

# TRANSAL LOGISTICS CENTER

8301 NW 27<sup>th</sup> Street, Unit B-1  
Doral, Florida 33122

# AVAILABLE FOR LEASE

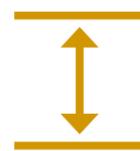
±45,576 SF INDUSTRIAL FACILITY

Available **September 2026**

Fairchild Partners presents a premier leasing opportunity at Transal Logistics Center, located at 8301 NW 27th Street, Unit B-1, Doral, Florida 33122. This ±45,576 SF Class A industrial space includes ±3,891 SF of executive office buildout and a highly functional warehouse layout ideal for logistics, freight forwarding, or light manufacturing operations. The space features fifteen (15) dock-high loading doors, one (1) ramp, and a corner entry with prominent frontage along NW 82nd Avenue, providing excellent visibility and convenient access for both trucks and visitors. The Property benefits from modern concrete tilt-wall construction, institutional-quality finishes, and ample surface parking, combining functionality with a professional corporate image. Available September 1, 2026, Transal Logistics Center's Unit B-1 represents a rare opportunity to lease a highly visible, modern, and accessible facility within one of Miami-Dade County's most sought-after logistics corridors.

Positioned within the Airport West/Doral industrial submarket, the Property offers exceptional regional connectivity. It is proximate to the NW 25th Street Viaduct, providing direct elevated access to the Miami International Airport cargo area, and is just a ½ mile from the Palmetto Expressway (SR 826) with direct links to SR 836, Florida's Turnpike, and the broader South Florida distribution network. Fronting NW 82nd Avenue, the Property is also one block from the new Jackson West Medical Center campus and surrounded by abundant retail and dining amenities, creating additional convenience for tenants and employees.

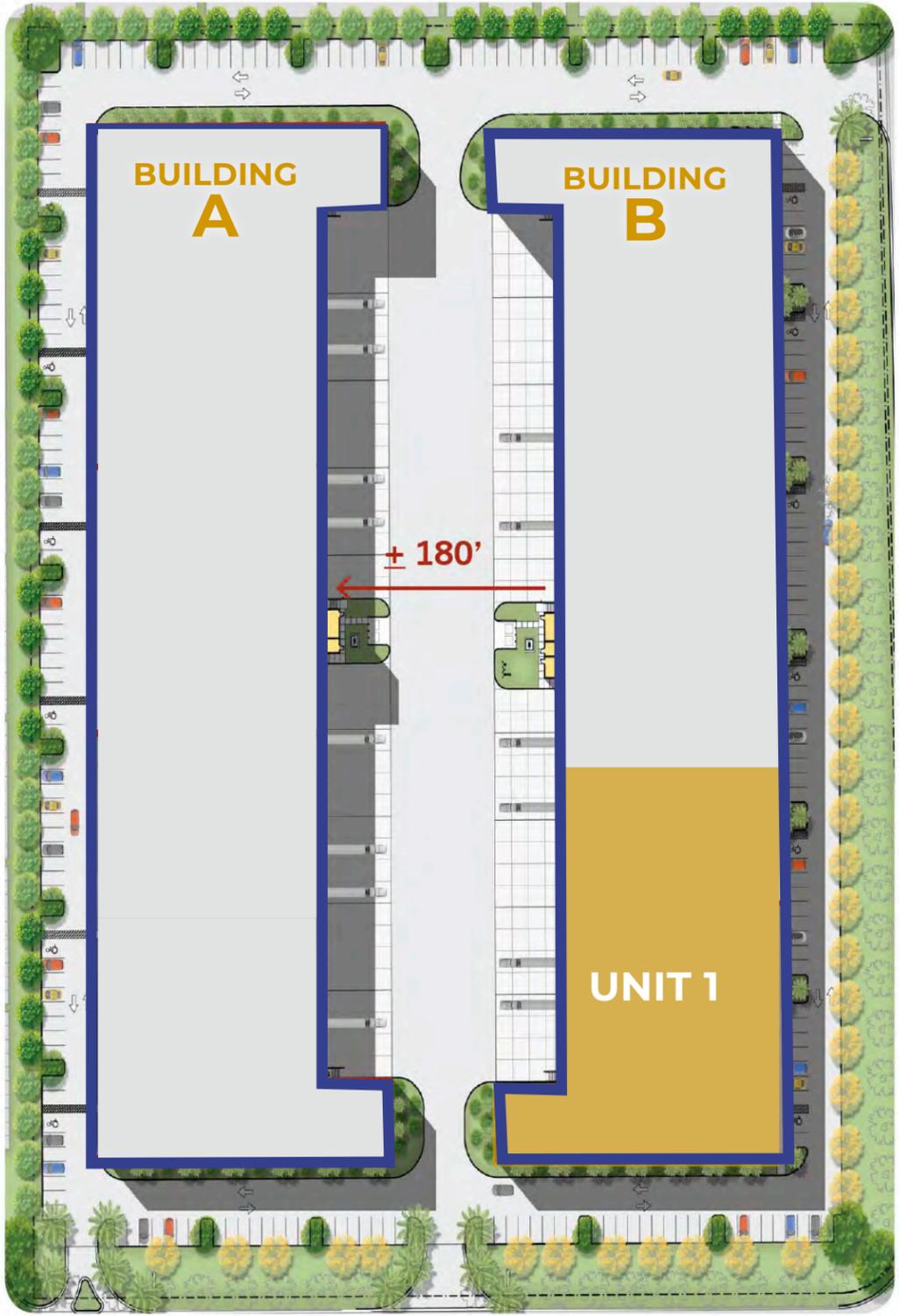


 <b>AVAILABLE</b>	<b>±45,576 RSF</b> TOTAL SQUARE FEET	 <b>±3,891 SF</b> EXECUTIVE OFFICES	 <b>I-INDUSTRIAL</b> INDUSTRIAL DISTRICT
 <b>54' x 50'</b> COLUMN SPACING	 <b>30'</b> CLEAR HEIGHT	 <b>45</b> PARKING SPACES 1/1000 SF	 <b>180'</b> TRUCK COURT DEPTH
 <b>15</b> 9' x 10' DOCK DOORS	 <b>T-5 LIGHTS</b> HIGHLY EFFICIENT LIGHTS WITH MOTION-SENSORS	 <b>REAR LOADING</b> REAR LOADING CONCRETE APRON	 <b>INSTITUTIONALLY OWNED</b> WELL MAINTAINED



# Transal Logistics Center FLOOR PLAN

**BUILDING B, UNIT 1 AVAILABLE  
SITE PLAN**



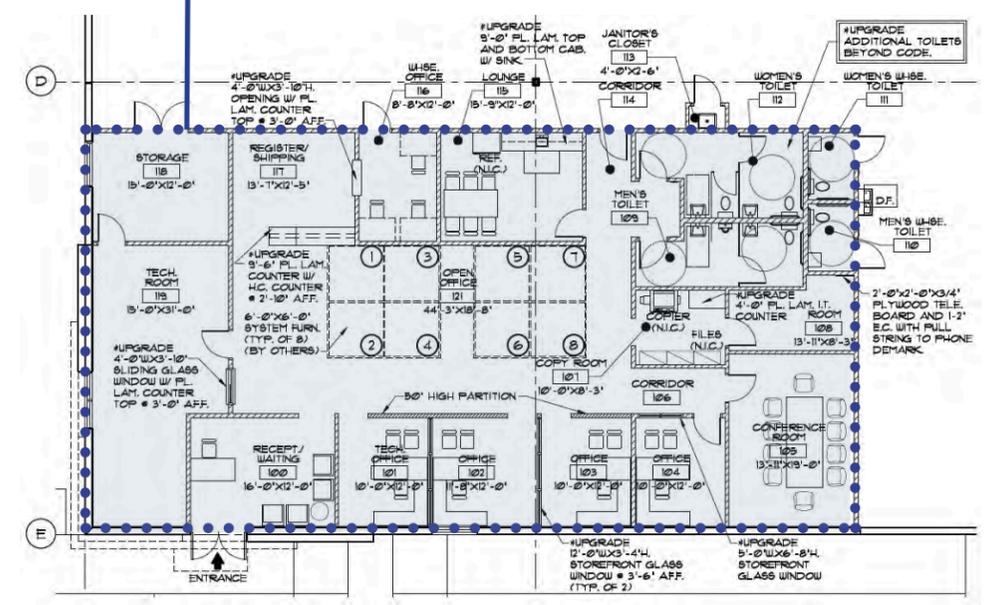
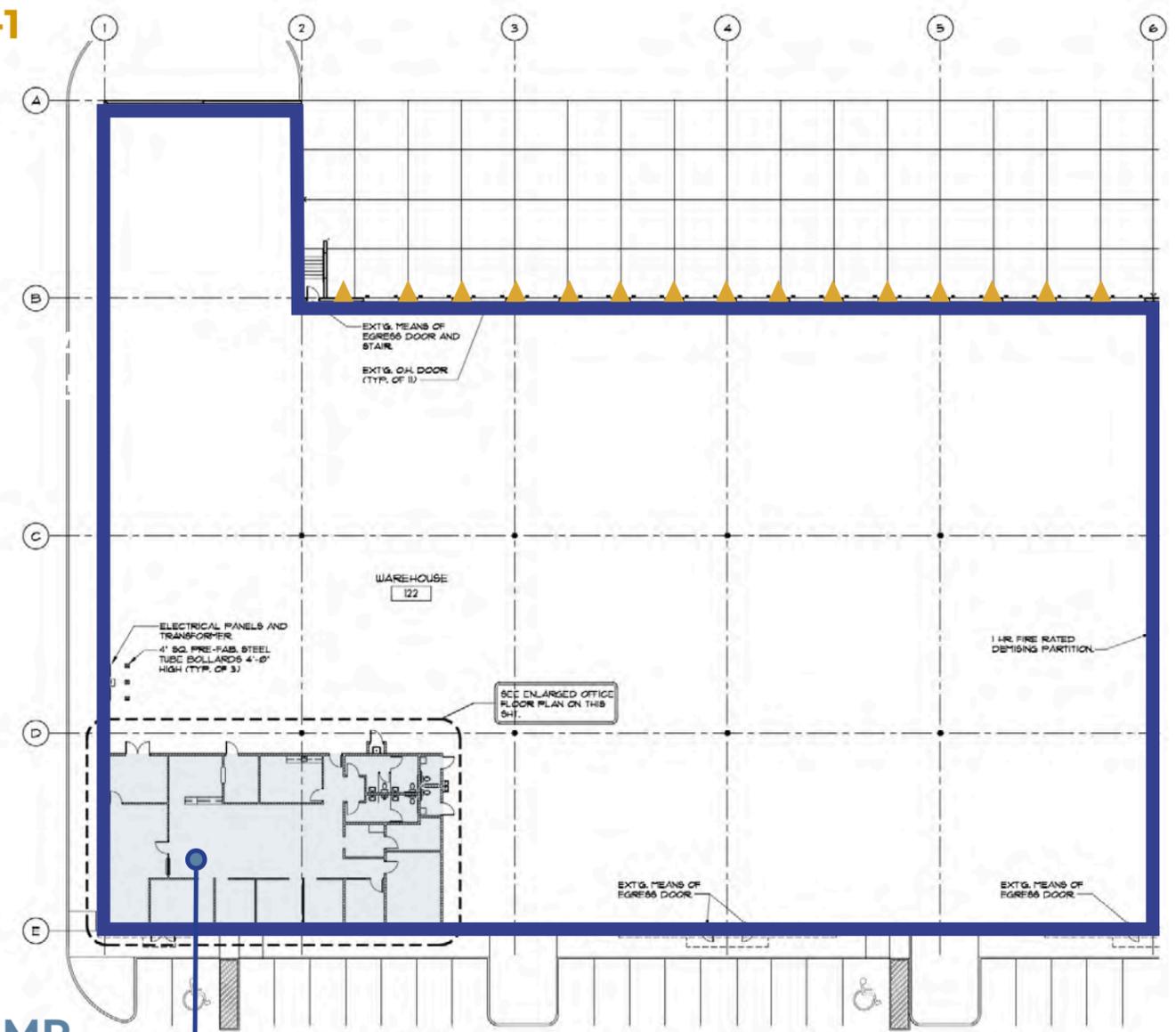
**±45,576 SF  
TOTAL RENTABLE  
SQUARE FEET  
AVAILABLE**

**±41,685 SF  
WAREHOUSE**

**15 BAYS  
15 DOCKS  
1 CONCRETE RAMP**

**±3,891 SF  
CLASS A OFFICE**

## UNIT B-1 FLOOR PLAN

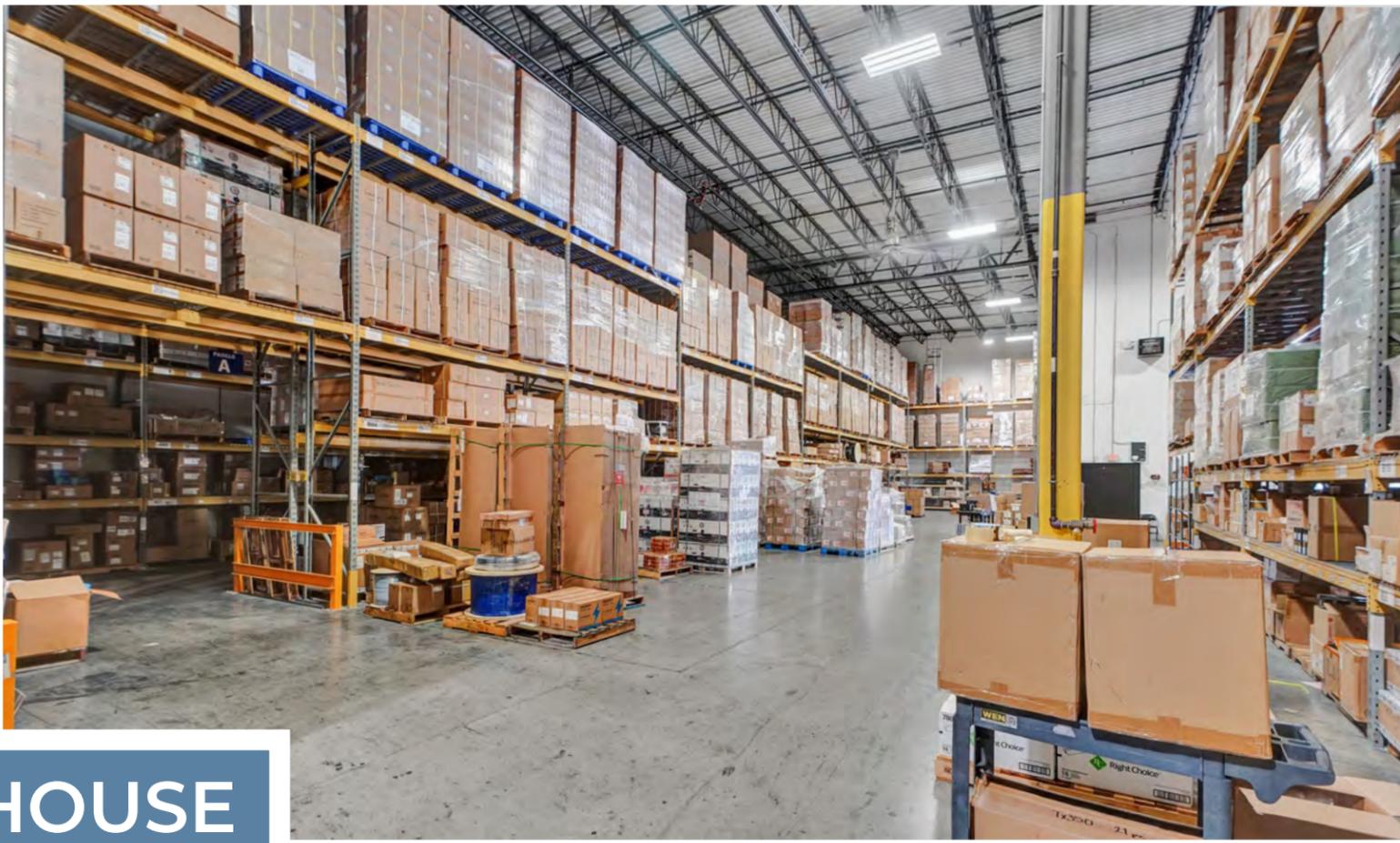
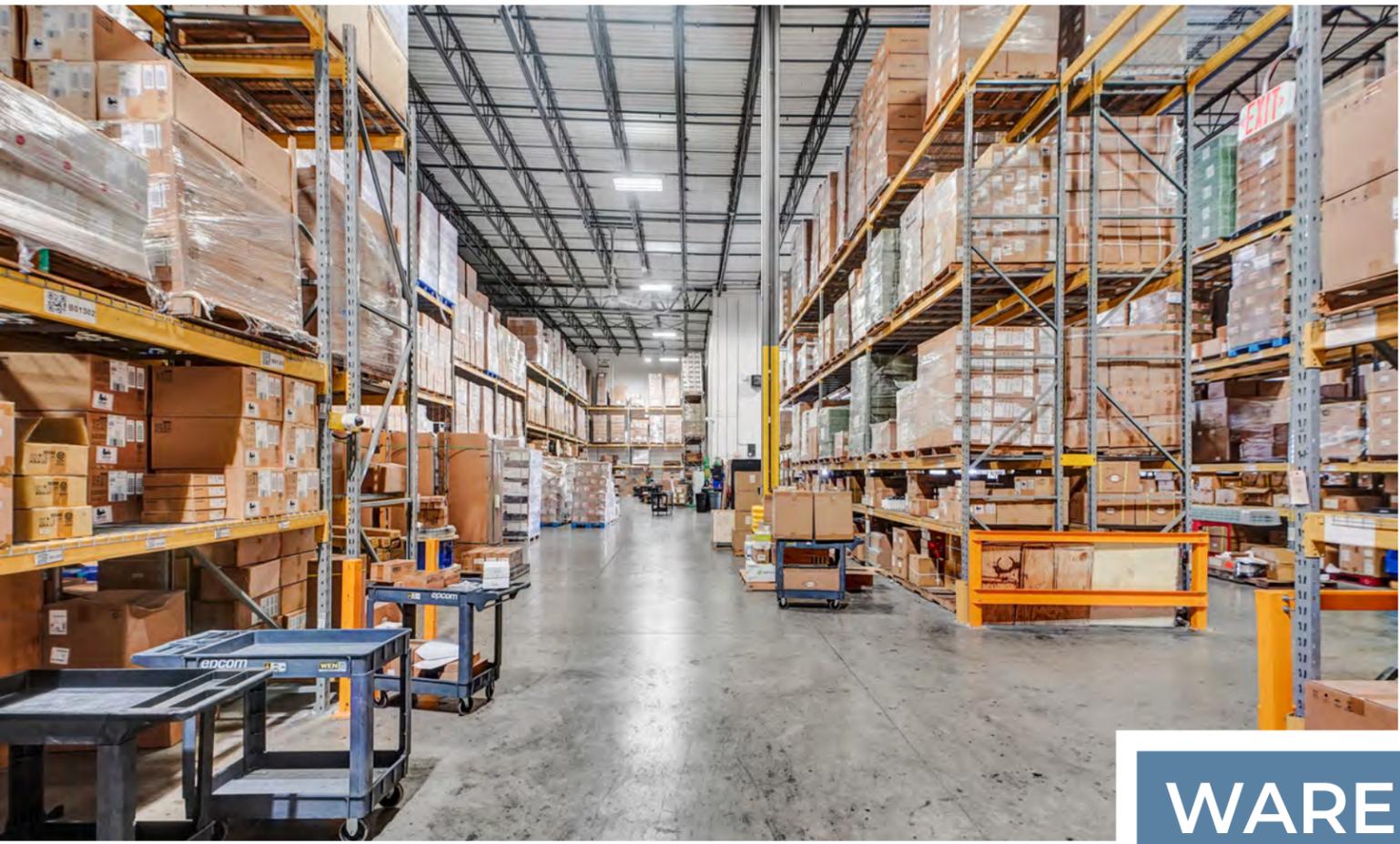


Disclaimer: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. The images and floorplans are for illustrative purposes only and may be out-of-date and not current.

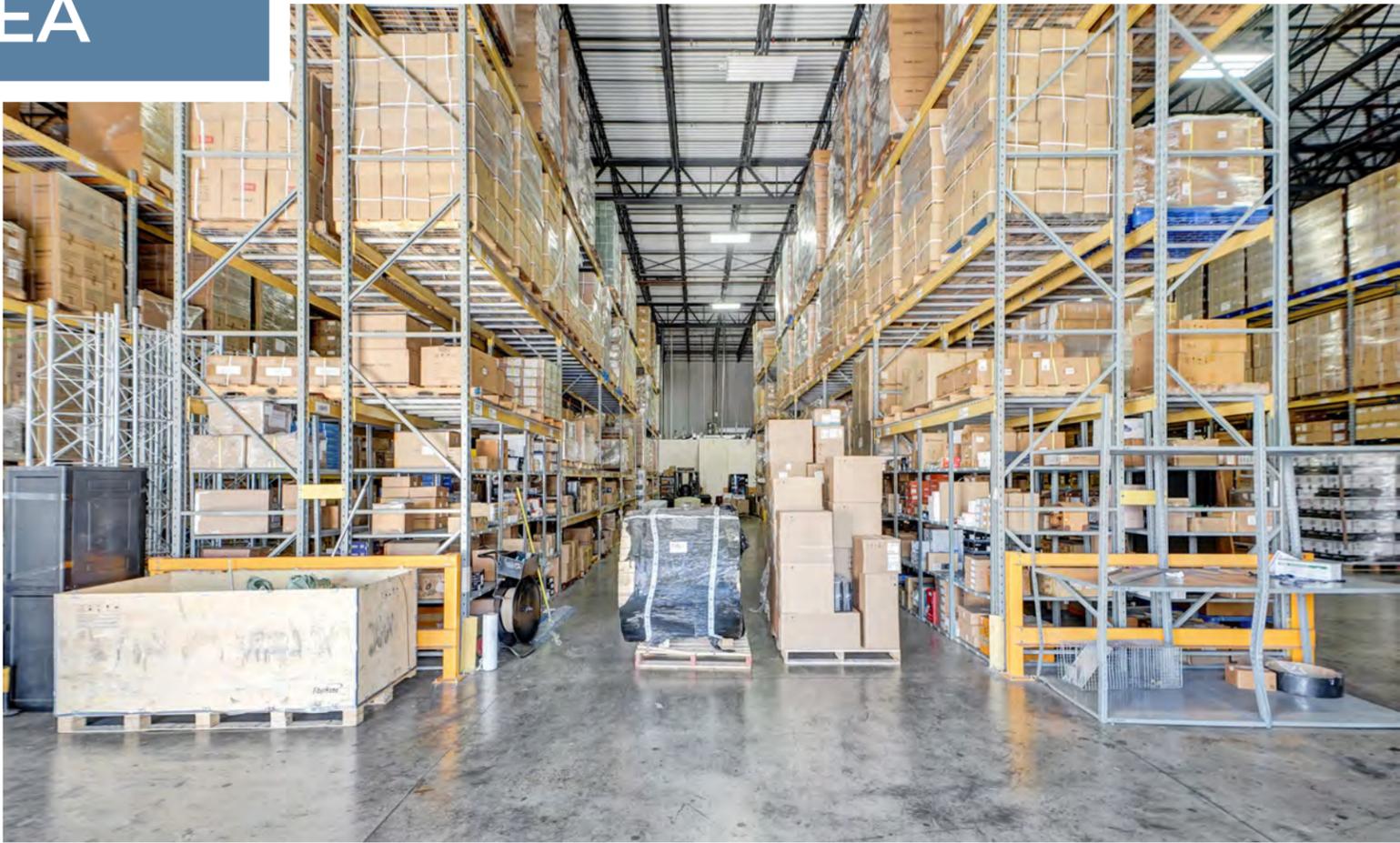
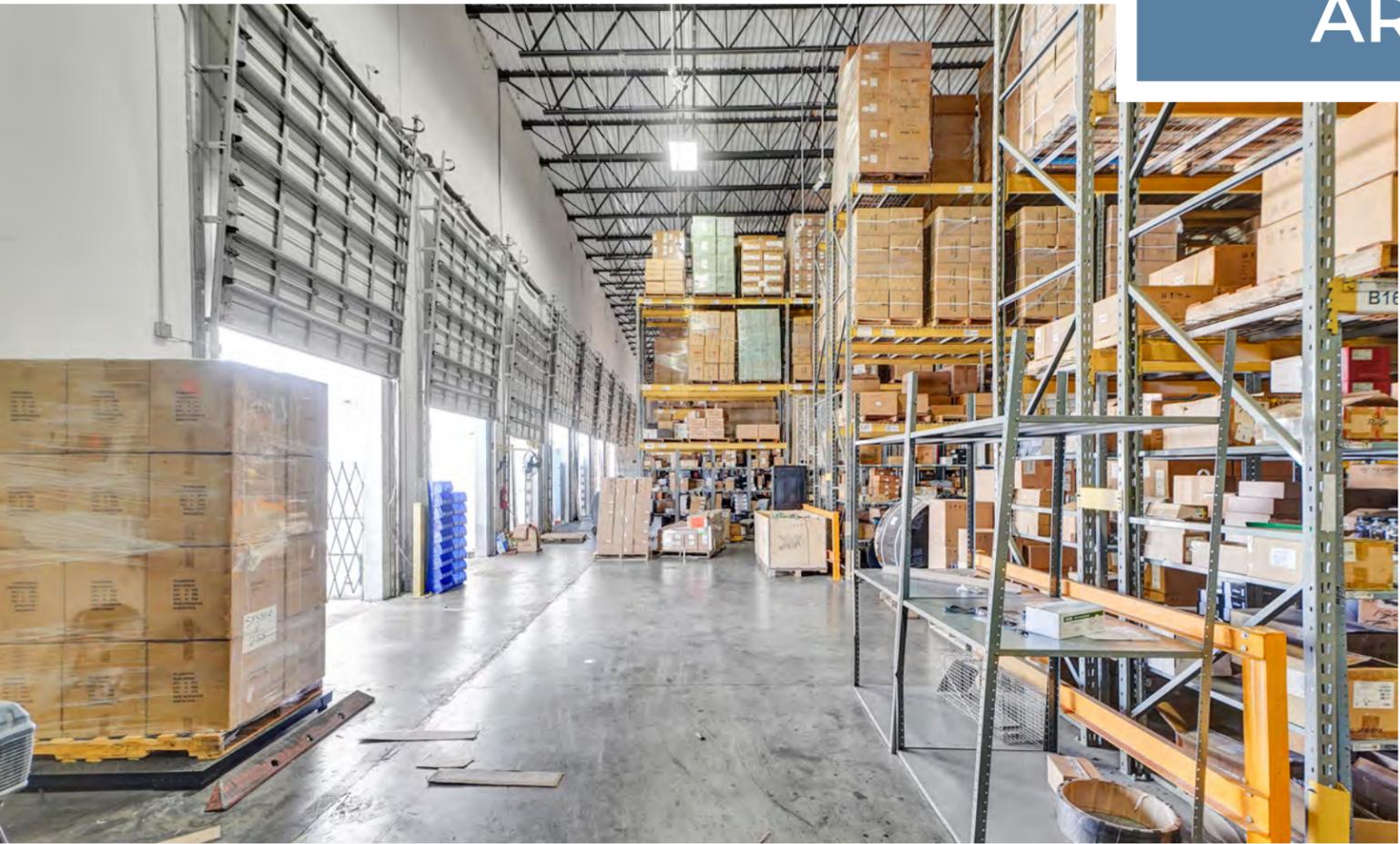


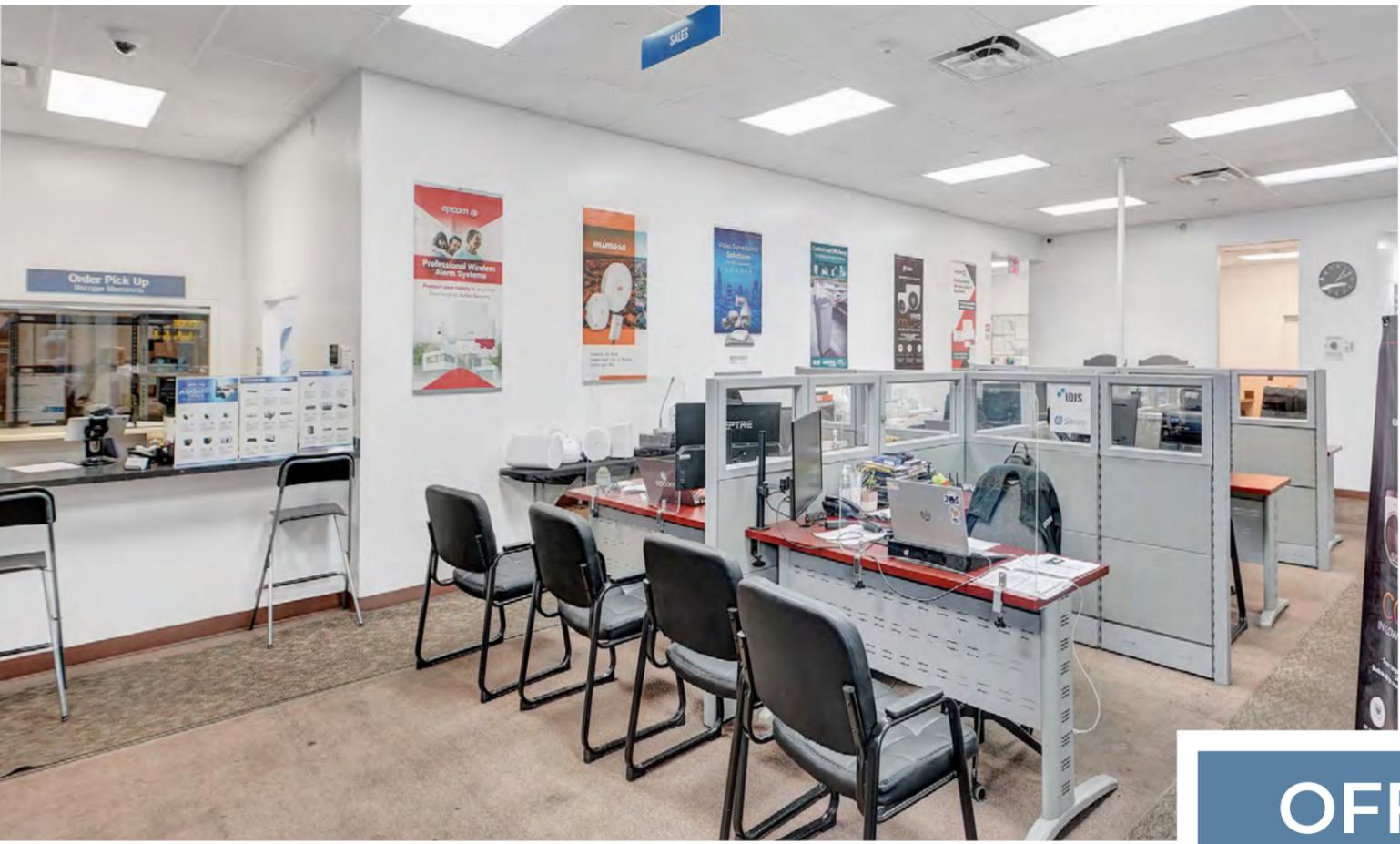
THE BUILDING



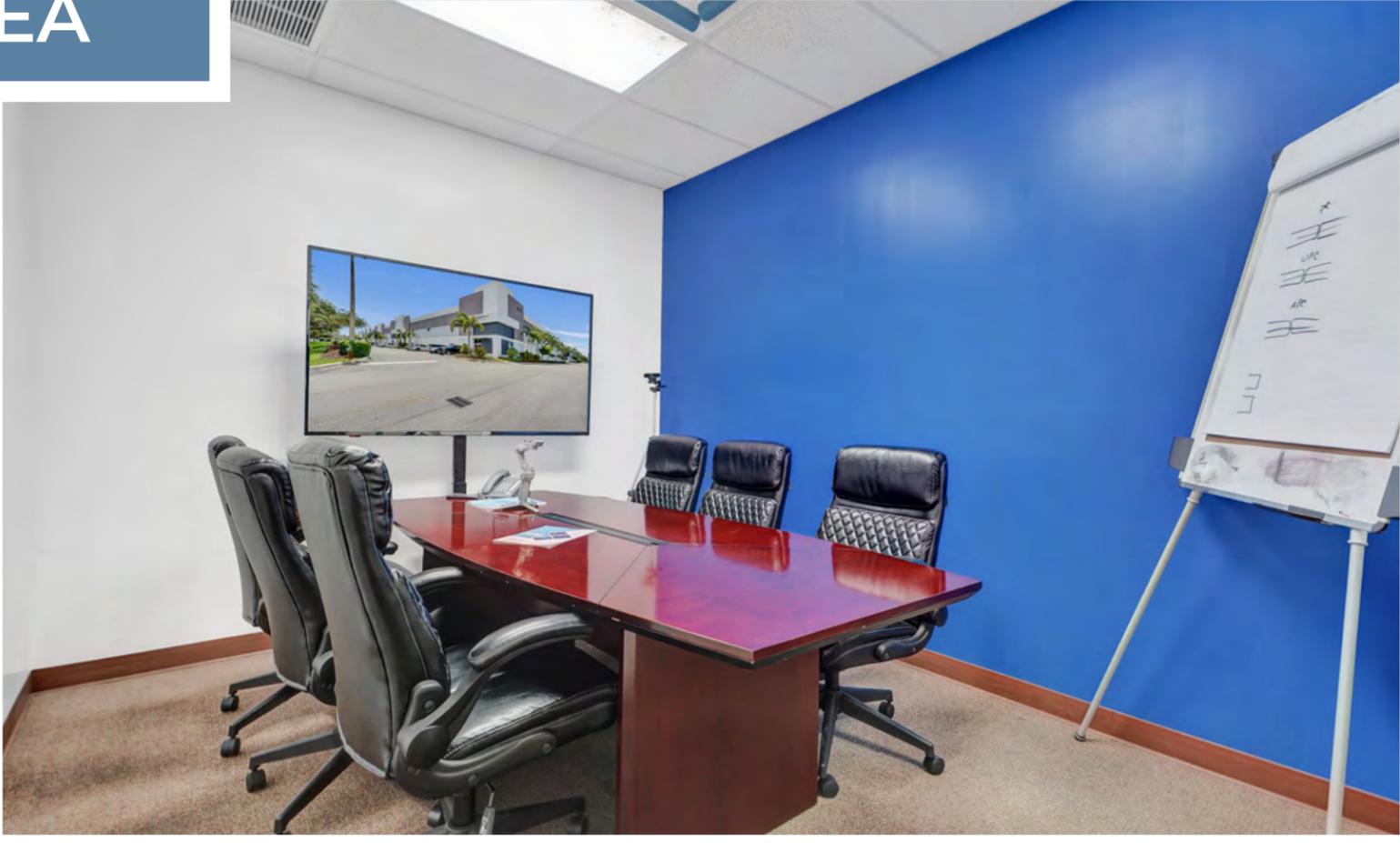


WAREHOUSE  
AREA





OFFICE AREA



# Miami Dade County's 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 ±1 mile west of Miami International Airport (MIA) and ±12 miles from Downtown Miami, Doral offers exceptional connectivity to regional and global markets. Encompassing approximately 15 square miles, the city 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 over 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 business core, Doral's planned infrastructure, thriving retail corridors, and expanding residential base create a vibrant and livable community that continues to rank among Miami-Dade's most dynamic and desirable markets. Submarkets for both business and investment cities in Miami-Dade County.

SOURCES: ESRI and <https://www.cityofdoral.com>

### 3-MILE DEMOGRAPHICS



**±165K**  
POPULATION



**±\$95K**  
2024 AVERAGE  
HH INCOME



**2.5%**  
UNEMPLOYMENT  
RATE



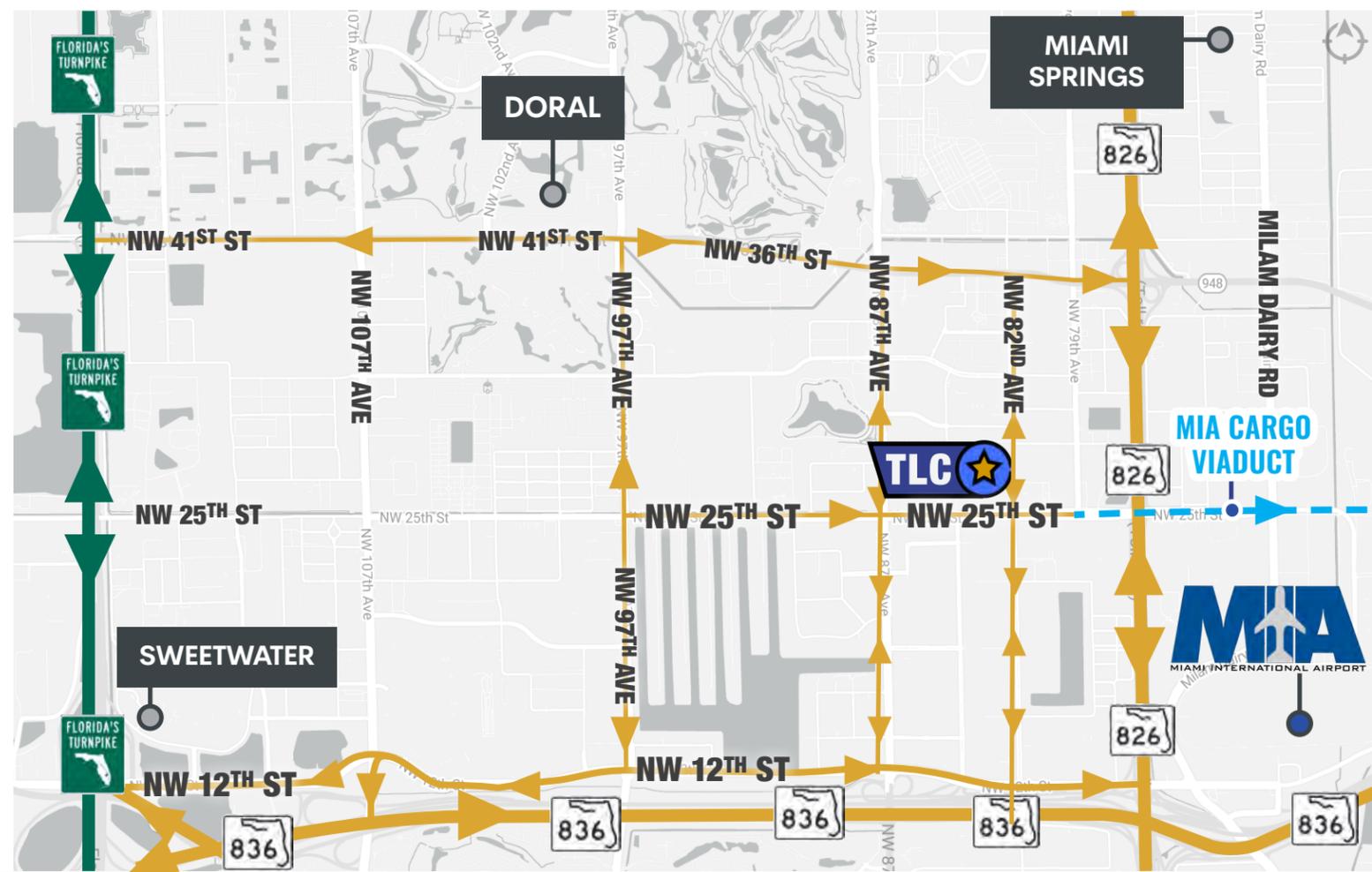
**±157K**  
TOTAL  
EMPLOYEES



**±20K**  
TOTAL  
BUSINESSES



**±157K**  
TOTAL  
EMPLOYEES



## TRANSIT + CONNECTIVITY

Transal Logistics Center (TLC) offers exceptional connectivity within Miami-Dade County's Airport West/Doral industrial corridor—one of South Florida's most accessible logistics hubs. The Property is just ±0.5 miles from SR 826 (Palmetto Expressway), ±2.5 miles from SR 836 (Dolphin Expressway), and ±5 miles from Florida's Turnpike ensuring rapid access across the tri-county region.

Located less than 1,000 feet from the NW 25th Street Viaduct, TLC benefits from a direct elevated route to the Miami International Airport Cargo Area, providing secure and expedited access for air freight operations. This strategic location allows tenants to reach MIA, PortMiami, and regional interstate networks within minutes—offering unmatched logistical efficiency and convenience for regional and international distribution.

 <b>±3 MIN</b>	 <b>±7 MIN</b>	 <b>±10 MIN</b>
 <b>±5 MIN</b>	 <b>±10 MIN</b>	 <b>±15 MIN</b>

Doral's economy is powered by international trade, logistics, and advanced industries, supported by its immediate proximity to major transportation hubs including Miami International Airport and PortMiami. This strategic location connects local and global markets, positioning Doral as a key center for commerce and distribution in South Florida. Tenants at Transal Logistics Center benefit from seamless access to MIA's cargo gateway, PortMiami's global shipping network, and major regional highways including SR 826, SR 836, and Florida's Turnpike. The Property's location within the Airport West submarket provides unmatched operational efficiency for logistics, freight forwarding, and import/export businesses.



### Miami International Airport

±2 Miles from The Property

Driving Billions in Trade and Job Creation

Miami International Airport (MIA) continues to stand as one of Florida's most critical economic engines and a premier global gateway for both cargo and passenger travel. In FY 2024, MIA generated approximately \$181.4 billion in annual business revenue and supported more than 842,700 jobs across Florida. Within Miami-Dade County alone, MIA contributed about \$41.2 billion in business revenue and supported over 311,000 jobs locally, underscoring its role as one of the region's largest employment hubs.

Spanning ±3,000 acres, the airport encompasses ±8.7 million square feet of facilities, including state-of-the-art cargo warehouses, office space, maintenance shops, and aircraft hangars. MIA's cargo operations remain a cornerstone of international trade, with shipments growing by nearly 9% in FY 2024 to 3 million tons, and total import and export trade values reaching approximately \$78 billion. At the same time, MIA welcomed a record nearly 56 million passengers in 2024, highlighting its significance as both a logistics hub and a global tourism driver.

Conveniently located less than 1,000 feet from the main access to the NW 25<sup>th</sup> Street elevated Viaduct connecting to the cargo area of MIA, the Property is strategically positioned to capitalize on MIA's unparalleled connectivity. Tenants benefit from direct access to global air cargo networks and passenger services, ensuring efficient supply chain operations and unmatched reach into domestic and international markets.

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

±\$41.2B  
ANNUAL ECONOMIC IMPACT

2,000+ DAILY DEPARTURES  
THE AREA BOASTS THREE (3) REGIONAL AIRPORTS WITH 2,000+ DAILY DEPARTURES



### PortMiami

±12 Miles from The Property

Powering Global Trade and 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 leading container gateway for the state.

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, reinforcing the Port's critical role as an economic engine driving commerce, tourism, and job creation throughout South Florida. Located just ±12 miles from Transal Logistics Center, the Property benefits from unmatched proximity to the Port, ensuring efficient connectivity to international shipping routes and providing tenants with a strategic advantage for distribution, import/export, and logistics operations.



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

1 Million+ TEUs  
HANDLED ANNUALLY

±\$43B  
IN ANNUAL ECONOMIC ACTIVITY

In 2024, PortMiami Handled Over 1.08 Million TEUs reflecting strong post-pandemic recovery in cargo and trade volumes.

In 2024, Miami International Airport Welcomed Nearly 56 Million Passengers reflecting a recovery in air travel following the pandemic and a continued surge in travel volume.



MIA CARGO VIADUCT

±45,576 SF AVAILABLE



**±45,576 SF  
AVAILABLE**

**TLC  
BUILDING A**

**TLC  
BUILDING B**

**NW 82ND AVE**



Strategic location within the Airport West Submarket offering excellent access and connectivity via SR-826, SR-836 and Florida's Turnpike; Advantageous distribution point to service Miami-Dade County and the neighboring counties



Direct access to the MIA Cargo and less than 10-min from Miami International Airport, the #1 U.S. Airport in International Freight (9th Worldwide) and ±35-min from PortMiami, one of the busiest container ports in the world



The area is home to several Fortune 500 companies and government headquarters including Carnival Cruise Lines, Leon Medical Centers, Walmart, Univision, and Blue Cross Blue Shield of Florida



Dense demographics with access to a strong and diverse labor pool; Doral is one of the fastest growing cities in the State by Year-Over-Year percentage (YOY %) population growth



**Fairchild Partners**<sup>®</sup>  
Licensed Real Estate Brokers

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