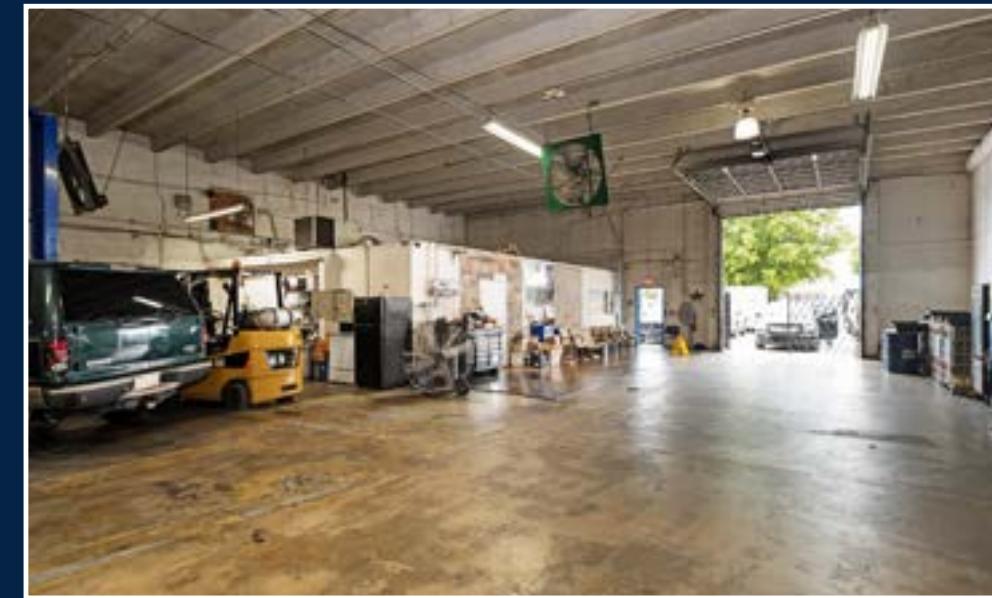


ASKING PRICE

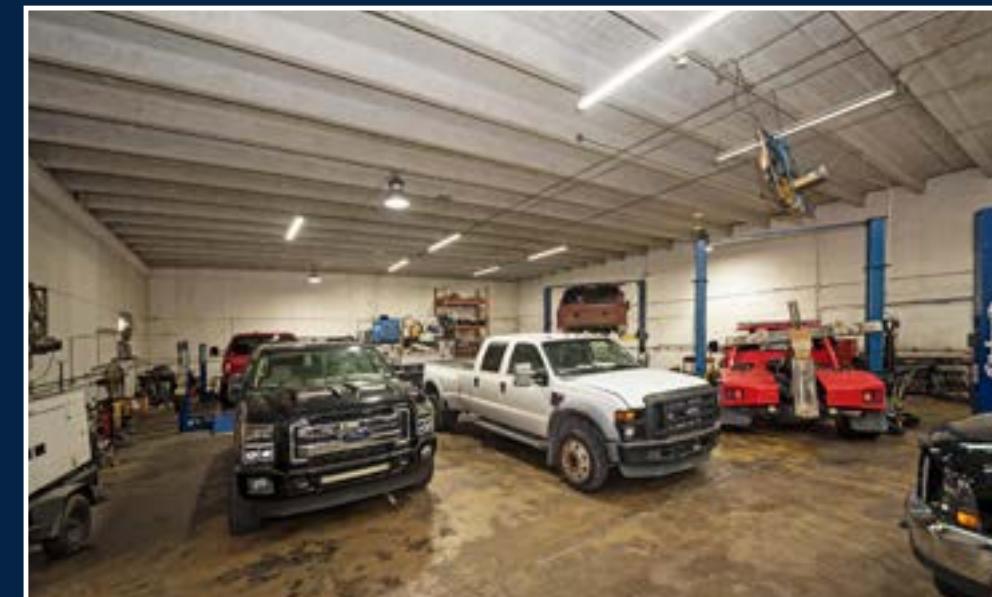
\$7,150,000

CLICK TO WATCH VIDEO OF THE PROPERTY

INTERIOR PHOTOS - UNIT 1



[CLICK TO WATCH VIDEO OF THE PROPERTY](#)



INTERIOR PHOTOS - UNIT 2



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BRID'S EYE VIEW



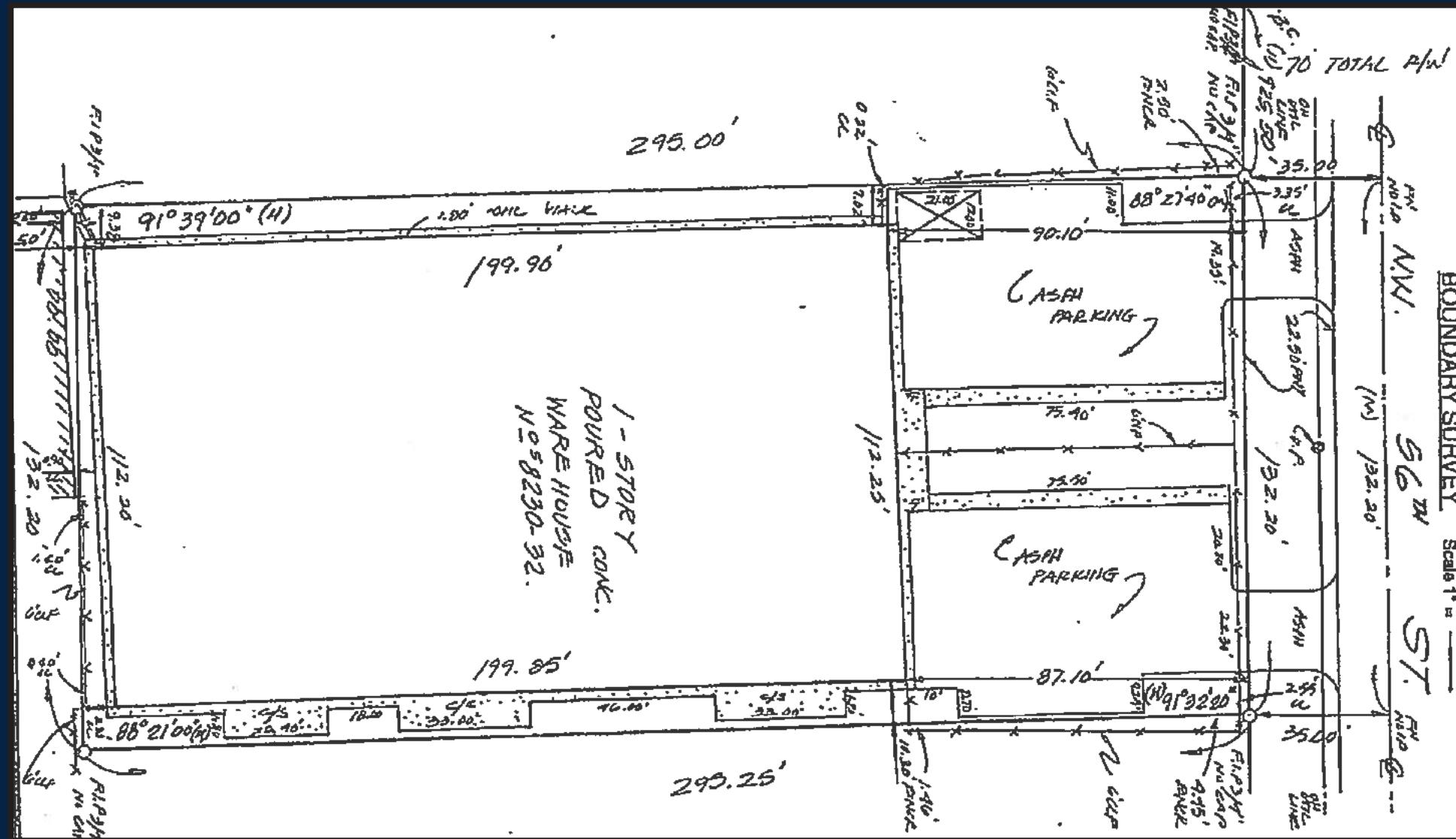
EAST VIEW



WEST VIEW



SURVEY



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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

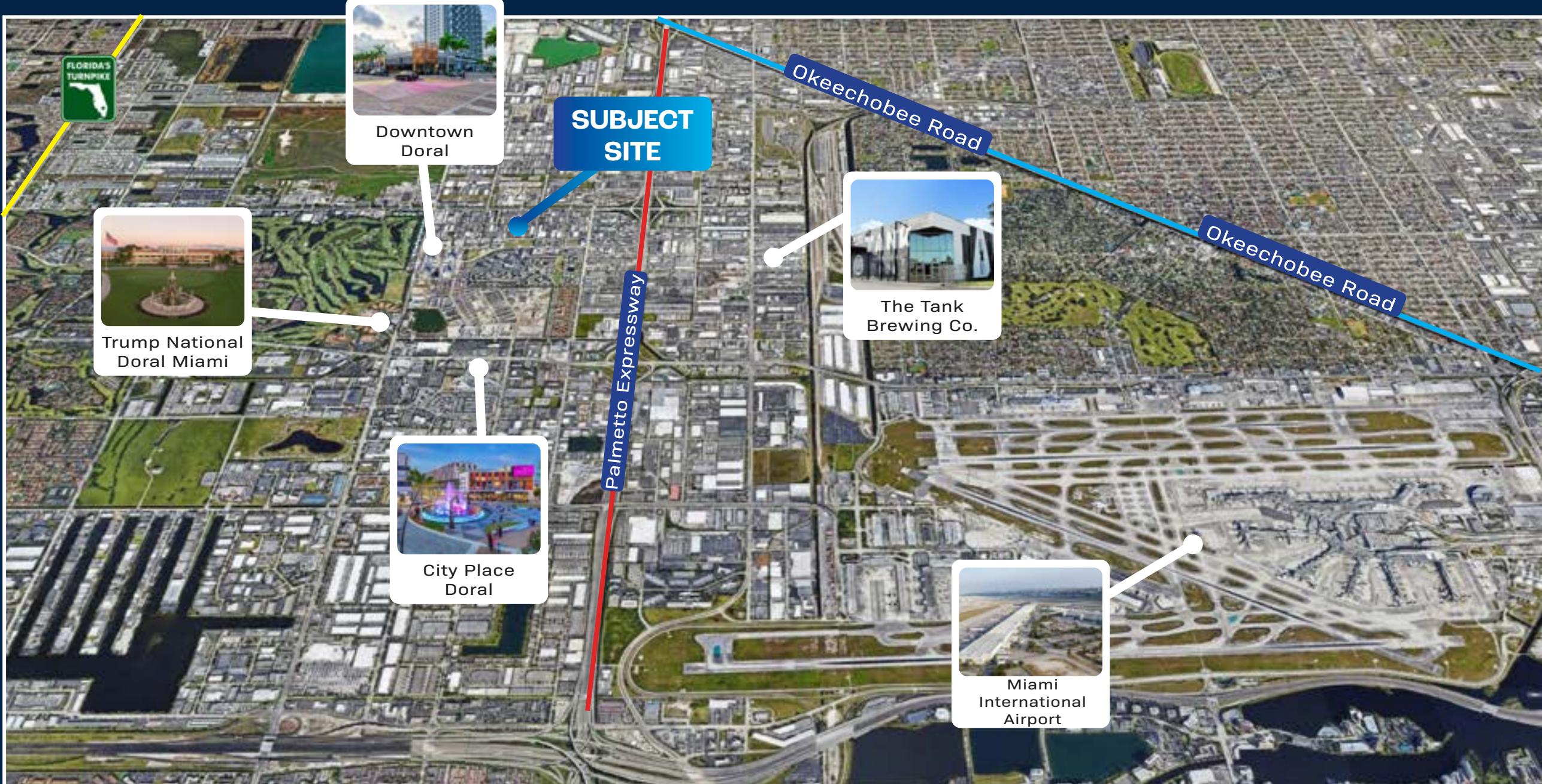
- One of the most in-demand industrial submarkets in the country.
- Vacancy rates consistently among the lowest in South Florida.
- Rental rates have surged past \$18–20/SF NNN for similar products.
- Strategic location minutes from Miami International Airport, major highways (SR-836, SR-826, Florida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