

Freestanding Industrial Facility 11125 NW 29th Street Doral, Florida 33122

AVAILABLE FOR LEASE

UP TO ±40,930 SF AVAILABLE

Available Immediately

Fairchild Partners presents a premier leasing opportunity at 11125 NW 29th Street, Doral, Florida, a ±40,930 SF freestanding industrial facility located in the highly sought-after Airport West/Doral industrial submarket. The single-story building offers a flexible configuration ideal for a wide range of users and can be delivered as one ±40K SF full-building lease or demised into two ±20K SF units to accommodate multiple size requirements.

The Property currently features ±6,994 SF of executive office space and ±32,998 SF of warehouse/maintenance area, along with 24' clear height, eight (8) dock-high loading bays, front-loaded access, a separate office entrance, and sprinkler systems. Situated on a ±71,656 SF lot, the site provides 43 parking spaces (1/1,000 SF) and a layout suitable for a variety of industrial, manufacturing, and distribution uses. Previously used as an ingredient distribution and export facility, the building also includes unique structural enhancements, including advanced ventilation systems, reinforced demising walls, and sloped transitions at certain openings.

Positioned just off the Florida Turnpike, the Property offers excellent regional connectivity and is within minutes of the Palmetto Expressway (SR 826), Dolphin Expressway (SR 836), and key distribution corridors serving Miami-Dade County. Its Airport West/Doral location places it in the heart of one of South Florida's most active industrial hubs, offering convenient access to Miami International Airport, strong labor pools, and abundant nearby retail and service amenities, with both Dolphin Mall and International Mall located within ±1.5 miles of the Property.

Whether delivered as a full-building ±40,930 SF opportunity or demised into "Unit A" and "Unit B", the Property provides a functional, flexible, and institutionally maintained environment suitable for logistics, manufacturing, assembly, specialty industrial, and warehouse users seeking a strategic presence in Airport West/Doral.



±40,930 SF
TOTAL
SQUARE FEET



20k SF

DEMISABLE INTO TWO 20k SQUARE FOOT UNITS



I-INDUSTRIAL

INDUSTRIAL DISTRICT



8 DOCKS
TOTAL DOCK

HIGH DOORS



24' CLEAR

CLEAR CEILING HEIGHT



FRONT LOADING

FRONT LOADING TRUCK DOORS



43 PARKING SPACES

1/1,000 SF PARKING RATIO



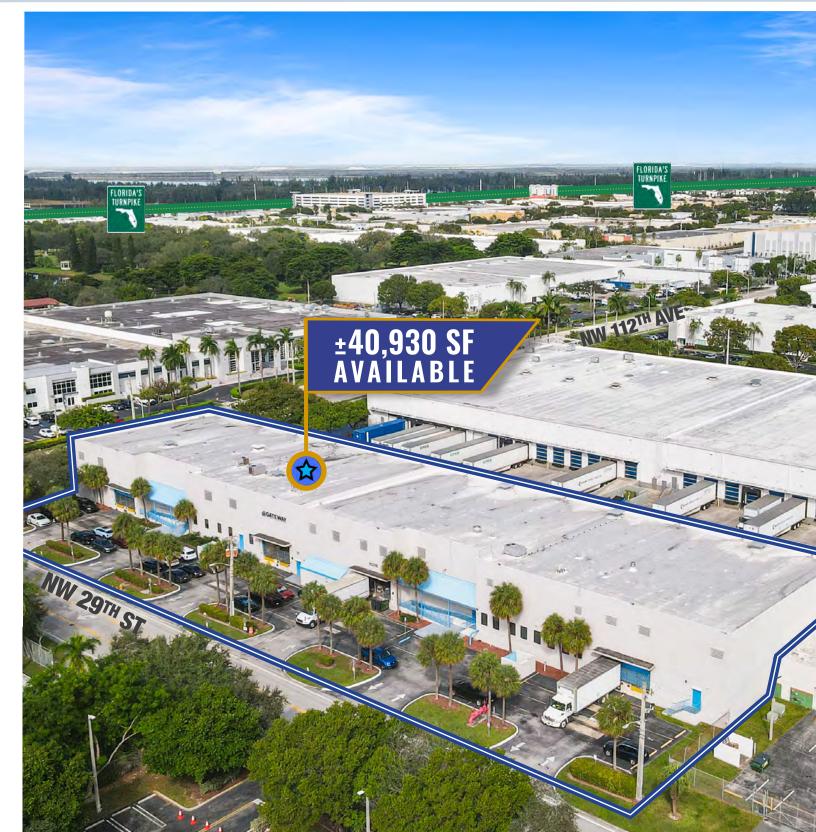
FULLY SPRINKLERED

ADVANCED SPRINKLER SYSTEM



VENTALIATION

UPGRADED VENTALIATON SYSTEMS





FULL BUILDING

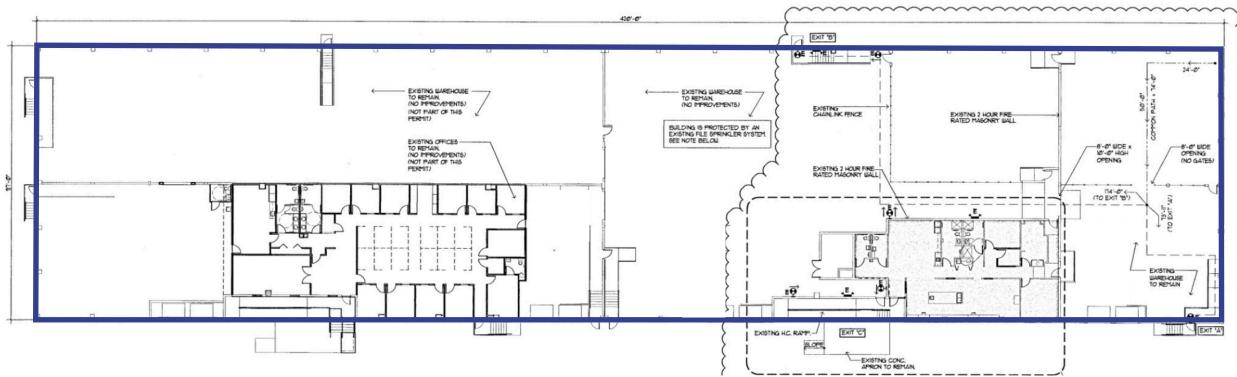
CURRENT FLOOR PLAN

±40,930 SF Total Square Feet

±6,994 SF OFFICE

±32,998 SF WAREHOUSE

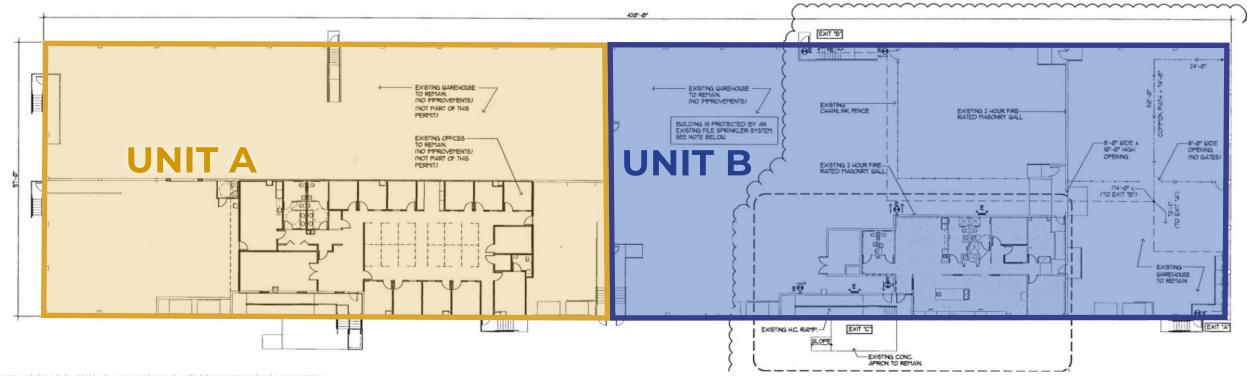
8 DOCKS



DEMISED BUILDING

POTENTIAL FLOOR PLAN

Demisable into two (2) ±20k SF Units



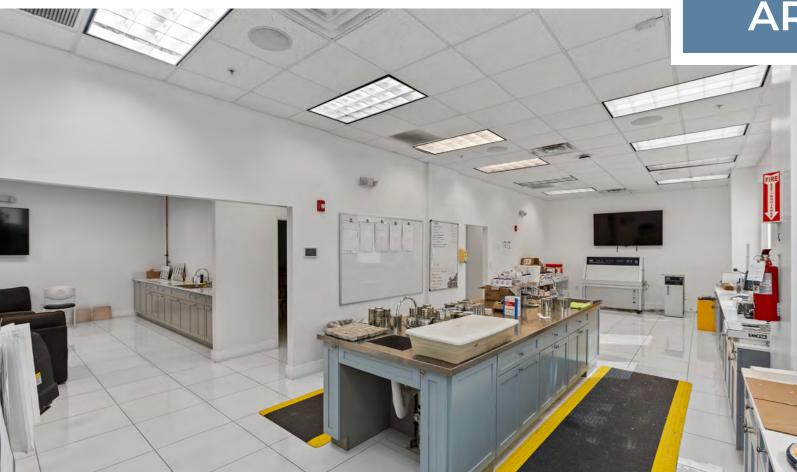
sclaimer: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarani virably or representation about it. The images and floorplans are for illustrative purposes only and may be out-of-date and not current

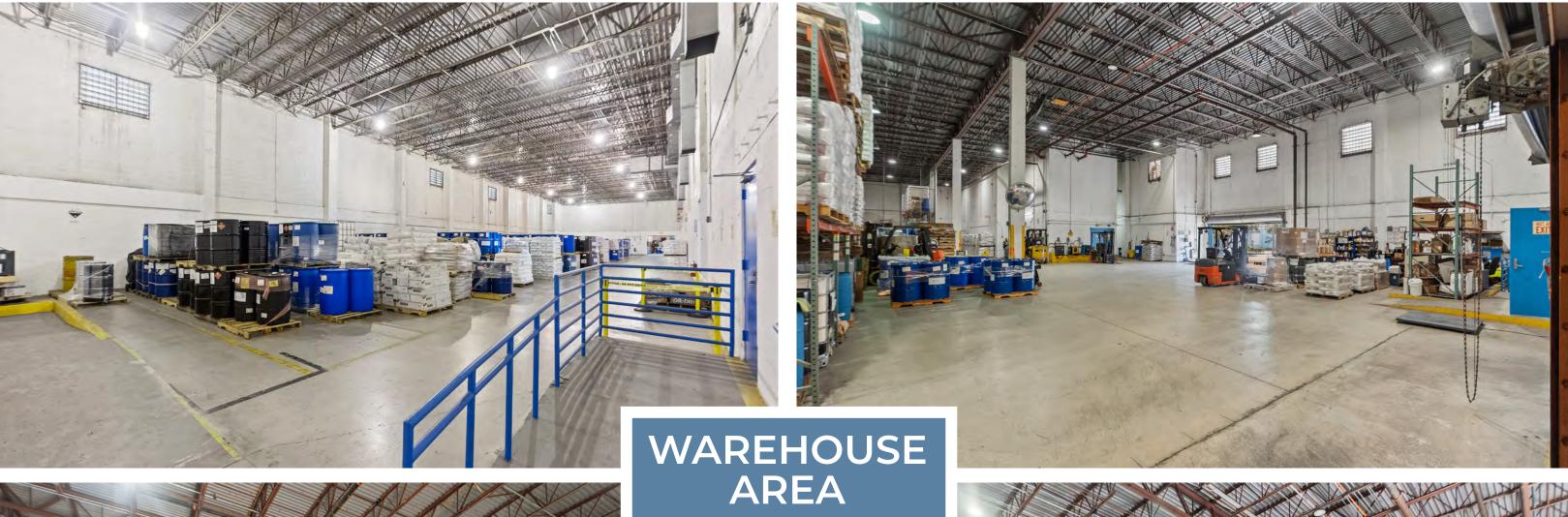






















Miami Dade County's Airport West Submarket DORAL, FL

The City of Doral is one of 34 municipalities in Miami-Dade County and a leading hub for international commerce, logistics, and corporate enterprise. Centrally located just ±5 miles west of Miami International Airport (MIA) via the 25th Street Cargo Viaduct and ±14 miles from Downtown Miami, this Property offers exceptional connectivity to regional and global markets. Encompassing approximately 15 square miles, the City of Doral is home to ±82,000 residents and bordered by the Ronald Reagan Turnpike, Medley, SR 826 (Palmetto Expressway), and Sweetwater.

Recognized as one of South Florida's most businessfriendly environments, Doral attracts a daily workforce of ±150,000 professionals supporting more than 9,000 businesses, including Fortune 500 corporations and major government agencies. Its location near MIA and within the Airport West submarket has made it a cornerstone of South Florida's logistics and distribution network. Beyond its core, Doral's planned infrastructure, thriving retail corridors, and expanding residential base create a vibrant and livable community that consistently ranks among Miami-Dade County's most dynamic submarkets for both business and investment.

3-MILE DEMOGRAPHICS



±125K POPULATION

±\$84K 2024 AVERAGE

HH INCOME

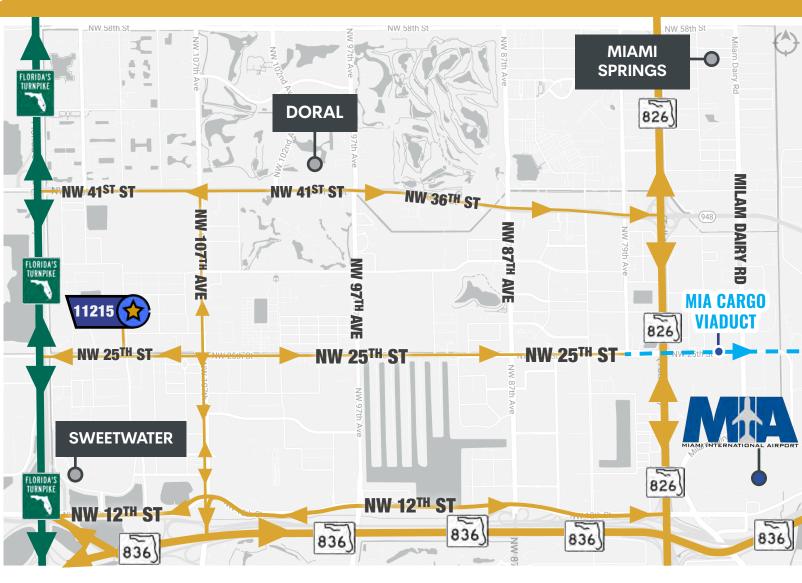
UNEMPLOYMENT RATE



±9,025 TOTAL **BUSINESSES**

±90K TOTAL **EMPLOYEES**





TRANSIT + CONNECTIVITY

11125 NW 29th Street offers exceptional connectivity within Miami-Dade County's Airport West/Doral industrial corridor—one of South Florida's most accessible logistics hubs. Positioned just off the Florida Turnpike, the Property provides immediate regional access and is minutes from SR 826 (Palmetto Expressway) and SR 836 (Dolphin Expressway) for rapid mobility across Miami-Dade, Broward, and Palm Beach counties.

Located approximately ±5 miles from the NW 25th Street Cargo Viaduct, the Property connects to the elevated route via nearby NW 25th Street, offering direct access to the Miami International Airport Cargo Area. With close proximity to the Turnpike, expressways, and the viaduct-fed cargo network, the Property serves as a highly connected base for local, regional, and international distribution operations.



MIN



±10 MIN









±15

Doral's economy is powered by international trade, logistics, and advanced industries, supported by its proximity to major transportation hubs including Miami International Airport and PortMiami. This strategic location links local and global markets, positioning Doral as a key center for commerce and distribution in South Florida. Tenants at 11125 NW 29th Street benefit from seamless access to MIA's cargo gateway, PortMiami's global shipping network, and major regional highways including Florida's Turnpike, SR 826, and SR 836. The Property's location within the Airport West submarket delivers strong operational efficiency for manufacturing, logistics, freight forwarding, and import/export businesses.



PortMiami

±15 Miles from The Property

Powering Global Trade and Economic Growth

PortMiami remains a cornerstone of Florida's economy and a premier hub for global trade and travel. In FY 2024, the Port generated approximately \$61.4 billion in economic impact and supported more than 340,000 jobs statewide. Spanning over 500 acres, PortMiami operates advanced cargo terminals, state-of-the-art warehousing facilities, and comprehensive logistics infrastructure that positions it as Florida's #1 container port and one of the busiest in the United States. In FY 2024 alone, the Port handled over 1.08 million TEUs, underscoring its strength as the state's leading container gateway.

Beyond cargo, PortMiami is also a global leader in cruise traffic, welcoming a record 8.23 million passengers in FY 2024. This performance reflects a robust post-pandemic recovery and reinforces the Port's critical role as an economic engine driving commerce, tourism, and job creation throughout South Florida. Located approximately ±15 miles from the Property, PortMiami provides tenants with efficient connectivity to international shipping routes, offering a strategic advantage for distribution, import/export, and logistics operations.



In 2024, PortMiami Handled Over 1.08 Million TEUs reflecting strong post-pandemic recovery in cargo and trade volumes.

#1
CONTAINER
PORT IN FL &
ONE OF BUSIEST
IN THE U.S.

1 Million+ TEUs

> HANDLED ANNUALLY

±\$43B
IN ANNUAL
ECONOMIC
ACTIVITY



Miami International Airport

±5 Miles from The Property

Driving Billions in Trade and Job Creation

Miami International Airport (MIA) continues to stand as one of Florida's most critical economic engines and a premier global gateway for both cargo and passenger travel. In FY 2024, MIA generated approximately \$181.4 billion in annual business revenue and supported more than 842,700 jobs across Florida. Within Miami-Dade County alone, MIA contributed about \$41.2 billion in business revenue and supported over 311,000 jobs locally, underscoring its role as one of the region's largest employment hubs.

Spanning ±3,000 acres, the airport encompasses ±8.7 million square feet of facilities, including state-of-the-art cargo warehouses, office space, maintenance shops, and aircraft hangars. MIA's cargo operations remain a cornerstone of international trade, with shipments growing by nearly 9% in FY 2024 to 3 million tons, and total import and export trade values reaching approximately \$78 billion. At the same time, MIA welcomed a record nearly 56 million passengers in 2024, highlighting its significance as both a logistics hub and a global tourism driver.

Conveniently located 3-miles from the primary access point to the NW 25th Street elevated Viaduct, which connects directly to the Miami International Airport cargo area, the Property is strategically positioned to leverage MIA's unparalleled connectivity. Tenants benefit from direct access to global air cargo networks and passenger services, supporting efficient supply chain operations and exceptional reach into domestic and international markets.

#1

MIAMI INTERNATIONAL AIRPORT RANKS #1 IN INT'L FREIGHT AND #2 IN INTERNATIONAL PASSENGERS

±\$41.2B

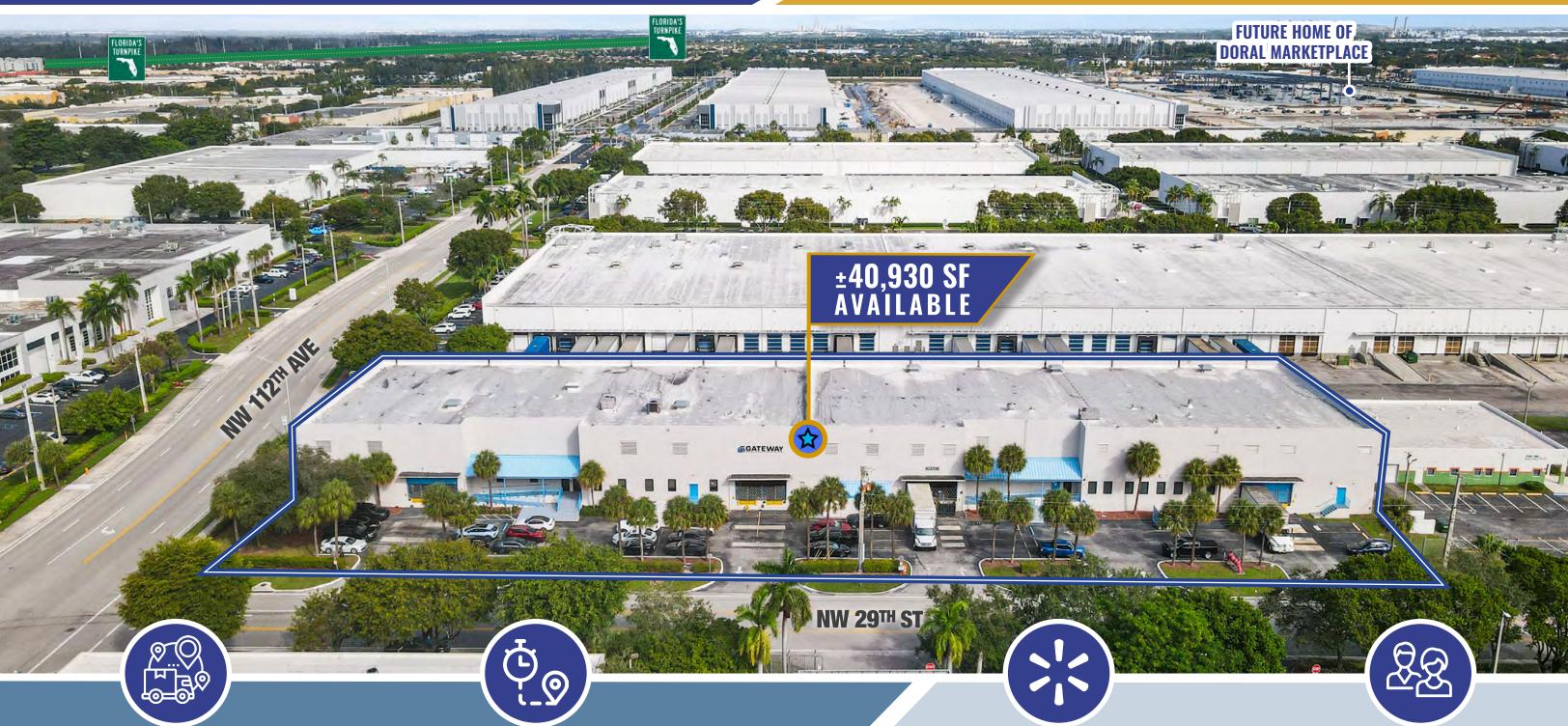
ANNUAL ECONOMIC IMPACT

2,000+ DAILY DEPARTURES

THE AREA BOASTS THREE
(3) REGIONAL AIRPORTS
WITH 2,000+ DAILY
DEPARTURES

In 2024, Miami International Airport Welcomed Nearly 56 Million Passengers reflecting a recovery in air travel following the pandemic and a continued surge in travel volume.





Strategic location within the Airport West Submarket offering excellent access and connectivity via Florida's Turnpike, SR-826, and SR-836; Advantageous distribution point to service Miami-Dade County and the neighboring counties

Direct access to the MIA
Cargo and less than 5-miles
from Miami International
Airport, the #1 U.S. Airport
in International Freight (9th
Worldwide) and ±35-min
from PortMiami, one of the
busiest container ports
in the world

The area is home to several Fortune 500 companies and government headquarters including Carnival Cruise Lines, Leon Medical Centers, Walmart, Univision, and Blue Cross Blue Shield of Florida

Dense demographics
with access to a
strong and diverse
labor pool; Doral is one
of the fastest growing
cities in the State
by Year-Over-Year
percentage (YOY %)
population growth





FOR MORE INFORMATION, CONTACT:



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