



**TRAJAN**  
COMMERCIAL REAL ESTATE



**OFFERING  
MEMORANDUM**

**3000 NW 82 AVE  
DORAL, FL 33122**

**INDUSTRIAL  
WAREHOUSE**

**AVAILABLE  
FOR**

**SALE**

**IN PRIME LOCATION  
IN DORAL**



**MUST SEE!**



[www.TrajanCRE.com](http://www.TrajanCRE.com)



[contactus@TrajanCRE.com](mailto:contactus@TrajanCRE.com)



(786) 432-0551



# DISCLAIMER

Trajan Commercial Real Estate, Inc. ("Trajan") has been retained as exclusive real estate agent regarding the **sale** of **3000 NW 82 AVE DORAL, FL 33122** ("Property").

This Confidential Sale Memorandum has been prepared by Trajan and reviewed by the Owner. It contains selected information about the Property and does not claim to be comprehensive or to include all information a prospective tenant might need.

In this Offering Memorandum, all information contained in this offering memorandum is provided for the sole purpose of assisting interested parties in evaluating the Property. While the information has been obtained from sources deemed reliable, Trajan makes no representations or warranties, express or implied, as to the accuracy or completeness of the information. Interested parties should conduct their own independent investigation and analysis of the Property.

Neither Trajan nor any of its affiliates, directors, officers, or employees shall be held liable for any inaccuracies or omissions in this memorandum, or for any reliance thereon. This document is subject to errors, omissions, changes in price, or withdrawal without notice.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Trajan or the Owner. Each prospective tenant is to rely upon their own investigation, evaluation, and judgment as to the advisability of leasing the Property described herein.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to sale the Property and/or terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any tenant reviewing this Offering Memorandum or making an offer to sale the Property unless a written agreement for the sale of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. Trajan CRE is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of Trajan CRE and may be used only by parties approved by Trajan CRE. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Trajan CRE and the Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.

By accepting this memorandum, the recipient agrees to release Trajan and its affiliates from any claims, losses, or damages arising out of or related to the use of the information contained herein.



## CONTACT US





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# PROPERTY DESCRIPTION

3000 NW 82 AVE DORAL, FL 33122



## TURNKEY INDUSTRIAL WAREHOUSE IN PRIME DORAL LOCATION – NOW AVAILABLE FOR SALE

Welcome to 3000 NW 82 Ave, Doral, FL 33122—an exceptional opportunity to own a premium industrial warehouse in the within the prestigious HEMISPHERE CENTRE CONDO. This ±3,514 Sq. Ft. corner unit is perfectly positioned at the main entrance of the complex, making it the first unit on the left and offering unmatched visibility and accessibility. Its strategic location and outstanding condition make it one of the most desirable units in the area.

Situated in the heart of prime Doral, one of South Florida's most dynamic and fastest-growing industrial hubs, this property is surrounded by major highways, thriving commercial districts, and just minutes from Miami International Airport. It's a rare combination of convenience and exposure—ideal for high-volume distribution, logistics operations, light manufacturing, import/export businesses, e-commerce fulfillment, or any enterprise requiring seamless truck access and efficient layout.

The unit features a 20' clear ceiling height, a double-wide dock-high roll-up door (10' x 12'), front-loading capability with both a dock-high and ramp, and a ±432.4 Sq. Ft. load-bearing mezzanine—perfect for additional storage or operational space. With five assigned parking spaces and a strong Twin-T concrete roof, this one-story layout offers both durability and functionality.

Whether you're an owner-user or investor looking for a top-tier asset in a booming market, this warehouse checks all the boxes.

**MUST SEE!**

Contact us today for more information or to schedule a showing.



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# PROPERTY KEY FEATURES

3000 NW 82 AVE DORAL, FL 33122



TOTAL UNIT SIZE:

**3,514 Sq.Ft**



YEAR BUILT:

**1994**



WAREHOUSE AREA SIZE:

**± 2,690 Sq.Ft**



MEZZANINE SIZE:

**± 432.4 Sq.Ft** (Load-bearing mezzanine)



PARKING:

**5 Assigned parking spaces**



OFFICE SPACES:

**2** ± 392 Sq. Ft (approx. 11.16%) The first floor features a reception/waiting area currently used as a second office at the entrance, one private office—all under A/C.



CEILING HEIGHT:

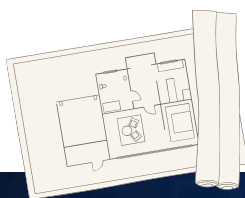
**20' Clear**



BAY LOADING DOOR:

**1 Dock High & 1 Ramp**

Double-wide Dock High Roll-Up Bay Door (10' x 12')



Floor plan available



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# PROPERTY FEATURES

3000 NW 82 AVE DORAL, FL 33122

A/C UNIT:

**1 Cooling Offices area only**  
(Approximately 5 years old)



TOTAL BATHROOMS:

**1**



ELECTRIC POWER:

**110 volts electricity**



ZONING:

**HEAVY MANUFACTURING IU-2**  
7300 INDUSTRIAL / I-INDUSTRIAL

ROOF:

**Twin-T Concrete Roof**

Covered under the association Master Insurance Policy



FLOOD ZONE (X):

**Not located in a flood zone**  
(No flood insurance required)

FLOORS:

**1**



RACKS:

**Existing racks in the warehouse area can be included in the sale, subject to negotiation.**



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SALE INFO

## HEMISPHERE CENTRE CONDO

3000 NW 82 AVE DORAL, FL 33122

ASKING PRICE: **\$1,285,000**  
AVAILABLE IMMEDIATELY

<b>SALE TYPE</b>	Owner User
<b>SUB-DIVISION</b>	HEMISPHERE CENTRE CONDO
<b>FOLIO #</b>	35-3027-043-0070
<b>2025 ASSOCIATION FEE</b>	\$1,326.00/month
<b>2024 PROPERTY TAXES</b>	\$13,100.25/YR
<b>LP \$/PSF</b>	[\$365 PSF]



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## HEMISPHERE CENTRE CONDO

3000 NW 82 AVE DORAL, FL 33122

**Association Fee: \$1,326.00 / Monthly**

The Monthly Association Fee of \$1,326.00 for **3000 NW 82 AVE Doral, FL 33122** located at **HEMISPHERE CENTRE CONDO**, includes coverage for various shared property expenses & utilities.

### WHAT DOES THE ASSOCIATION FEE COVERS?



- **Water & Sewer** – Utility costs for water supply and sewage services.

- **Trash Collection** – Includes access to the shared dumpster 

- **Building & Outdoor Maintenance** – Covers repairs and upkeep of common areas, including the roof, landscaping, and parking areas.

- **Exterior & Lawn Care** – General grounds maintenance to keep the property well-maintained.



- **Fire & Hurricane/Wind Insurance** – Coverage under the Master Policy



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# WAREHOUSE AREA PHOTOS

3000 NW 82 AVE DORAL, FL 33122



- **TOTAL UNIT SIZE:** ± 3,514 SQ.FT
- **CEILING HEIGHT:** 20' CLEAR
- **FRONT LOADING & UPLOADING:** 1 DOCK HIGH & 1 RAMP (ACCOMMODATES TRUCKS OF ALL SIZES)
- **WAREHOUSE AREA SIZE:** ± 2,690 SQ. FT (APPROX. 76.55%)



- **ROLL-UP BAY LOADING DOOR:** DOUBLE-WIDE DOCK HIGH DOOR (10' X 12')
- **# FLOORS:** 1
- **ROOF:** TWIN-T CONCRETE ROOF







## OFFICE AREA PHOTOS

3000 NW 82 AVE DORAL, FL 33122

• TOTAL OFFICES: 2



- **OFFICE, & OTHER SPACES:** ± 392 SQ. FT (APPROX. 11.16%) - EXCLUDING THE WAREHOUSE SPACE. THE FIRST FLOOR FEATURES A RECEPTION/WAITING AREA CURRENTLY USED AS A SECOND OFFICE AT THE ENTRANCE, ONE PRIVATE OFFICE, AND ONE BATHROOM—ALL UNDER A/C.



- **TOTAL BATHROOMS:** 1
- **1 HVAC UNIT:** COOLING OFFICES AREA ONLY (APPROXIMATELY 5 YEARS OLD)





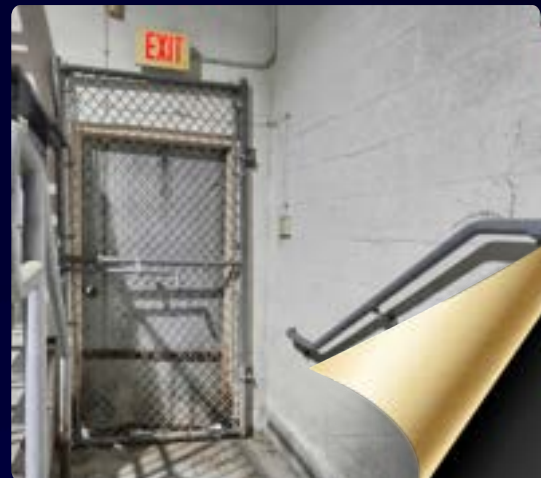
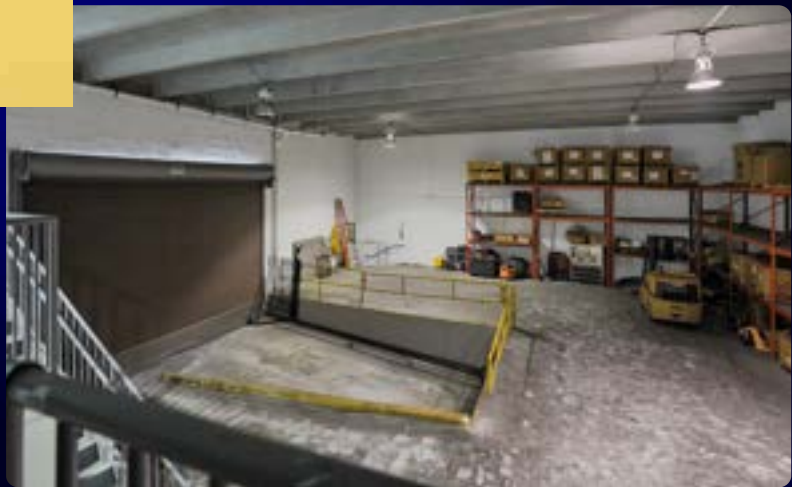
# MEZZANINE PHOTOS

3000 NW 82 AVE DORAL, FL 33122

• YEAR BUILT: 1994

• **MEZZANINE:** ± 432.4 SQ.FT (APPROX. 12.31%) - (LOAD-BEARING MEZZANINE)

• **ZONING::** 7300 INDUSTRIAL / IU-2 HEAVY MANUFACTURING / I-INDUSTRIAL







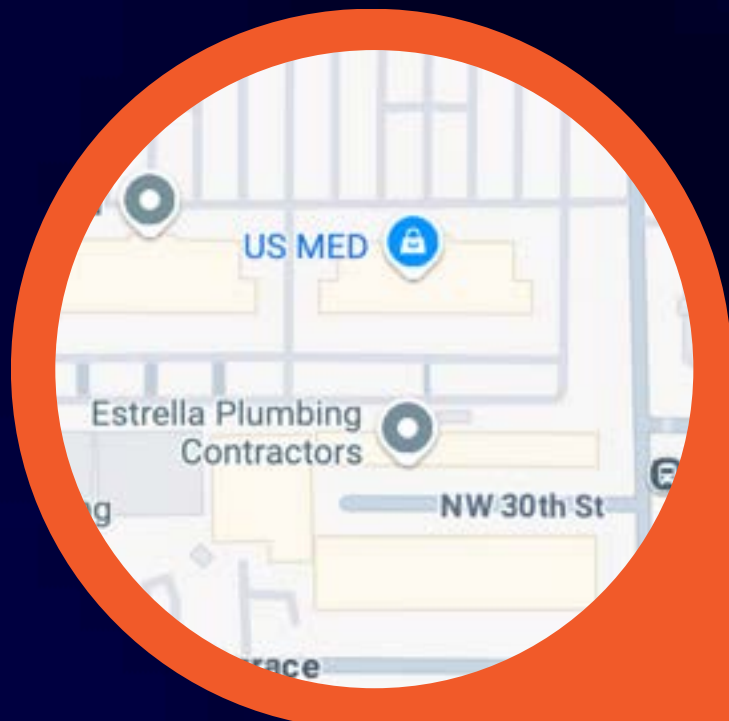
## PROPERTY PHOTOS

3000 NW 82 AVE DORAL, FL 33122

- **PARKING:** 5 ASSIGNED PARKING SPACES



- **CORNER UNIT:** STRATEGICALLY LOCATED AT THE ENTRANCE OF THE COMPLEX, THIS IS THE FIRST CORNER UNIT ON THE LEFT—OFFERING EXCEPTIONAL VISIBILITY AND ACCESSIBILITY. THIS MAKES IT ONE OF THE MOST DESIRABLE UNITS FOR HIGH-TRAFFIC DISTRIBUTION BUSINESSES. THE OVERALL CONDITION AND LOCATION OF THIS PROPERTY RANK IT AMONG THE BEST IN THE AREA.





## PRIME LOCATION IN DORAL, FL

3000 NW 82 AVE DORAL, FL 33122



STRATEGICALLY LOCATED IN DORAL, JUST MIN FROM THE 826 AND 36TH STREET.



SEAMLESSLY CONNECTED TO MAJOR TRANSPORTATION ROUTES, INCLUDING THE PALMETTO EXPRESSWAY, DOLPHIN EXPRESSWAY, AND FLORIDA TURNPIKE.



A SHORT DRIVE TO MIAMI INTERNATIONAL AIRPORT, ENSURING EASE OF TRAVEL.



CLOSE PROXIMITY TO JACKSON WEST MEDICAL CENTER, ENHANCING ACCESSIBILITY FOR HEALTHCARE-RELATED NEEDS.

Location: This industrial property strategically located in **HEMISPHERE CENTRE Condominium**, offers seamless **access to major highways**, including **SR-836, SR-826**, and the **Florida Turnpike**. Just minutes from **Miami International Airport**, this prime location is ideal for logistics, distribution, and light manufacturing businesses seeking efficiency and connectivity.



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# ASSOCIATION APPROVAL PROCESS & FEE

## HEMISPHERE CENTRE CONDO

Prospective buyers must undergo approval from both the association and the board of directors.

Some usage restrictions apply, and the association may reject businesses involving hazardous chemical products, mechanic work (especially those involving oil changes or painting), laundry services.



For details on potential business restrictions within the association policies, please feel free to contact the association manager:



### HEMISPHERE CENTRE CONDOMINIUM

Association Manager Contact Information

**Manager:** Monique Zuniga

**Phone:** (786) 925-6375 | 305-254-7228

**Email:** [monique@FosterCompany.net](mailto:monique@FosterCompany.net)

### APPLICATION PROCEDURES AS PER ASSOCIATION MANAGER'S REQUEST – HEMISPHERE CENTRE CONDO

#### 1. PAYMENT –

- Must be Money Order or Cashier's Check only.
- Payable to: HEMISPHERE CENTRE WAREHOUSE
- Cost:
  - Single or married couples: \$150.00
  - Per applicant: \$150.00 each

#### 2. SUBMISSION METHOD –

No fax, email, or mail.

Applications must be dropped off in person at the office: 9000 S.W. 152 ST.

Suite 102,  
Miami, FL 33157

#### 3. PROCESSING TIME –

- Allow at least 30 business days for processing.

Note: Screening fee is **non-refundable**, even if you change your mind or are not approved.

#### 4. REQUIRED DOCUMENTATION TO BUYER'S APPLICATION:

- A) Occupational Licenses / Articles of Incorporation
- B) Business Licenses
- C) Certificate of Liability Insurance



## CONTACT US



**TRAJAN**  
COMMERCIAL CRE GROUP

# SHOWING INSTRUCTIONS

3000 NW 82 AVE DORAL, FL 33122

Please provide 24 o 48 hours' advance notice for any property showings to ensure we can accommodate you accordingly.

Thank you for your cooperation. We look forward to working with you!

To book a showing or for any questions, please text or call the Trajan CRE team:

Claudia Splinter & Melissa at (786) 432-0551

Alternatively, you may send an email to:  
[Claudia@TrajanCRE.com](mailto:Claudia@TrajanCRE.com) and please CC: [Melissa@TrajanCRE.com](mailto:Melissa@TrajanCRE.com)

*Thank You!*



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