



Single Tenant Industrial in Miami's Airport West Submarket/ Downtown Doral

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Available For Sale



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Single-User Industrial Facility

8269 NW 54th Street, Doral

Single-Tenant Industrial: 8269 NW 54th Street, Doral

This industrial opportunity offering consists of a ±26,000 SF freestanding industrial building strategically located directly across from Downtown Doral, offering tenants immediate access to a vibrant mix of restaurants, retail, and amenities. The building is currently leased to D. Ben-Toby, Inc. through December 2025, providing near-term flexibility for users or investors looking for opportunities to purchase in Doral. The building features four dock-high loading positions, 22-foot clear ceiling heights, and a secured truck court, along with 18 on-site parking spaces. While functional in its current configuration, the asset would benefit from modest capital improvements—such as refreshed office interiors, paint, and upgraded exterior lighting and dock infrastructure—to further elevate its marketability and appeal to higher-credit tenants or users.

Property Three Details

Address:	8269 NW 54th Street, Doral, FL
County:	Miami-Dade
Parcel Number:	35-3022-000-1055
Total Buildings:	One (1) Building
Year Built:	1983
Total Size:	±26,000 SF
Land area:	±39,014 SF (±0.896 Acre)
Site Coverage:	±67%
Parking:	18 Parking Spaces
Leasee:	D.Ben-Toby, Inc.
Occupancy:	100%
Property Taxes (2024):	\$69,347.67
Ceiling Height:	18' Clear Height
Dock Doors:	4 dock height positions
Truck Court:	Secured Truck Court
Original Lease (5 Yrs):	2015 – 2020
Last Amendment:	11/2022 for a 3-Yr Term (1/2023-12/2025) with a Current Annual Rate of ±\$379,272

Single-Tenant Industrial Facility



Investment or Owner-User Opportunity

Owner-User or Value-Add Opportunity

Rent Roll + Highlights

8269 NW 54th Street

Unit	Lease	Lease Type	Area	Lease From	Lease To	Term (Months)	Tenancy (Years)	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area
101	D. Ben-Toby, Inc.	Industrial	26,000	1/16/15	12/31/25	132	10.25	\$31,605.98	\$1.22	\$379,271.76	\$14.59
			Rent Steps	From	To			Monthly Amt	Amt/Area	Annual	Annual/Area
				1/1/25	12/31/25			\$31,605.98	\$1.22	\$379,271.76	\$14.59
			Options	Date	Valid Till Date	Term	Earliest	Latest	Monthly Rent	Description	
			Termination								30 Day Tenant's Term. upon Bldg Sale
TOTALS			26,000					\$31,605.98	(Monthly)	\$379,271.76	(Annually)
			Occupied	100.00%	26,000						



**One (1),
Single-Tenant
Industrial Facility**



**±26,000 SF Total
Square Feet on a**



**Located across
the Street from
Downtown Doral**



**Secure Property
with Dock High
Loading, Private
Parking, and Truck
Court**



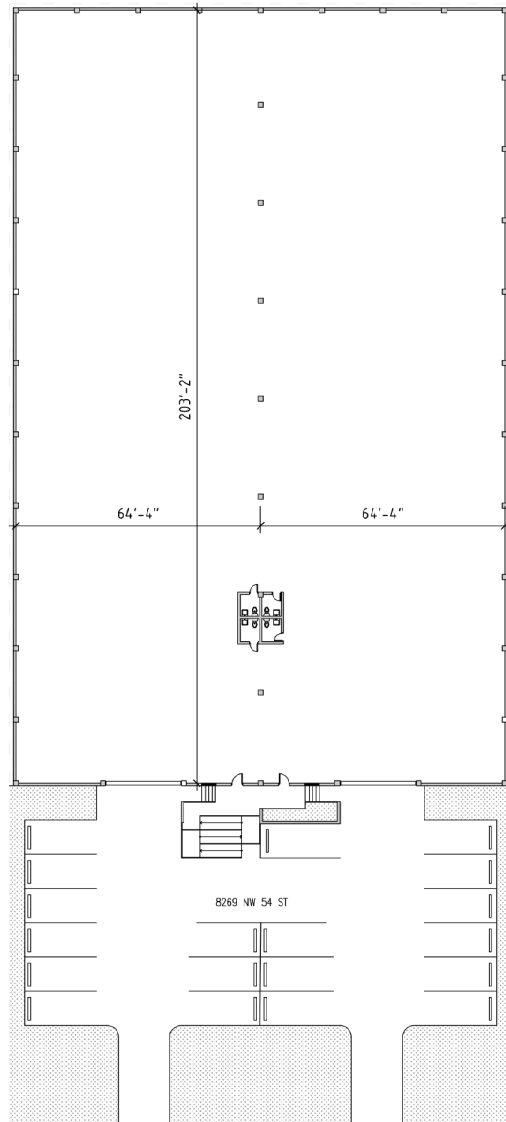
**±100% Occupied
through
December 2025**



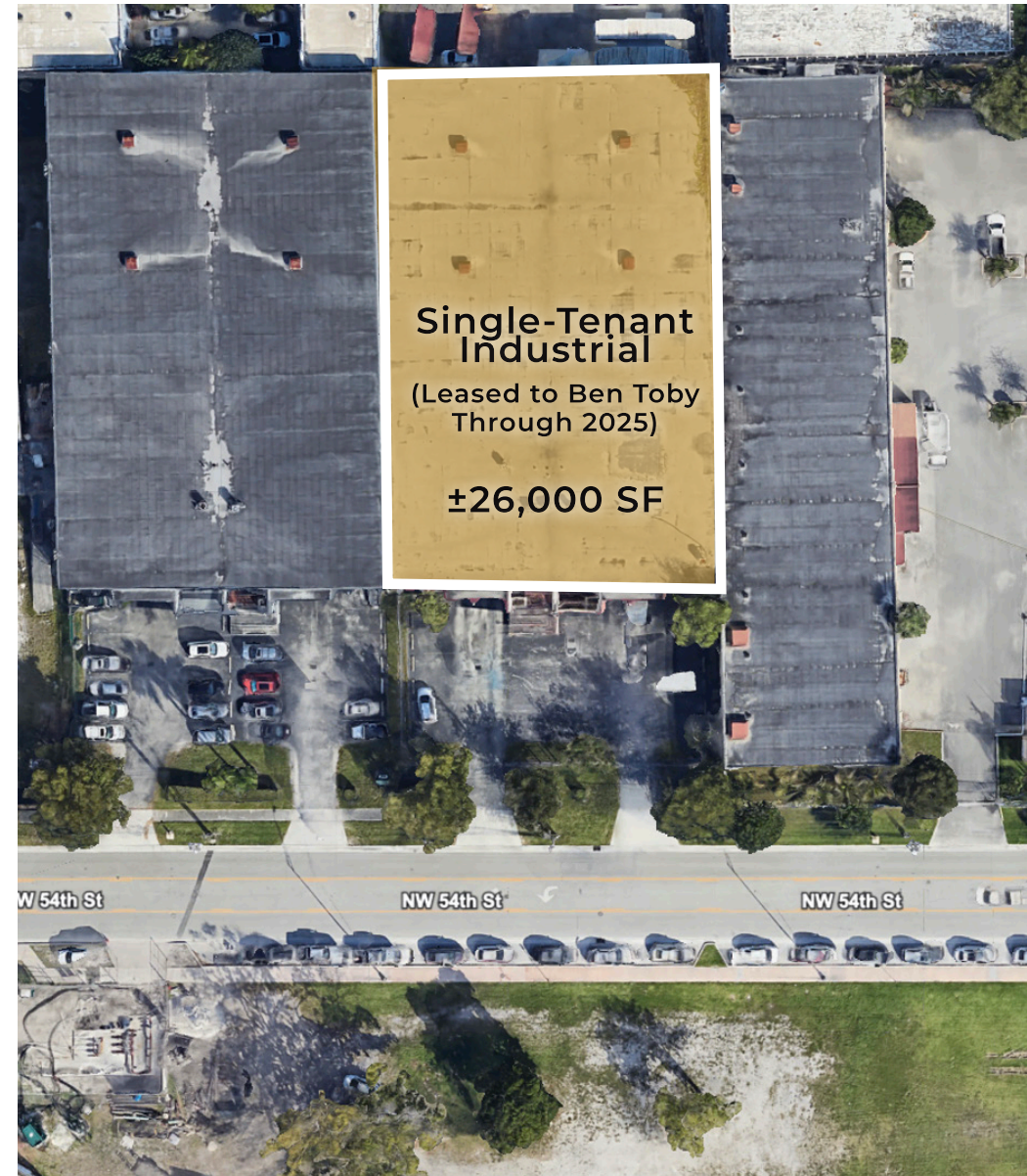
**Owner User
Opportunity
or Value Add
Investment
via Lease-Up**

±26,000 SF, Single-User Facility **Site Plan**

Floor Plan: 8269 NW 54th Street



Site Plan





Property Photos



Across from Downtown Doral Gated/Secure Property

PROPERTY
VIDEO



SUNNY
ISLES

MIAMI
BEACH

DOWNTOWN
MIAMI

MARLINS
STADIUM

BRICKELL

826

826

826

±241,910
VPD (2024)

±29,500
VPD (2024)

5450 NW 82nd Ave
Portfolio Available

8269 NW 54th St
AVAILABLE FOR SALE



DOWNTOWN
DORAL

Flexible Zoning Downtown Doral Art District



More About this
Overlay District's
ZONING

Downtown Doral Arts District Overlay (DDAD)

The Portfolio is located within the Downtown Doral Arts District (DDAD), a designated overlay district created by the City of Doral to promote a creative, mixed-use environment within a historically industrial corridor. The DDAD applies to the area bounded by NW 58th Street (north), NW 87th Avenue (west), NW 54th Street (south), and NW 79th Avenue (east). **The overlay modifies the underlying industrial zoning (typically IC) to allow a broader and more flexible range of uses, including artisan studios, maker spaces, galleries, showrooms, and small-scale production or fabrication, which are typically not permitted under standard zoning.** Intended to foster a vibrant, integrated arts and production hub, the DDAD supports creative businesses, light industrial users, and adaptive reuse projects that enhance the cultural and economic vitality of the greater Downtown Doral area.

The overlay provides design flexibility for property owners and developers through modified setbacks, expanded site planning options, and allowances that support the transformation of older industrial buildings into modern, functional spaces. The district benefits from direct access to the Palmetto Expressway (SR 826) via NW 58th Street and is located less than five miles from Miami International Airport, offering excellent regional connectivity. **Adopted by City Council and reflected in Doral's official zoning and future land use maps, the DDAD is a key element of the city's urban redevelopment strategy—positioning the Portfolio for growth, reinvestment, and creative repositioning.**



Location Dynamics

This industrial opportunity is strategically located in the heart of Doral, Florida, one of the most desirable and supply-constrained industrial submarkets in Miami-Dade County. The properties offer unparalleled transportation access and are surrounded by a dense network of highways, airports, and ports—making them ideal for logistics, distribution, and service-oriented users.



Major Highways:

- **Palmetto Expressway (SR-826):** Located less than ±1 mile from the Portfolio, SR-826 is one of South Florida's most heavily trafficked corridors and provides direct connectivity to SR-836 (Dolphin Expressway), Florida's Turnpike, and I-75.
- **Dolphin Expressway (SR-836):** Approximately ±3.5 miles (±7 minutes) to the south, SR-836 is a major east-west artery offering quick access to Miami International Airport, Downtown Miami, and major commercial hubs.
- **Florida's Turnpike:** About ±4 miles (±8 minutes) away, the Turnpike provides a critical north-south toll route stretching from Miami to Central Florida and beyond.
- **Interstate 75 (I-75):** Located ±6 miles (Less than 10 minutes) from the Portfolio, I-75 connects the region to Florida's Gulf Coast markets and continues north toward Atlanta.
- **Gratigny Parkway (SR-924):** Just ±7 miles (Less than 10 minutes) from the site, SR-924 links I-75 and SR-826, improving east-west mobility across northwest Miami-Dade County.
- **Interstate 95 (I-95):** Roughly ±9.5 miles (±20 minutes) east of the Portfolio, I-95 serves as the main north-south corridor along the eastern seaboard, linking Miami to Fort Lauderdale, Palm Beach, and all major markets up the East Coast.



Major Airports:

- **Miami International Airport (MIA):** Just ±5 miles (±10 minutes) from the Property, MIA is one of the busiest airports in the U.S., serving as a major hub for international cargo and passenger flights, particularly between the U.S. and Latin America.
- **Fort Lauderdale-Hollywood International Airport (FLL):** Just ±35 miles (±40 minutes) away, FLL offers additional connectivity for both domestic and international air travel and freight services, making it a key alternative airport in the region.

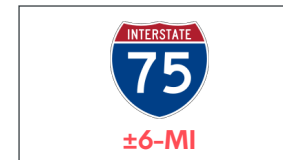


Major Ocean Ports:

- **PortMiami:** Situated ±13 miles (±25 minutes) from the Property, PortMiami is recognized as the "Cargo Gateway of the Americas," handling a significant portion of U.S. imports and exports and serving as a vital hub for international shipping.
- **Port Everglades (Fort Lauderdale):** Located approximately ±33 miles (±35 minutes) north of the Property, Port Everglades is one of the busiest cruise and cargo ports in the country, providing another option for international shipping and logistics.



Transit





CORAL GABLES

8269 NW 54th St
AVAILABLE FOR SALE

DOWNTOWN DORAL

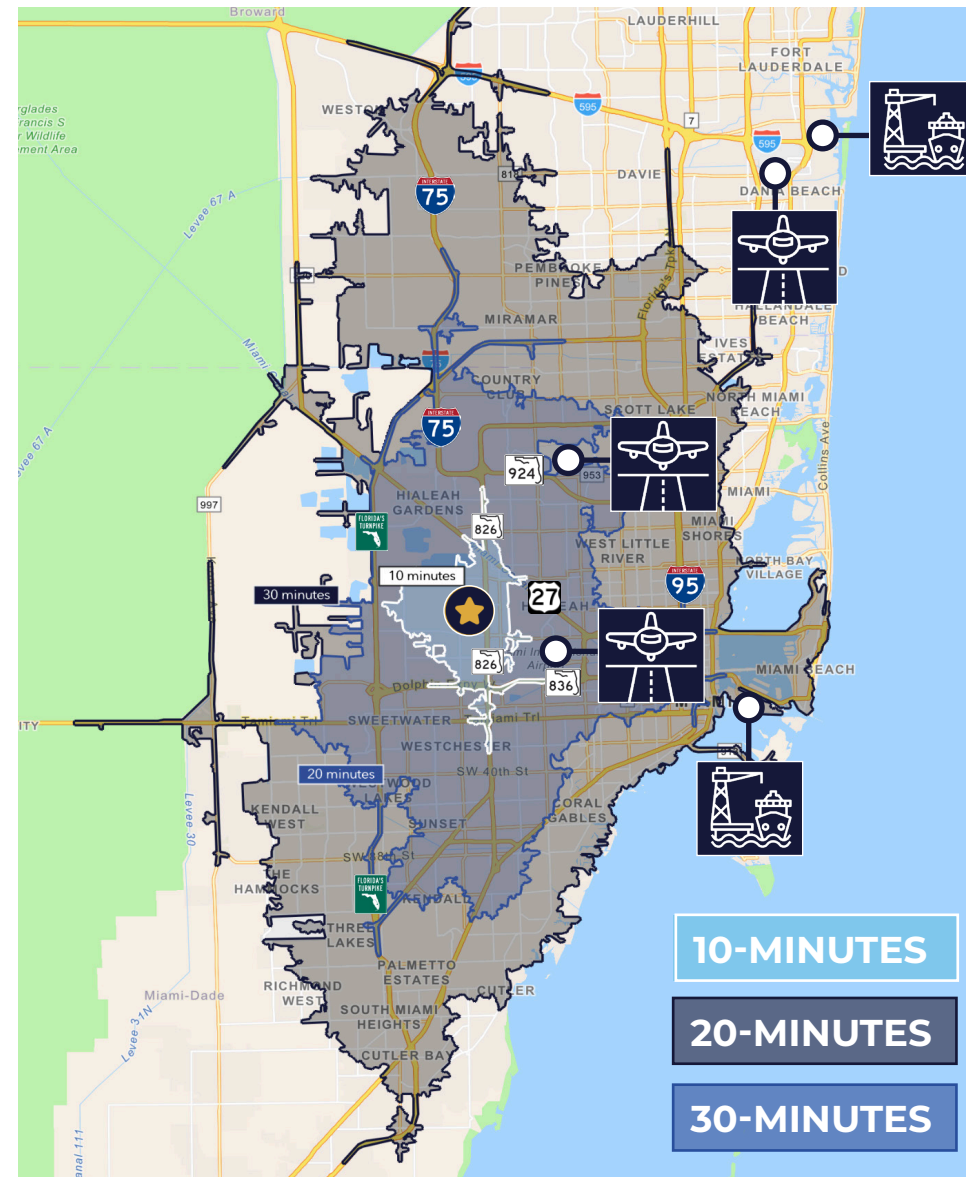
High exposure location in a high traffic area near major arterials such as NW 57th Street (±29,00 VPD) NW 25th Street (±25,000 VPD) and NW 87th Avenue (±29,000 VPD) driving consistent exposure and accessibility

1, 3, and 5-Mile Demographics

Drive Time Map Within 30-Min of All Miami



Quick access throughout Miami-Dade County, including major commercial hubs, airports, seaports, and residential areas, making it ideal for businesses requiring efficient citywide connectivity.



1-MILE

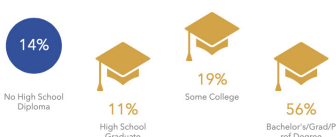
3-MILES

5-MILES

KEY FACTS



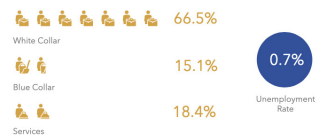
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



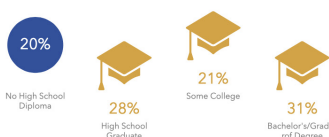
HOUSING STATS



KEY FACTS



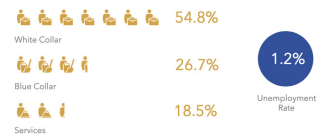
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



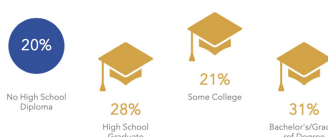
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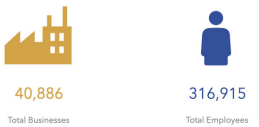
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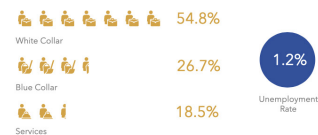
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