



8368-8388
NW 56th St, Doral

Available Immediately



Fairchild  **Partners**[®]
Licensed Real Estate Brokers

Miami High-End Small Bay Industrial

From ±2,082 SF of Flex Space Available For Lease



High-End Small Bay Industrial

8368-8388 NW 56th Street
Doral, Florida 33122

AVAILABLE FOR LEASE

FROM ±2,082 SF AVAILABLE

Available Immediately

Fairchild Partners presents a premier leasing opportunity at 8368-8388 NW 56th Street, a fully renovated small-bay industrial building in the heart of Doral with immediate availability. Designed for creative, showroom, and service-oriented users, the Property features retail-style façades, fully air-conditioned units, and upgraded interiors throughout. Suite sizes range from ±2,082 SF to ±8,328 SF and are delivered in vanilla condition, allowing flexible configurations to meet a wide range of tenant needs. Situated on a full-acre parcel with a dedicated curb cut, the Property offers strong curb appeal and a polished, modern presentation that is rarely found in traditional small-bay industrial product.

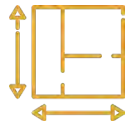
Located within the Doral Arts District, the Property offers walkable access to Downtown Doral, a vibrant mixed-use environment with retail, dining, and residential amenities that enhance the tenant experience. The surrounding area benefits from dense demographics and access to a strong and diverse labor pool, with Doral ranking among Florida's fastest-growing cities, driven by continued residential and home to major corporate and institutional occupiers. The Property is ideally positioned for businesses seeking a modern, highly visible small-bay solution with exceptional regional connectivity, strong workforce access, and proximity to Miami International Airport and PortMiami.



AVAILABLE

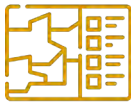
±24,441 SF

TOTAL SQUARE FEET ON ±1-ACRE



±2,082 SF

FROM ±2,082 TO ±8,328 SF AVAILABLE FOR LEASE



FLEX SPACE

FLEXIBLE SPACE ALLOWING FOR A WIDE ARRAY OF



IU-2 LIGHT INDUSTRIAL

DORAL ARTS DISTRICT



2 DRIVE-IN BAYS

TOTAL BAYS



20' CLEAR

CLEAR CEILING HEIGHT



25' x 80'

COLUMN SPACING



35 TOTAL PARKING SPACES

1/1,000 SF PARKING RATIO



FULLY AIR CONDITIONED

CENTRAL AIR



POWER

300 AMPS
PHASE 3 POWER

Renovated Small Bay Industrial/Showroom Space



Flex Space with Retail-Like Façade



**DOWNTOWN
DORAL**

 **±29,950
VPD (2024)**

**TRUMP
NATIONAL
DORAL**

NW 54th Street

NW 87th Ave

NW 84th Ave

FOR LEASE
8368 NW 56th Street

NW 56th Street



**Recently Renovated,
Class A+,High-End
Industrial Small Bay
Warehouses**



**Various Units
Available from
±2,082 SF to
±8,328 SF**



**Amenity-rich
market within
walking distance to
Downtown Doral**



**Freshly Painted; All
Units Air-Conditioned,
with Upgraded
Lighting and Doors**



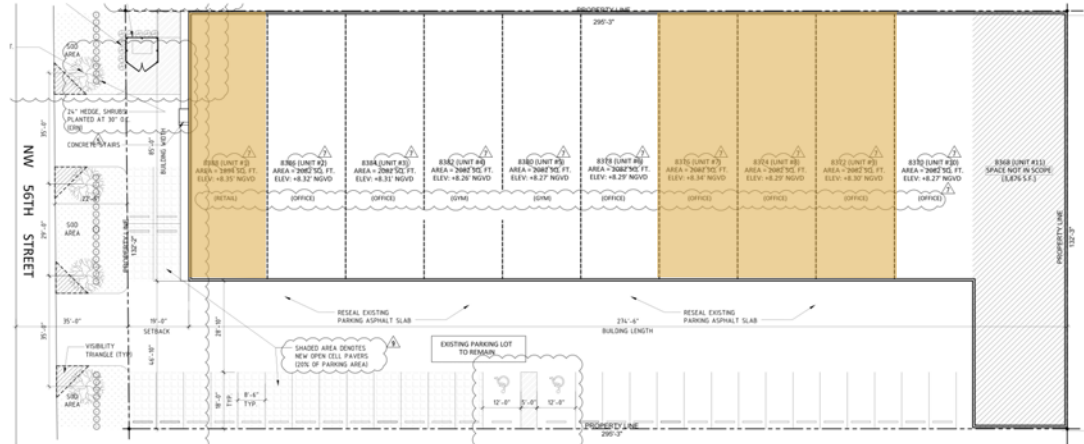
**Flex Space
Complimented
by a Diverse
Tenant Mix**



**Within the Doral
Arts District
allowing for a wide
array of uses**

±24,441 Total Square Feet Site Plan

Floor Plan:
8368 NW 56th Street



Site Plan

AVAILABLE ±2,082 SF (Unit 1)	LEASED ±2,082 SF (Unit 2)	LEASED ±1,855 SF (Unit 3)	LEASED ±4,164 SF (Units 4 + 5)	LEASED ±4,164 SF (Unit 6 + 7)	AVAILABLE ±2,082 SF (Unit 8)	AVAILABLE ±2,082 SF (Unit 9)	AVAILABLE ±2,082 SF (Unit 10)	LEASED ±3,848 SF (Unit 11) <small>SPACE NOT IN SCORE (3,876 S.F.)</small>
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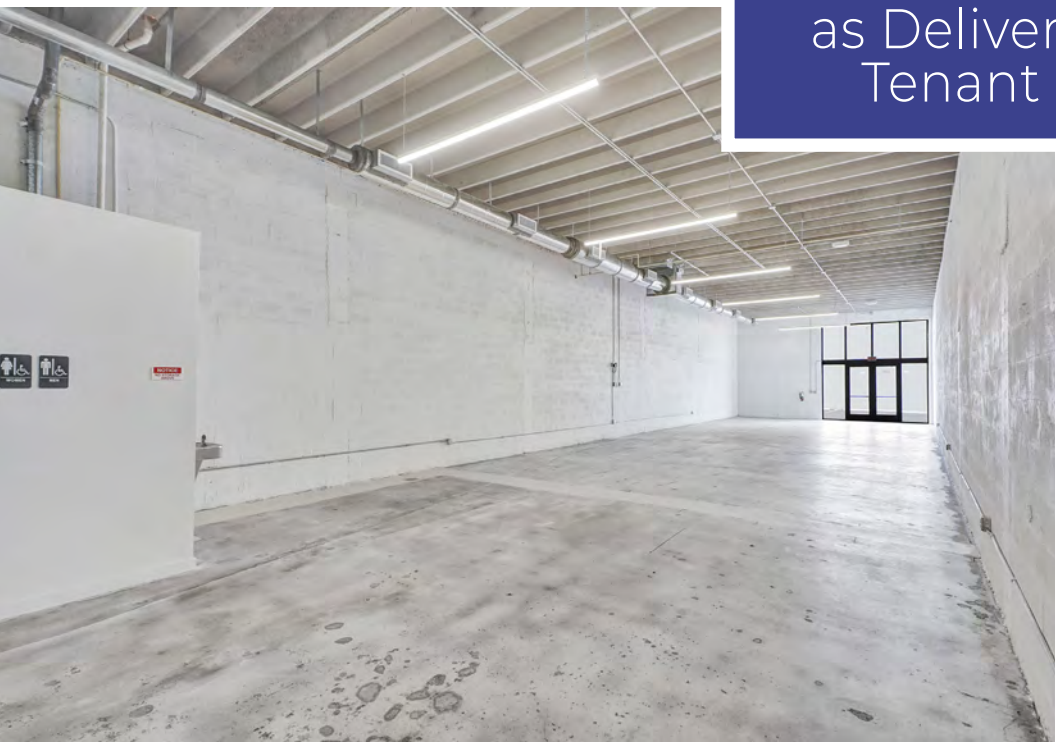


Exterior
Photos





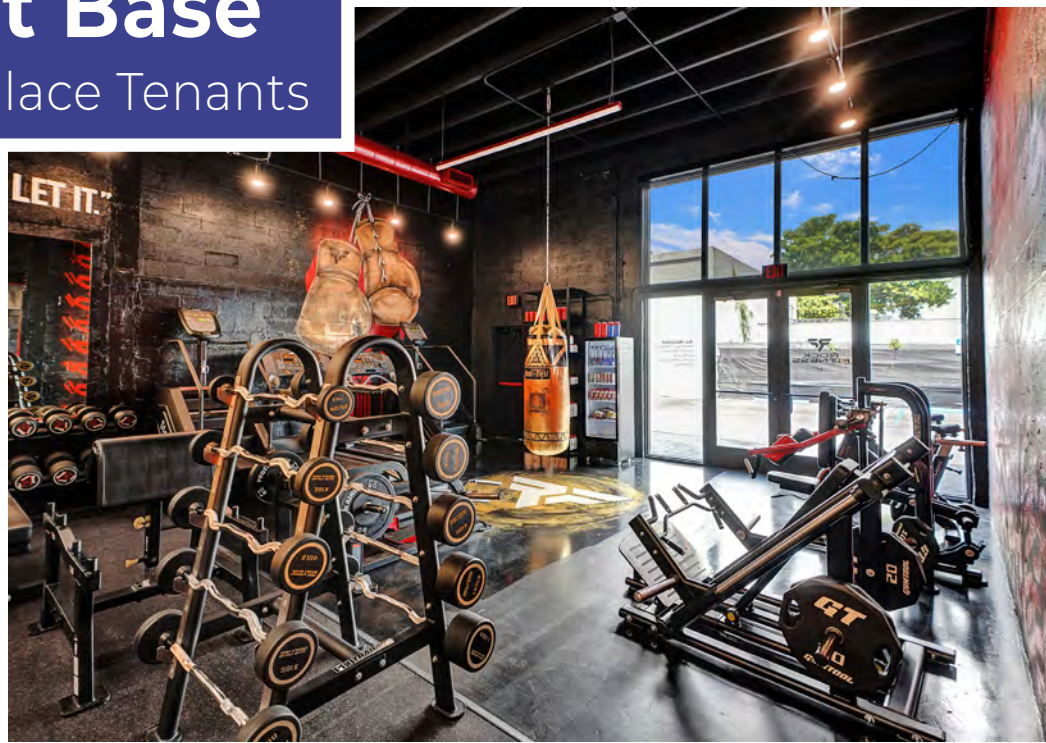
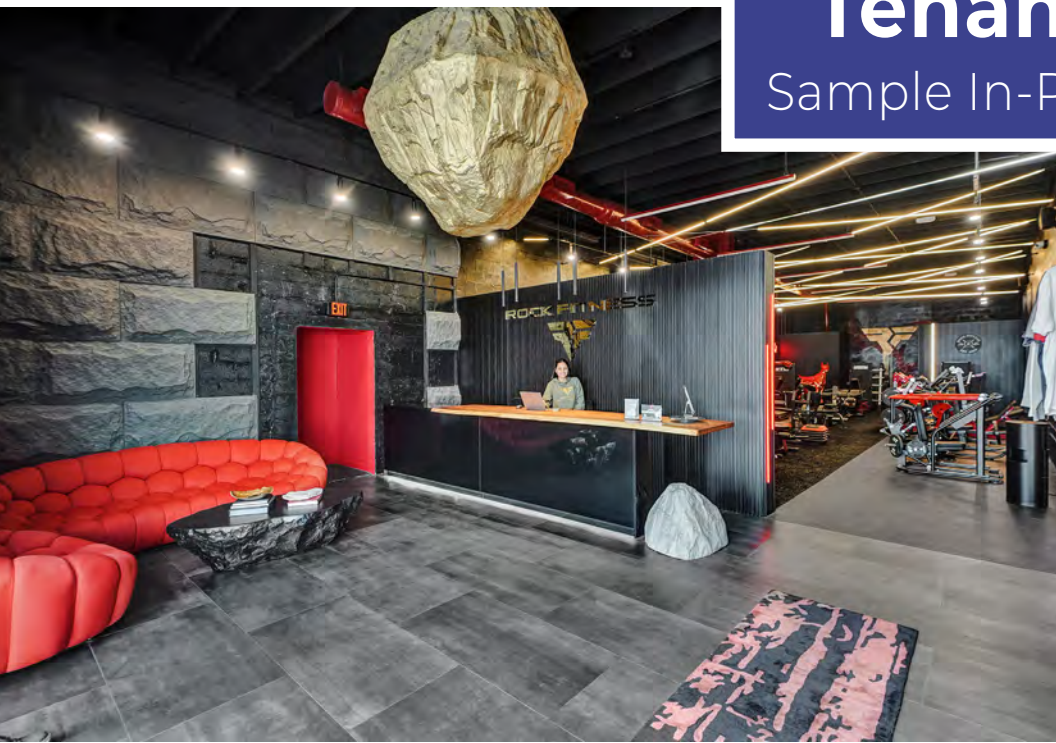
Sample Space
as Delivered Prior to
Tenant Buildout





Join a Thriving Tenant Base

Sample In-Place Tenants



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 50% reduction of parking requirements and 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.**



Exceptional Accessibility Convenient To Major Points of Interest



Strategic Location in Doral, one of the most active and supply-constrained industrial corridors in South Florida, with exceptional access to SR-836 (Dolphin), SR-826 (Palmetto), and Florida's Turnpike

Located within walking Distance to Downtown Doral, a mixed-use lifestyle hub offering retail, dining, and residential amenities that enhance the tenant experience and support long-term leasing demand

Just ±5-mi from Miami International Airport, the #1 US Airport in Int'l Freight (9th Worldwide) and ±35-min from one of the Leading Container Ports in the Nation, PortMiami

Home to major corporate and institutional occupiers, including University of Miami, Carnival Cruise Lines, Walmart, Univision, Leon Medical Centers, and Blue Cross Blue Shield of Florida, reinforcing the area's position as a core business hub

Dense demographics with access to a strong and diverse labor pool; Doral is one of the fastest-growing cities in Florida by percentage growth, with YOY population increases driven by both residential and commercial development

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


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 business-friendly 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.

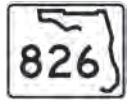








A Thriving Market at the Center of Trade + Commerce

2,600+ TRADE AND LOGISTICS RELATED COMPANIES	#1 TILE DISTRICT IN THE U.S.A.	50+ BANKING & FINANCIAL INSTITUTIONS
250+ COMPANY HEADQUARTERS	100+ MULTINATIONAL COMPANIES	

 According to U.S. Census, American Community Survey estimates, the City of Doral's population grew by 42.3% (21,744 residents) since 2015, making it one of Miami-Dade County's fastest growing sub-economies.
The City of Doral Economic Analysis Report, Update 2024



Transit

 ±1-MI	 ±3.5-MI	 ±4-MI
 ±6-MI	 ±7-MIN	 ±5-MI
 ±13-MI	 ±35-MI	 ±33-MI

MIA + PortMiami Economic Drivers

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: Powering Global Trade & 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.

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

**2,000+ DAILY
DEPARTURES**
THE AREA BOASTS
3 REGIONAL AIRPORTS
WITH 2,000+ DAILY
DEPARTURES

±\$34B
ANNUAL
ECONOMIC
IMPACT



Miami International Airport (MIA): Driving Billions in Trade and Job Creation

Miami International Airport (MIA) remains one of Florida's most critical economic engines and a premier global gateway for cargo and passenger travel. In FY 2024, MIA generated approximately \$181.4 billion in annual business revenue and supported more than 842,700 jobs statewide, including \$41.2 billion in business revenue and over 311,000 jobs within Miami-Dade County alone. Spanning ±3,000 acres, the airport includes ±8.7 million square feet of facilities such as advanced cargo warehouses, office space, maintenance shops, and aircraft hangars. Cargo operations continue to anchor international trade, with shipments rising nearly 9 percent in FY 2024 to 3 million tons and import and export values reaching approximately \$78 billion. MIA also welcomed a record nearly 56 million passengers in 2024, reinforcing its role as both a logistics hub and a global tourism driver.

Located ±3 miles from the primary access point to the NW 25th Street elevated Viaduct connecting directly to MIA's cargo area, the Property is optimally positioned to leverage the airport's unmatched connectivity. Tenants benefit from direct access to global air cargo networks and passenger services, enabling efficient supply chain operations and broad domestic and international reach.



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

1 Million+
TEUs
HANDLED
ANNUALLY

±\$43B
IN ANNUAL
ECONOMIC
ACTIVITY



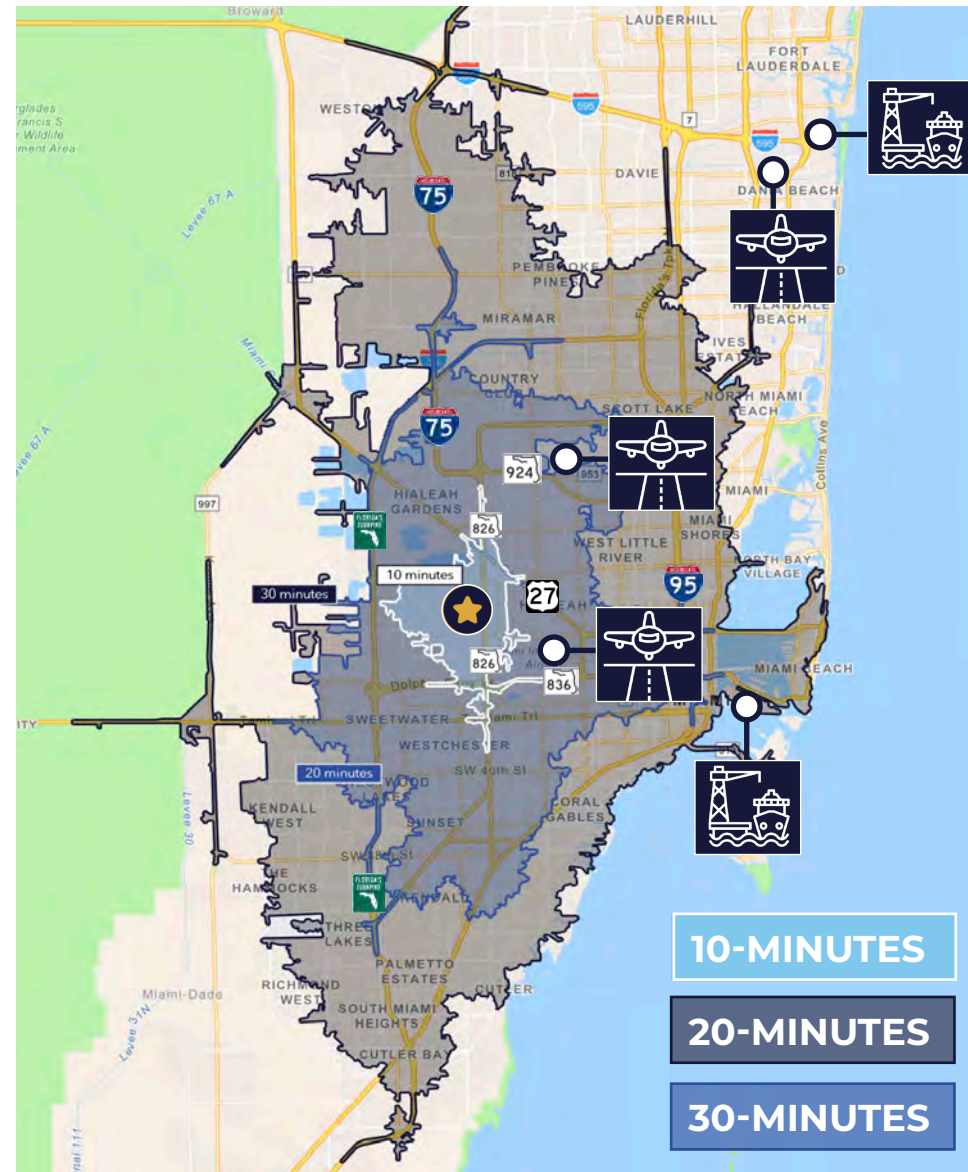
1, 3, and 5-Mile Demographics

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



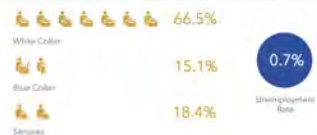
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



HOUSING STATS



KEY FACTS



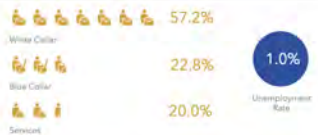
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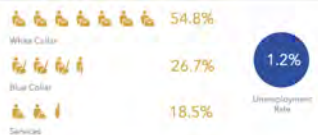
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



HOUSING STATS



10-MINUTES

20-MINUTES

30-MINUTES

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