



# TRAJAN

COMMERCIAL REAL ESTATE

## Offering Memorandum

## WAREHOUSE FOR SALE IN DORAL

**8155 NW 33 ST  
DORAL, FL 33122**

**CONTACT US**



**Claudia Splinter, CCIM**  
**Ariel O. Diaz, CCIM**



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**(786) 432-0551**



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# Disclaimer

Trajan Commercial Real Estate, Inc. ("Trajan") has been retained as exclusive real estate agent regarding the sale of 8155 NW 33 ST Doral, FL 33122 ("Property").

This confidential Offering Memorandum was prepared by Trajan and has been reviewed by Owner. It contains selected information pertaining to the Property and does not purport to be all inclusive, nor to contain all the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors that, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

Sources of information contained within this Offering Memorandum include, but are not limited to Beacon Council, CoStar, Florida Department of Labor, and the US Census Bureau.

In this Offering Memorandum, certain documents including leases and other materials, are described in summary form and do not purport to be complete, nor necessarily accurate, descriptions of the full agreements involved, nor do they constitute a legal analysis of such document Interested parties are expected to independently review all documents.

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 purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing 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 purchase the Property and/or terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. Trajan CRE is not authorized to make any representations or agreements on behalf of 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 Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.

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8155 NW 33 ST Doral, FL 33122

## Property Details

Introducing a versatile flex space condominium unit within Doral's esteemed Airways Centre Condo at 8155 NW 33 ST Doral, FL 33122. This strategically located property features 6 private offices, a welcoming reception area, a break room, and an open work zone, 2 bathrooms, 2 central AC units, and 7 assigned parking spaces. The layout is thoughtfully designed to offer adaptability with its current configuration, boasting approximately 60% office space; it is easily customizable to add or reduce warehouse space to suit your needs. Just moments away from the 826 and 36th St and a short drive to Miami International Airport or Jackson West Medical Center.



**ASKING PRICE: \$1,075,000** [\$317.95 PSF]

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## Property Details




PROPERTY TYPE: CONDO  
WAREHOUSE  
SALE TYPE: OWNER USER OR  
INVESTMENT  
ASSIGNED PARKING SPACES: 7  
FLOORS: 1  
TOTAL SIZE: 3,381 SQ.FT  
2023 REAL ESTATE TAXES: \$10,784.96  
ASSOCIATION FEE: \$1,950/MONTH  
FOLIO: 35-3027-064-0190  
SUB-DIVISION: AIRWAYS CENTRE  
CONDO

6 OFFICES [60% IS OFFICE SPACE]  
WAREHOUSE AREA: +/- 500 SQ.FT  
2 BATHROOM  
CLEAR CEILING HEIGHT: 12'  
STREET LEVEL BAY DOOR: 1  
STREET LEVEL ROLL-UP DOORS: 10' X  
12'  
YEAR BUILT: 1972  
ELECTRIC POWER: 110 VOLT & 220  
VOLT



**ASKING PRICE: \$1,075,000** **[\$317.95 PSF]**

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# TRAJAN

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8155 NW 33 ST Doral, FL 33122

## Association Details

### **ASSOCIATION FEE: \$1,950/MONTH**




The monthly association fee of \$1,950 for Unit 8155 at Airways Centre covers **Flood, Wind & Fire Insurance, garbage, and water** expenses. It also covers maintenance and repairs for shared spaces such as the roof, landscaping, parking, and other common areas.

### **ASSOCIATION APPROVAL & FEE**

Prospective buyers must undergo approval from both the association and the board of directors. An application fee of \$100 is required and should be made payable to Commercial Property Group. Some usage restrictions apply, and the association may reject businesses involving hazardous chemical products, mechanic work (especially those involving oil changes or painting), and laundry services. For details on potential business restrictions within the association policies, please contact the manager:

Maritza J. Merritt, at  (305) 613-9964 or  [maritza@cpgmiami.com](mailto:maritza@cpgmiami.com)

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8155 NW 33 ST Doral, FL 33122

## Property Description

Explore AIRWAYS CENTRE CONDO, a hub of convenience and opportunity. This complex of warehouse units was built meticulously crafted to grant effortless entry to office spaces, showrooms, and street-level warehouse facilities.

Strategically positioned in Doral, seamlessly connects you to vital transportation arteries, including Miami International Airport, the Palmetto Expressway, the Dolphin Expressway, and the Florida Turnpike.

Your business operations will flourish in this environment of unmatched accessibility.

Become part of the thriving business community in the dynamic southeast Doral area today! Uncover the benefits of establishing your business at AIRWAYS CENTRE CONDO where accessibility and prosperity unite. Perfect fit for a business that needs space for administrative offices.

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# TRAJAN

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8155

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## Property Photos



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# TRAJAN

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8155

## Showing Instructions

1. Prior to any showing being scheduled, proof of funds must be provided. This is a requirement of the seller and there are no exceptions. \*Two common proofs of funds in a real estate transaction are cash or financing from a bank. In the case of cash, a bank statement showing the funds should be sufficient. If it is through financing, a letter of pre-approval from a lending institution is necessary - both will provide evidence that the buyer has the necessary funds to complete the purchase.
2. Proof of funds must include the following:
3. The proof of funds should be emailed to [ [Claudia@TrajanCRE.com](mailto:Claudia@TrajanCRE.com) and copying [Melissa@TrajanCRE.com](mailto:Melissa@TrajanCRE.com)] prior to any showing being scheduled.
4. Once the proof of funds has been received, a showing appointment can be scheduled. Please provide 24-hour advance notice for any property showings.
5. If proof of funds is not provided, the showing will not be scheduled.

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

For any questions, please text the Trajan CRE team, Ariel O. Diaz at (305) 482-1118 and/or Claudia Splinter (786) 432-0551

Showings available from Monday to Friday 9AM to 5PM.

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