



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

Fairchild Partners[®]
Licensed Real Estate Brokers

Available For Sale



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EXCLUSIVE
LISTING
AGENTS

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Freestanding Industrial Facility

5400 NW 84th Avenue, Doral

Asking Price
\$9,500,000

Fairchild Partners presents the opportunity to acquire a ±41,902 SF multi-tenant industrial facility at 5400 NW 84th Avenue in Doral, Florida. Situated on a ±1.55-acre corner parcel directly across from Downtown Doral, the Property provides tenants immediate access to one of Miami-Dade County's most dynamic mixed-use destinations, with restaurants, retail, residential, and corporate demand drivers. The site also benefits from direct connectivity to SR 826, SR 836, Florida's Turnpike, and Miami International Airport (±6-Mi), positioning it within the core of South Florida's premier logistics corridor. The Property is 100% occupied by multiple tenants with leases expiring in 2026. Current rental rates remain below market, presenting investors an attractive opportunity to capture income growth through renewals or re-tenanting at market levels. This dynamic positions the asset for value appreciation in one of the nation's tightest, most supply-constrained industrial submarkets. Functional features include a secured truck court, multiple ramps, dock-high and grade-level loading, and ample on-site parking. The building accommodates a wide range of light industrial and distribution tenants, with clear ceiling heights for modern warehousing and operational flexibility. A new roof (2023) enhances durability and reduces near-term capital expenditure. With its irreplaceable location across from Downtown Doral and prime positioning in the Airport West/Doral submarket, the Property represents a rare opportunity to acquire a stabilized, income-generating industrial asset with meaningful near-term upside and long-term appreciation potential.

Property Details

Address:	5400 NW 84th Avenue, Doral, FL
County:	Miami-Dade
Parcel Number:	35-3022-000-0830
Total Buildings:	One (1) Building
Year Built:	1971
Total Size:	±41,902 SF (includes mezzanine) ±37,692 SF rentable
Land area:	±67,702 SF (±1.55 Acres)
Site Coverage:	±62%
Parking:	26 Striped Parking Spaces
Occupancy:	100% leased, all expiring 2026
Tenants:	Three (3) Tenants: Home KO; American Group Windows and Doors; and Black & White
Annual Rent:	\$498,749.04 (as of July 2025)
Property Taxes (2024):	\$93,369.07
Ceiling Height:	Up to 24' Clear Height
Dock Doors:	9 Total Doors; Multiple Loading Positions
Truck Court:	Secured Truck Court
Roof Replacement:	2023
Zoning:	ARA-Adaptive Reuse Area



Multi-Tenant Investment or Owner-User Opportunity

Industrial Opportunity Across Downtown Doral

Investment Highlights



**TRUMP
NATIONAL
DORAL**

**DOWNTOWN
DORAL**

NW 87th Ave

 **±29,950
VPD (2024)**

NW 54th Street



**One (1),
Multi-Tenant
Industrial Facility
on a ±1.55-Acre
Corner Parcel**



**±41,902 SF
Building with
±37,692 RSF
and ±4,210 SF
Mezzanine**



**Located Across
from Downtown
Doral in a Highly
Amenitized
Corridor**



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



**±100% Occupied
with ALL Leases
Expiring in 2026**

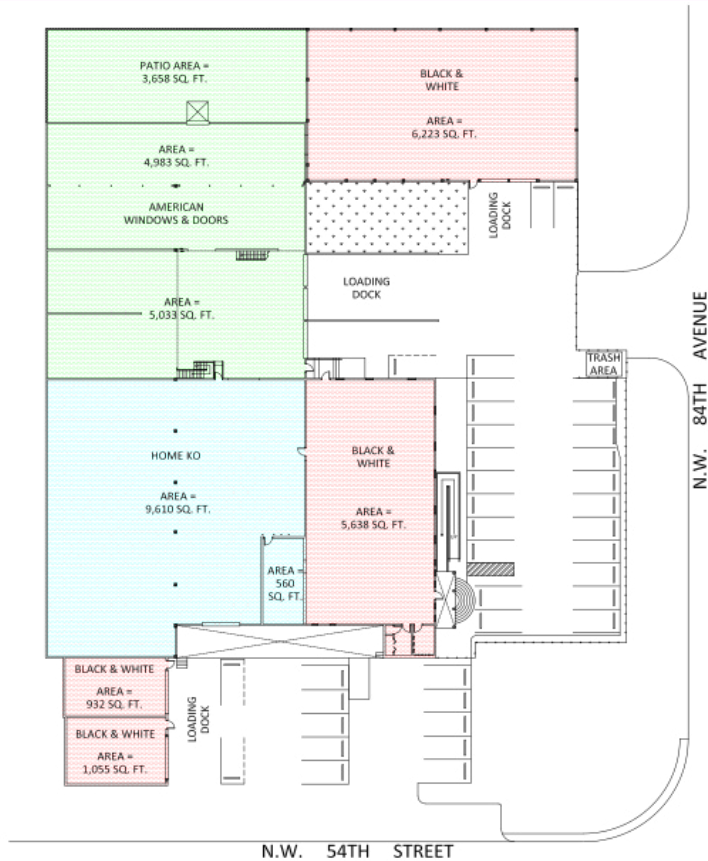


**Owner User
Opportunity
or Value Add
Investment
via Lease-Up**

100% Leased at Below Market Rates

Rent Roll

Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Misc/Area	Security Deposit
101	Home KO, LLC	Office	10,170	11/17/23	12/31/25	26	1.67	\$11,348.02	1.12	\$136,176.24	13		\$11,623.46
	license	Rent	101	Rentable SF	10,170.00	1/1/25	12/31/25	\$11,348.02	1.12	\$136,176.24	13	\$136,176.24	
102, 103, 104	American Group Windows and Doors, Inc.	Office	13,674	6/16/23	9/30/26	40	2.08	\$17,520.40	1.28	\$210,244.80	15		\$35,883.13
	rent	Rent	102, 103, 104	Rentable SF	13,674.00	10/1/24	9/30/25	\$17,520.40	1.28	\$210,244.80	15	\$210,244.80	
	rent	Rent	102, 103, 104	Rentable SF	13,674.00	10/1/25	9/30/26	\$18,221.21	1.33	\$218,654.52	16	\$218,654.52	
105, 106, 107, 108	Black And White Services, Corp	Office	13,848	7/1/21	12/31/26	66	4.00	\$12,694.00	0.92	\$152,328.00	11		\$3,000.00
	rent	Rent	105, 106, 107, 108	Rentable SF	13,848.00	1/15/24	12/31/25	\$12,694.00	0.92	\$152,328.00	11	\$152,328.00	
	rent	Rent	105, 106, 107, 108	Rentable SF	13,848.00	1/1/26	12/31/26	\$16,156.00	1.17	\$193,872.00	14	\$193,872.00	
TOTALS			37,692					\$41,562.42		\$498,749.04			\$50,506.59



Current Space Plan

HOME KO

9,610 Square Feet
560 Square Feet
10,170 Rentable Area

Suite 101

AMERICAN WINDOWS & DOORS

3,658 Square Feet
4,983 Square Feet
5,033 Square Feet
13,674 Rentable Area

Suites 102, 103, 104

BLACK & WHITE

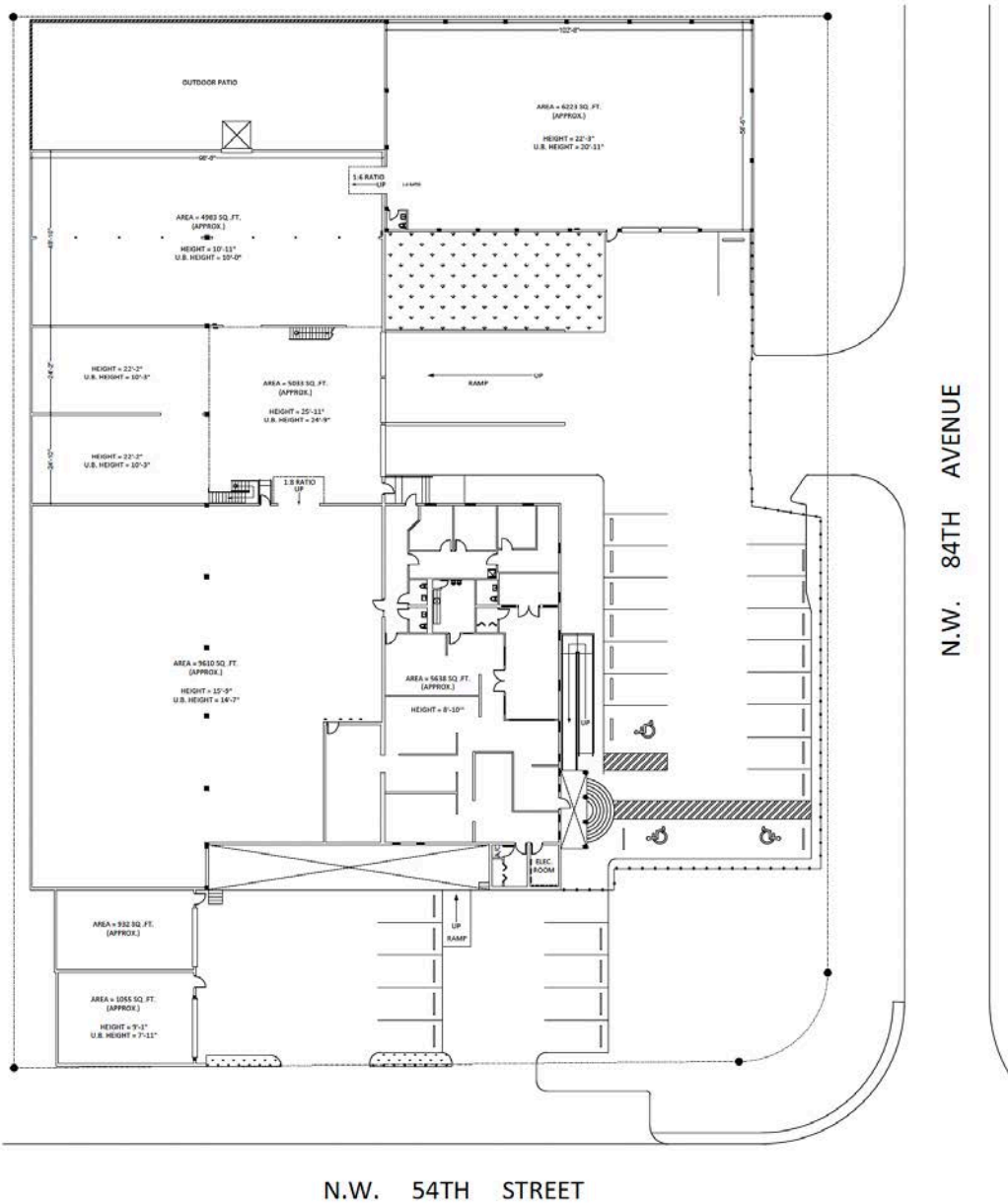
6,223 Square Feet
5,638 Square Feet
932 Square Feet
1,055 Square Feet
13,848 Rentable Area

Suites 105, 106, 107, 108

TOTAL: 37,132 Rentable Square Feet

±41,902 SF, Multi-User Facility Site Plan

Floor Plan: 5400 NW 84th Avenue



Site Plan





Property Photos



Across from Downtown Doral Gated/Secure Property



FIU FLORIDA INTERNATIONAL UNIVERSITY

Dolphin Mall

TRUMP NATIONAL DORAL

±29,950 VPD (2024)

DOWNTOWN DORAL

NW 54th Street

NW 87th Ave

NW 84th Ave

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.**



DORAL

MIAMI, FLORIDA

MARKET OVERVIEW

In-Demand Submarket A Dynamic Industrial + Commercial Hub

Doral, Florida

The city of Doral is one of 34 municipalities in Miami-Dade County, Florida. The City is conveniently located just 1-mile from Miami International Airport and 12-miles from Downtown Miami. Doral is home to nearly 82,000 residents and is just 15 square miles bordered on the west by the Ronald Reagan Turnpike, to the north by the Town of Medley, to the east by the Palmetto Expressway and to the South by the City of Sweetwater.

Recognized as an epicenter of international trade and commerce, Doral is well known as an excellent place to do business. Part of what makes Doral such an ideal place for commerce is its location. More than $\pm 150,000$ travel to Doral each day for work at one of its 9,000 businesses, including several Fortune 500 companies as well as government headquarters. With a business district among the most vibrant in South Florida, and duty-free warehouse space that attracts international trade, it's no wonder that Doral's economy represents many different sectors, including logistics, health and hospitality, flower imports, and the number one tile district in the country.

A Thriving Market at the Center of Trade + Commerce

2,600+

TRADE AND LOGISTICS
RELATED COMPANIES

50+

BANKING & FINANCIAL
INSTITUTIONS

#1

TILE
DISTRICT
IN THE
U.S.A.

250+

COMPANY
HEADQUARTERS

100+

MULTINATIONAL
COMPANIES

$\pm 4.1\%$

Vacancy
Rate

$\pm \$15.10/\text{SF}$

Average Market
Asking Rent

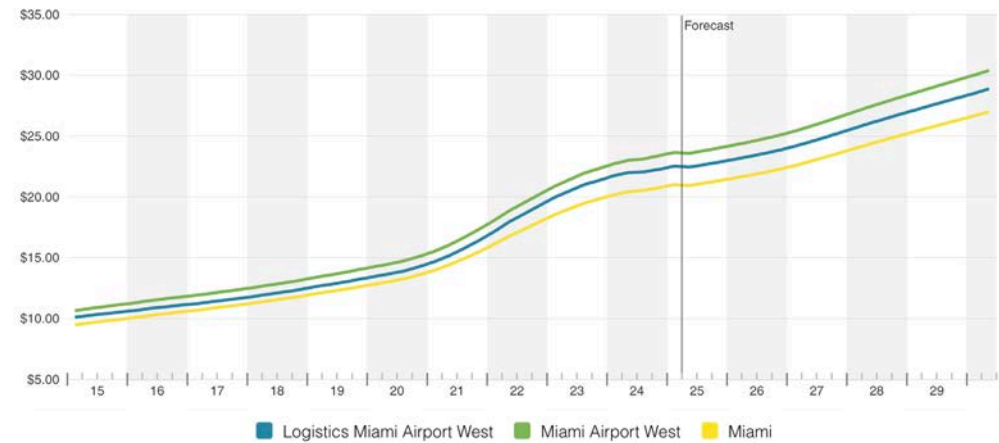
$\pm 57\%$

Rent Growth
Since 2019

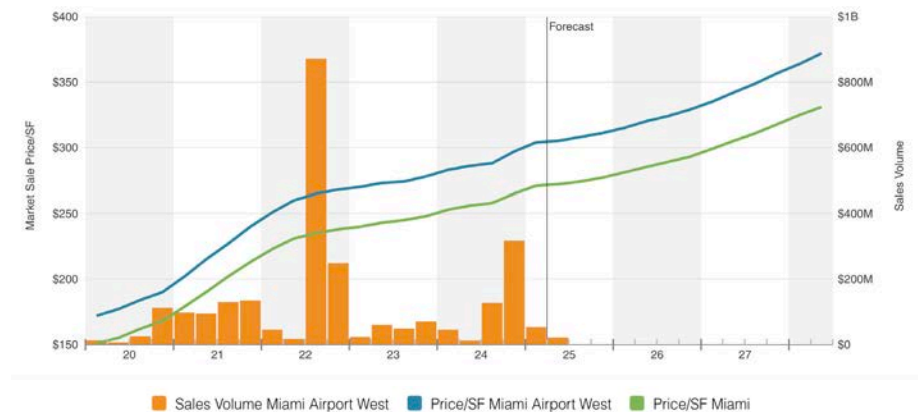
$\pm \$200$

Submarket
Sale Price/PSF

Asking Rent Per Square Foot



Sales Volume & Market Sale Price Per Square Foot



According to 2021 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

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



Exceptional Accessibility Convenient To Major Highways



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 (±29,00 VPD) NW 25th Street (±25,000 VPD) and NW 87th Avenue (±29,000 VPD) driving consistent exposure and accessibility



Market Lease Comparables



Market Sale Comparables

The Greater Miami Area

Commerce, Culture, And Connectivity

**2.7+ MILLION
POPULATION**

WITH A 2.9+ MILLION
POPULATION
PROJECTION FOR 2030

4TH

FASTEST
GROWING
LARGE U.S. CITY
WalletHub, 2023

#1

REGION IN
NORTH AMERICA
FOR INVESTMENT
World Biz Magazine



Strategic Location Within The Miami Metropolitan Statistical Area (MSA)

Covering 34 municipalities, the Greater Miami area is home to a vibrant population of approximately 2.7 million, supported by a regional workforce of ±3.1 million. Miami, the most populous city in the region, boasts ±400,000 residents, followed closely by Hialeah, which has ±233,000 residents, and Miami Gardens, with approximately 114,000 residents. The Miami Metropolitan Statistical Area (MSA) has a population exceeding 6.2M residents when considering the broader tri-county region of Miami-Dade, Broward, and Palm Beach counties.

Known for its top-rated beaches and professional sports teams, Miami also hosts the 2nd busiest cruise ship port in the world (with Port Canaveral ranking #1) and is served by Miami International Airport (MIA)—a leading economic engine for Miami-Dade County and the State of Florida, contributing nearly \$32 billion annually to the local economy. Miami offers the lowest cost of living compared to other major U.S. cities such as New York, Chicago, San Francisco, and Boston. Its quality-of-life assets include diverse neighborhoods, cultural institutions, acclaimed dining options crafted by celebrity chefs, and numerous family-friendly attractions. As the cultural, economic, and financial center of South Florida, Miami has received numerous accolades. It is frequently recognized as a "Top Place to Live" and a "Best City to Retire" by national ranking publications. The City offers a robust employment market and has been highlighted recently by CIO Magazine as the 4th Fastest Growing U.S. Tech Hub for IT in the country. Additionally, WalletHub has recognized Miami as the fourth fastest-growing large city in the USA.



Premier Business Climate Fueled By A Diverse Talent Pool & Thriving Industries

Miami's premier business climate is consistently rated among the best in the country. Thanks in large part to its business-friendly tax environment, burgeoning startup activity, impressive job growth, structural assets, and its position at the nexus of the Americas, Miami is increasingly recognized as a city that means business. The dynamic community, particularly in areas like Doral/Airport West, is teeming with potential, fueled by a diverse talent pool, thriving industries, global connectivity, and an entrepreneurial spirit that sets it apart. Greater Miami stands as a world-class business hub where innovation, opportunity, and a high quality of life intersect. These attributes attract global industry leaders such as SoftBank, Blackstone, Ryder Systems, NBC Universal Telemundo, and other companies seeking to launch, relocate, or expand their operations in Miami.



A Thriving Global City & The Gateway To Latin America

Miami's geographic location, combined with the language skills and energy of its diverse workforce, makes it a perfect fit for growing global companies. Hialeah, as part of the Greater Miami area, enhances this dynamic with its strategic position and vibrant business community, offering additional advantages for companies looking to establish a presence in the Americas. Doral's strong Hispanic influence fosters a bilingual workforce, making it an attractive hub for businesses targeting both North and South American markets.

Companies from throughout the U.S., Europe, Asia, Australia, and Africa have chosen to base their regional or global headquarters in Miami, leveraging its reputation as the Gateway to Latin America. Hialeah, in particular, serves as a key platform for Latin American businesses seeking entry into broader markets, benefiting from its proximity to Miami International Airport (MIA) and the Port of Miami. The internationally focused business community and professional services in the region are supported by over 100 consulates, trade offices, and bi-national chambers of commerce, all of which make international commerce and trade easy to navigate and prosper. Companies accessing the global marketplace from Miami, through its world-renowned port and airport, have solidified Miami's well-earned reputation as a gateway to the world. This Portfolio is strategically positioned to capitalize on these opportunities, making them ideal for companies looking to expand their reach in the global marketplace.



Pro-Business & Tax-Friendly Environment

Miami-Dade County, as well as the State of Florida, are known for their business- and tax-friendly environments. Both the State of Florida and Miami-Dade County (as well as its municipalities) have made major changes to its regulatory environment, making it one of the most business-friendly areas in the U.S.

- NO local corporate income taxes
- NO state personal income taxes
- NO local personal income taxes
- NO property tax on business inventories
- NO corporate tax on limited partnerships
- NO franchise tax on capital stock
- NO sales/use tax on boiler fuels
- NO property tax on goods in transit for up to 180 days
- NO sales/use tax on co-generation of electricity
- NO sales and use tax on goods produced/ manufactured in the state for export outside the state
- NO sales tax on purchases of raw materials incorporated in a final product for resale
- Sales/use tax exemption for aircraft modification, maintenance and repair
- Sales tax exemption on labor component of R&D expenditures
- Sales/use tax exemption for the entertainment industry
- Foreign source dividends are deleted from the corporate income tax base

±375,000

STUDENTS ATTEND AREA
COLLEGES AND UNIVERSITIES,
WHICH INCLUDE FOUR R1- & R2-
RANKED RESEARCH UNIVERSITIES

±49%

OF THE
POPULATION IS
UNDER 40

±76%

OF THE POPULATION
IS BILINGUAL
SPEAKING 100+
LANGUAGES

MIA + PortMiami Economic Drivers

Doral's economy thrives on diverse sectors like manufacturing, logistics, and distribution, strengthened by its proximity to key transportation hubs such as Miami International Airport and PortMiami. This strategic location fuels both domestic and international trade, positioning the city as a crucial player in regional commerce.

This Doral Portfolio benefits from its prime location, offering businesses enhanced logistics and distribution capabilities. With quick access to MIA, PortMiami, and major highways like I-75, the Palmetto Expressway (826), the Florida Turnpike, and U.S. 27, the Property provides exceptional connectivity for business operations, ensuring seamless access to both local and international markets.



PortMiami: Powering Global Trade & Economic Growth

PortMiami is a vital economic engine for the State of Florida, driving an overall impact of \$43 billion in 2023. Spanning over 500 acres, PortMiami is home to state-of-the-art cargo terminals and warehouses, handling more than 1.25 million TEUs annually. The port supports over 334,500 direct and indirect jobs, facilitating global trade and commerce. As the #1 container port in Florida and one of the busiest in the U.S., PortMiami continues to play a critical role in the region's economic growth, with robust post-pandemic recovery reflected in its increased cargo and trade volumes. Located just ±12 miles from the Property, PortMiami offers tenants unparalleled access to global shipping routes, further enhancing logistics and distribution capabilities.



In 2023, PortMiami Handled Over 1.25 Million TEUs reflecting strong post-pandemic recovery in cargo and trade volumes.

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

1 Million+
TEUs
HANDLED
ANNUALLY

±\$43B
IN ANNUAL
ECONOMIC
ACTIVITY

#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

State of Florida, generating an overall impact of \$34 billion in 2023. The MIA terminal is surrounded by 3,000 acres encompassing 8.7 million square feet of buildings, including cargo warehouses, office space, hangars, and maintenance shops. Aviation and its related activities are responsible for approximately 280,000 direct and indirect jobs. In MIA's cargo sector, the total trade value of imports and exports reached approximately \$78 billion in 2023, with a 5% increase in cargo volume reported in the first half of the year.

The airport grounds are bordered from N.W. 36th Street to the Dolphin Expressway and from LeJeune Road to N.W. 72nd Avenue. MIA's close proximity to the Property, situated just minutes away, significantly benefits tenants such as L&W Supply, a leading distributor of building materials. Easy access to MIA's cargo services and international trade networks provides tenants with logistical advantages. Additionally, businesses in the area benefit from the airport's role as a critical hub for trade and distribution, enhancing their ability to meet market demands and expand their operations.

In 2023, Miami International Airport Welcomed Nearly 50 Million Passengers reflecting a recovery in air travel following the pandemic.

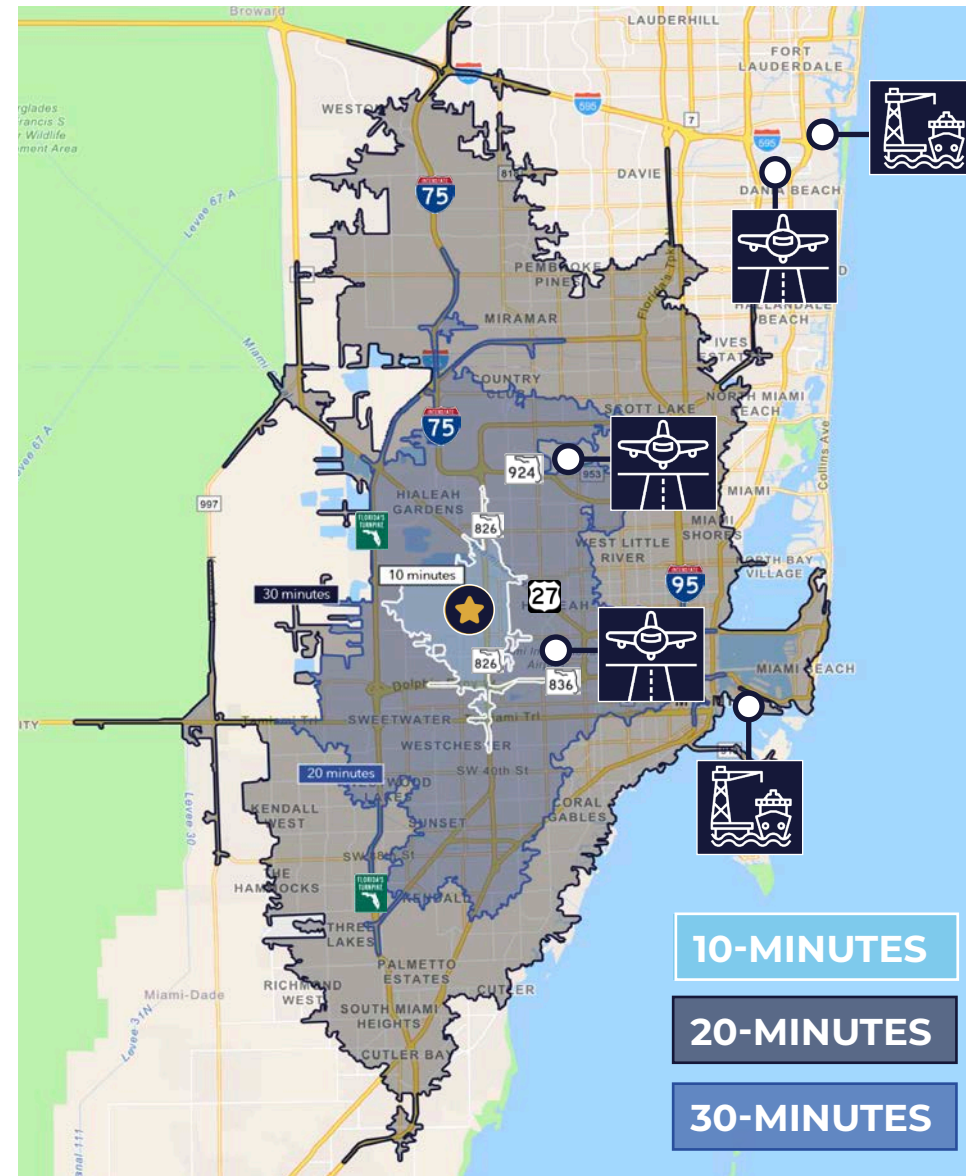


1, 3, and 5-Mile Demographics

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



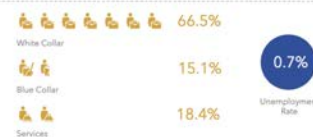
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



HOUSING STATS



KEY FACTS



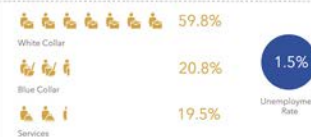
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



HOUSING STATS



KEY FACTS



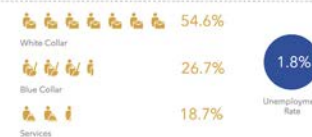
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



HOUSING STATS





AVAILABLE FOR SALE

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