



INVESTMENTS REALTY

INDUSTRIAL WAREHOUSE

DORAL, FL | MIAMI AIRPORT WEST SUBMARKET

8051-8073 NW 54th Street, Doral FL 33166

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ASSET BREAKDOWN

Global Investments Realty is pleased to present the opportunity to acquire a strategically placed warehouse situated in one of Miami's strongest logistic markets, Doral.

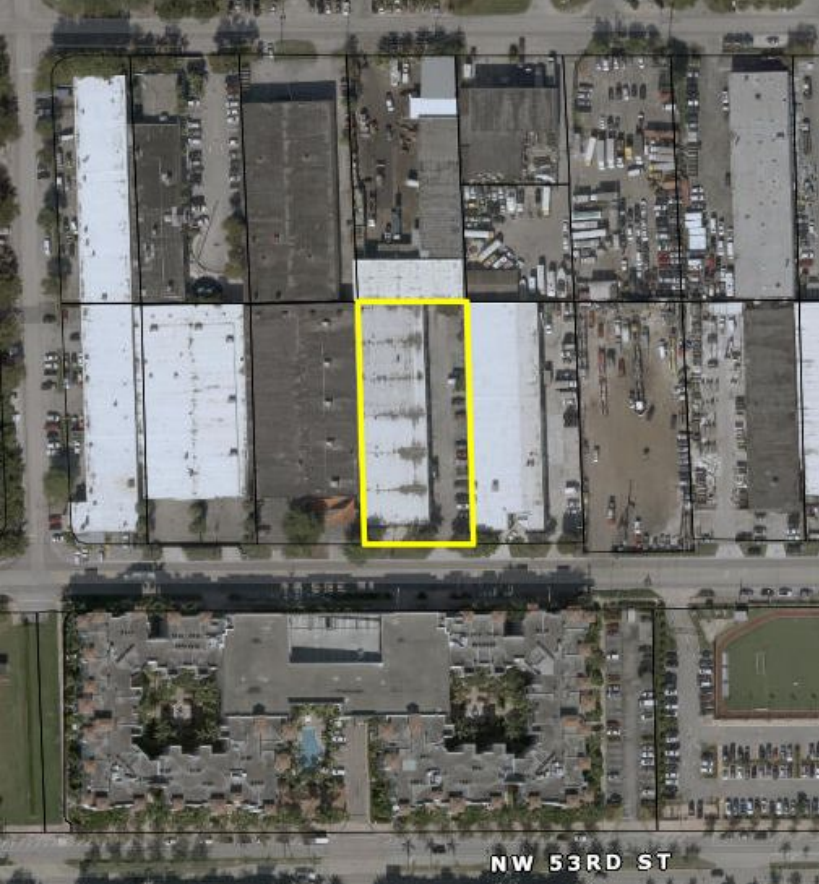
- Unique asset in the heart of Downtown Doral's Art & Entertainment District, a light industrial warehouse and flex space units boasting a desirable location in the well-connected Miami Airport industrial hub.
- 21,912 SF building in a 38,994 lot size (0.9 acre) in a favorable Zoning I.
- Property benefits from nearby SR 826/Palmetto Expressway (5 minutes away), SR 836/Dolphin Expressway (ten minutes away), Florida's Turnpike and Miami International Airport (20 minutes away).
- Each of the 12 industrial unit features a drive-in bay, 18-foot clear heights, and +/- 1,800 square feet, some units include between 500-900 square feet of dedicated office space.
- Property is a great opportunity for an arrangement in which the owner occupies part or all the space for commercial and operating purpose, elevating their business presence within this thriving hub of commerce and connectivity.
- The vibrant City of Doral, named The Best City in Florida for Business Start-ups by BusinessWeek.

WAREHOUSE IN DORAL

JOEL RODRIGUEZ | Principal / Broker

joel@glirealty.com

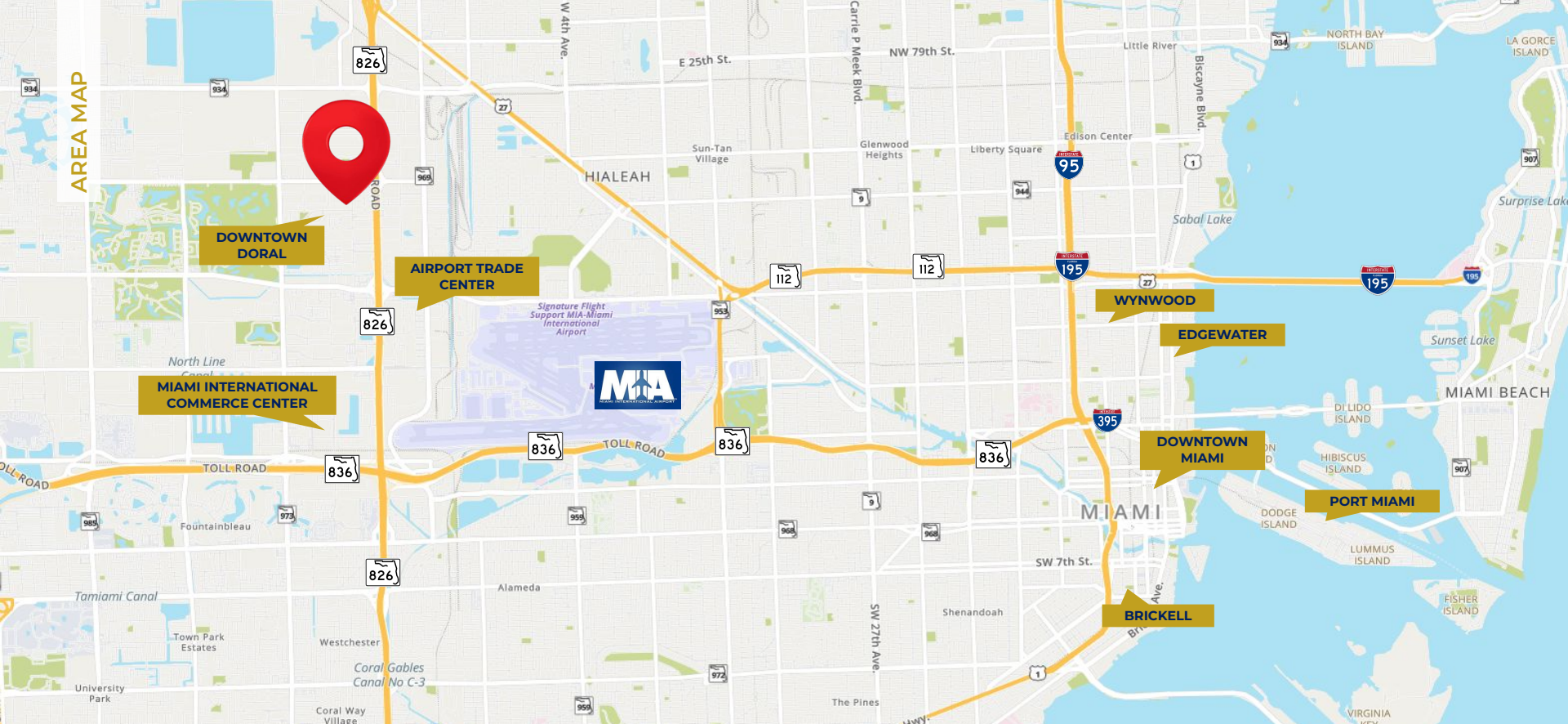
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INVESTMENT SUMMARY

<i>Folio:</i>	35-3022-000-1290
<i>Existing Building:</i>	21,912 SF*
<i>Lot size:</i>	38,994 SF*
<i>Units:</i>	12
<i>Drive-ins Bay:</i>	12 (10' Wide)
<i>Standard Parking Spaces:</i>	26
<i>Year Built:</i>	1977
<i>Zoning:</i>	I
PRICE:	\$7,850,000

* According to Property Appraiser - Miami-Dade County



AREA MAP

DOWNTOWN DORAL

AIRPORT TRADE CENTER

MIAMI INTERNATIONAL COMMERCE CENTER

WYNWOOD

EDGEWATER

DOWNTOWN MIAMI

PORT MIAMI

BRICKELL

EXTERIOR



EXTERIOR



EXTERIOR

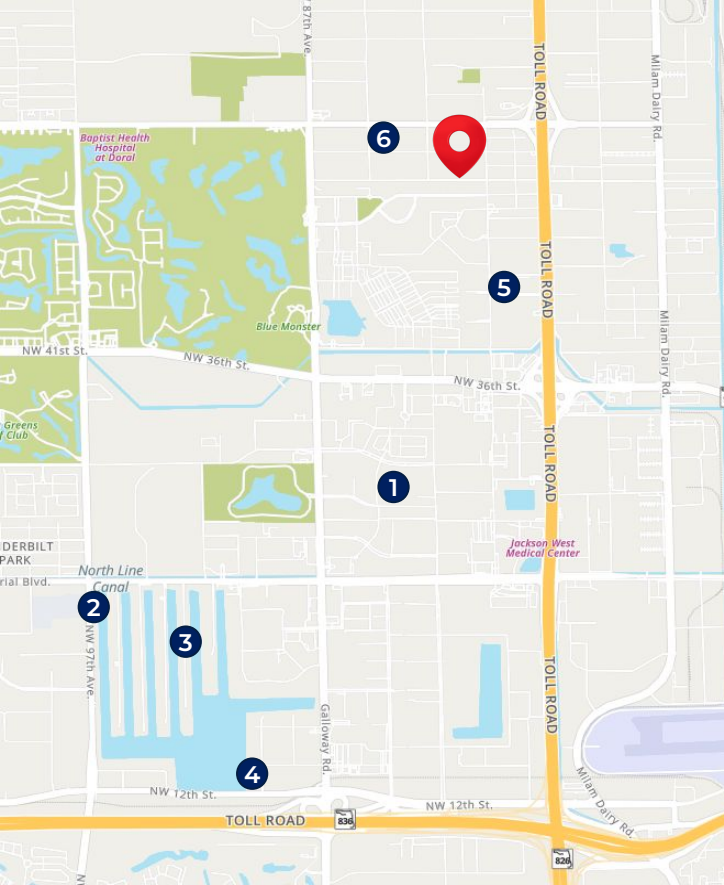


INTERIOR*



INTERIOR*





SALE COMPARABLES

Property	Price	Bldg SF	Price/SF	Land	Close
(1) 8375 NW 30th Ter	\$7,855,000	23,000	\$341.52	40,075	10/5/2023
(2) 2315 NW 97th Ave	\$3,000,000	8,340	\$359.71	22,651	11/16/2023
(3) 1905 NW 93rd Ave	\$3,000,000	9,425	\$318.30	21,780	11/30/2023
(4) 8995 NW 12th St	\$9,700,000	28,460	\$340.83	54,450	1/4/2024
(5) 7872 NW 46th St	\$3,630,000	9,600	\$378.13	21,780	3/28/2024
(6) 8375 NW 56th St	\$8,875,000	21,334	\$416.00	79,279	8/3/2024

AVERAGE

\$359.08

SUBJECT

\$7,868,160 21,912

8375 NW 30th Ter



8375 NW 30th Ter, Doral, FL 33122

Sale Price: \$7,855,000

Building: 23,000 SF

Submarket: Miami Airport W

Land Area: 40,075 SF

Price PSF: \$341.52

Closed: 10/5/2023

Year Built: 1999

Tenancy: Multi

Zoning: I

2315 NW 97th Ave



2315 NW 97th Ave, Lago Industrial Pb, Doral, FL 33172

Sale Price: \$3,000,000

Building: 8,340 SF

Submarket: Miami Airport W

Lot Size: 22,651 SF

Price PSF: \$359.71

Closed: 11/16/2023

Year Built: 2005

Tenancy: Multi

Zoning: I

1905 NW 93rd Ave



1905 NW 93rd Ave, Air Port Lake Park, Miami, FL 33172

Sale Price: \$3,000,000

Building: 9,425 SF

Submarket: Miami Airport W

Lot Size: 21,780 SF

Price PSF: \$318.30

Closed: 11/30/2023

Year Built: 1989

Tenancy: Multi

Zoning: IU-C

8995 NW 12th St



8995 NW 12th St, Miami, FL 33172

Sale Price: \$9,700,000

Building: 28,460 SF

Submarket: Miami Airport W

Land Area: 54,450 SF

Price PSF: \$340.83

Closed: 1/4/2024

Year Built: 2001

Tenancy: Multi

Zoning: IU-C

7872 NW 46th St



7872 NW 46th St, Doral, FL 33166

Sale Price: \$3,630,000

Building: 9,600 SF

Submarket: Miami Airport W

Lot Size: 21,780 SF

Price PSF: \$378.13

Closed: 3/28/2024

Year Built: 2001

Tenancy: -

Zoning: 7300

8375 NW 56th St



8375 NW 56th St, Miami, FL 33166

Sale Price: \$8,875,000

Building: 21,334 SF

Submarket: Miami Airport W

Lot Size: 79,279 SF

Price PSF: \$416.00

Closed: 8/3/2024

Year Built: 1978

Tenancy: Multi

Zoning: IU-2

DORAL WAREHOUSE
RENT ROLL

Subject Properties: 8051-8073 NW 54th St
Units: 12
Bldg Size: 21,912 SF
Zoning: I

TENANT [NNN LEASES]	UNIT	SF	BASE RENT (MONTHLY)	PER SF ANNUAL
All Packing & Crating	8051	1,800	\$1,854.00	\$12.36
<i>Vacant - Under Contract*</i>	8053	1,800	\$2,100.00	\$14.00
Floor's and Wall's Inc.	8055-8057	3,600	\$3,819.24	\$12.73
Get Lifted Auto Garage LLC	8059-8061	3,600	\$4,431.37	\$14.77
Capital International Financial Fund, LLC.	8063	1,800	\$1,900.00	\$12.67
Boma Enterprise, Inc.	8065	1,800	\$1,950.00	\$13.00
Gonzalez Sierra Group, LLC.	8067-8069	3,600	\$4,200.00	\$14.00
Bajan Pack LLC	8071	1,800	\$2,100.00	\$14.00
<i>Vacant - Under Contract*</i>	8053	1,800	\$2,100.00	\$14.00
GROSS INCOME	12	21,600	\$24,454.61	\$13.50

WAREHOUSE IN DORAL	JOEL RODRIGUEZ Broker	joel@glirealty.com	O. 305.635.3005 C. 786.285.7739
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DORAL WAREHOUSE
EXPENSES

Subject Properties: 8051-8073 NW 54th St
Units: 12
Bldg Size: 21,912 SF
Zoning: I

EXPENSE SUMMARY (Jul 23/June 24)	ANNUAL EXPENSE	PER UNIT ANNUAL	PER UNIT MONTHLY
REAL ESTATE TAXES	\$51,642.98	\$4,303.58	\$358.63
PROPERTY INSURANCE	\$12,145.03	\$1,012.09	\$84.34
UTILITIES - WATER	\$2,199.15	\$183.26	\$15.27
UTILITIES - ELECTRICITY	\$2,075.01	\$172.92	\$14.41
REPAIRS & MAINTENANCE	\$21,587.34	\$1,798.95	\$149.91
GROSS EXPENSES	\$89,649.51	\$7,470.79	\$622.57

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GLOBAL

INVESTMENTS REALTY



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