FINGERLAKES INDUSTRIAL
DORAL/MIAMI AIRPORT WEST

2001 NW 93RD AVE
MIAMI, FL 33172

LISTING WEBSITE

MATT ROTOLANTE, SIOR, CCIM
President
305.490.6526
mrotolante@lee-associates.com

CONNER MILFORD
Senior Vice President
314.766.9336
cmilford@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TABLE OF CONTENTS

MARKET ADVISORS

MATTHEW ROTOLANTE, SIOR, CCIM
President
305.490.6526
mrotolante@lee-associates.com

CONNER MILFORD
Senior Vice President
314.766.9336
cmilford@lee-associates.com

OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates South Florida nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/ or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum.

The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

PROPERTY OVERVIEW

OFFERING SUMMARY

FREESTANDING WAREHOUSE IN DORAL FINGERLAKES NEIGHBORHOOD

Lee & Associates South Florida presents a 15,781 SF industrial building located on a 0.95-acre parcel in Miami's Doral Fingerlakes Industrial Market. The building features two dock-high loading doors and one ramp, allowing for efficient loading and distribution operations, along with 20' clear ceiling heights that provide ample space for storage, manufacturing, and logistics uses. The property also offers 32 surface parking spaces, providing convenient parking for employees and visitors.

The property benefits from being located just 1 mile to Miami International Airport's Cargo Viaduct running from NW 25th Street directly to the airports Cargo loading terminals for easy cargo transportation. The building is also just 13.3 miles to Port Miami, and is easily accessible to and from major highway systems just 1.8 miles to SR826 Palmetto Expressway, 1.8 miles to SR836 Dolphin Expressway and 3.5 miles to Florida's Turnpike access to easily service all of South Florida's major market areas.

For more information, please contact one of the following individuals:

MARKET ADVISORS

MATTHEW ROTOLANTE, SIOR, CCIM
President
305.490.6526
mrotolante@lee-associates.com

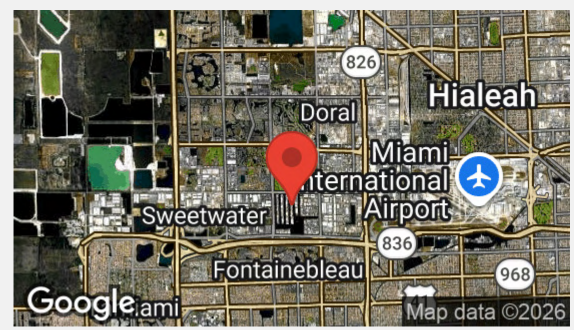
CONNER MILFORD
Senior Vice President
314.766.9336
cmilford@lee-associates.com

ASKING: $6,225,000.00

Owner-User or Investor Opportunity:
- 15,781 SF Warehouse
- 0.95 Acre Parcel
- 2 Dock Level Loading Doors
- 1 Ramp
- 20' Clear Ceiling Height
- 32 Surface Parking Spaces

Prime Doral/Airport West Location:
- Fingerlakes Industrial Neighborhood
- Miami Airport West Submarket
- 1 Mi to MIA Cargo Viaduct

Exceptional Access:
- 1.8 Miles to SR826 Palmetto Expy
- 1.8 Miles to SR836 Dolphin Expy
- 3.5 Miles to Florida's Turnpike



PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS	2001 NW 93rd Ave
CITY, STATE, ZIP	Miami, FL 33172
COUNTY	Miami-Dade County
MARKET	South Florida
SUB-MARKET	Miami Airport West Industrial
CROSS-STREETS	NW 93rd Ave and NW 25th St
NEAREST HIGHWAY	SR826 Palmetto Expy, SR836 Dolphin Expy, & Florida's Turnpike
NEAREST AIRPORT	Miami International Airport

PROPERTY INFORMATION

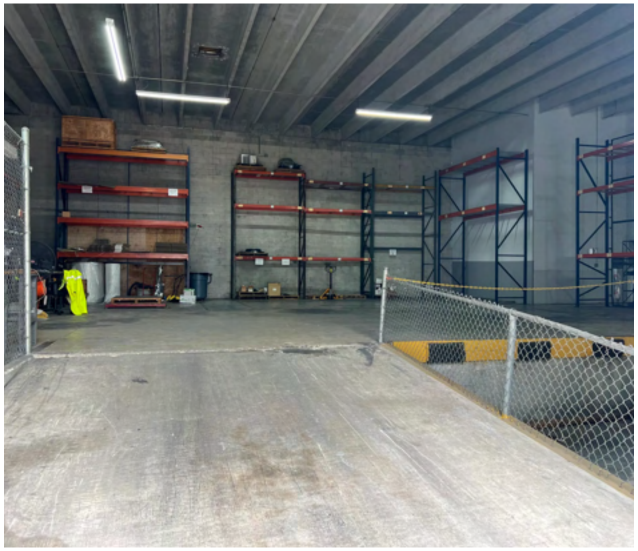
PROPERTY TYPE	Industrial
ZONING	IU-1
LOT SIZE	0.95 Acres
APN #	35-3033-016-0360

BUILDING INFORMATION

BUILDING SIZE	15,781 SF
LOADING DOORS	2 Dock Level Loading Doors with 1 Ramp
CEILING HEIGHT	20 ft

ADDITIONAL PHOTOS

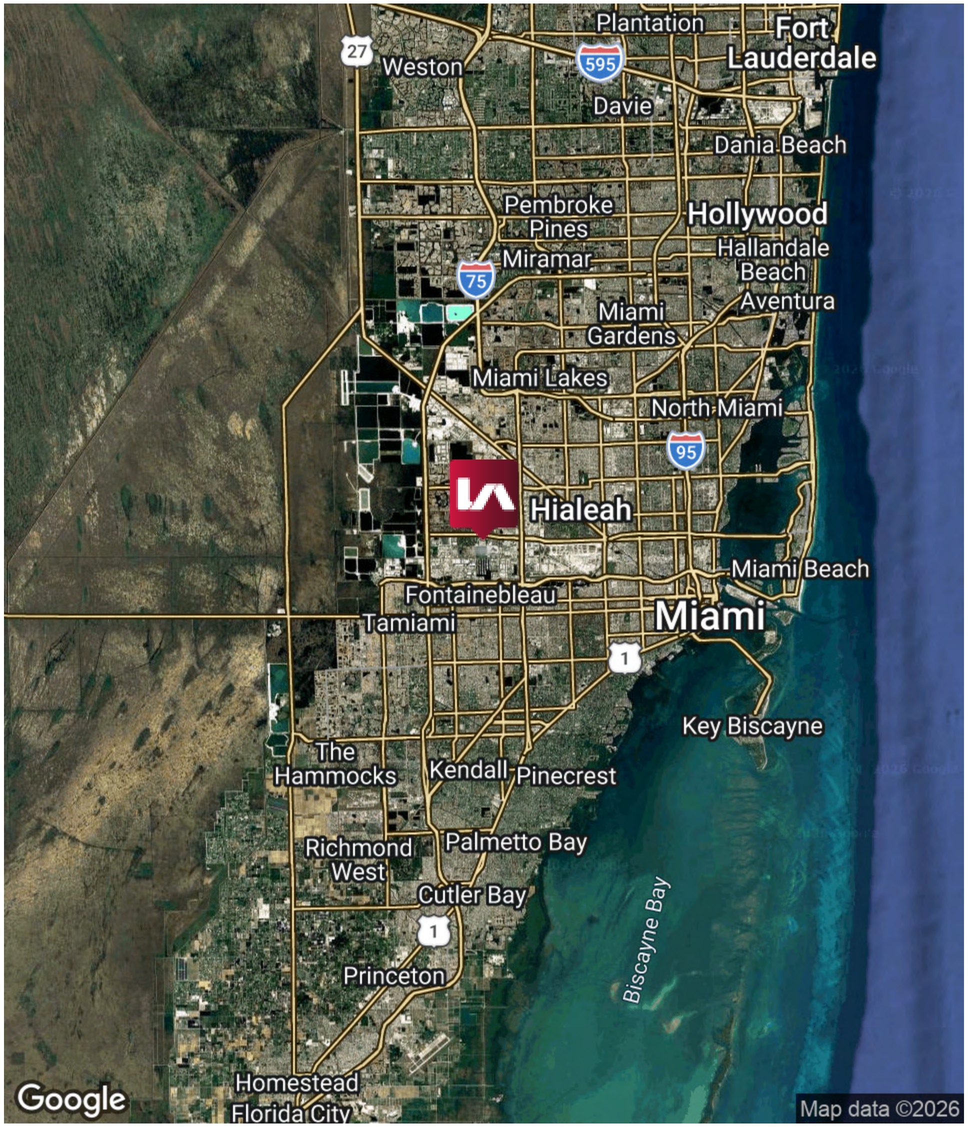
INTERIOR PHOTOS

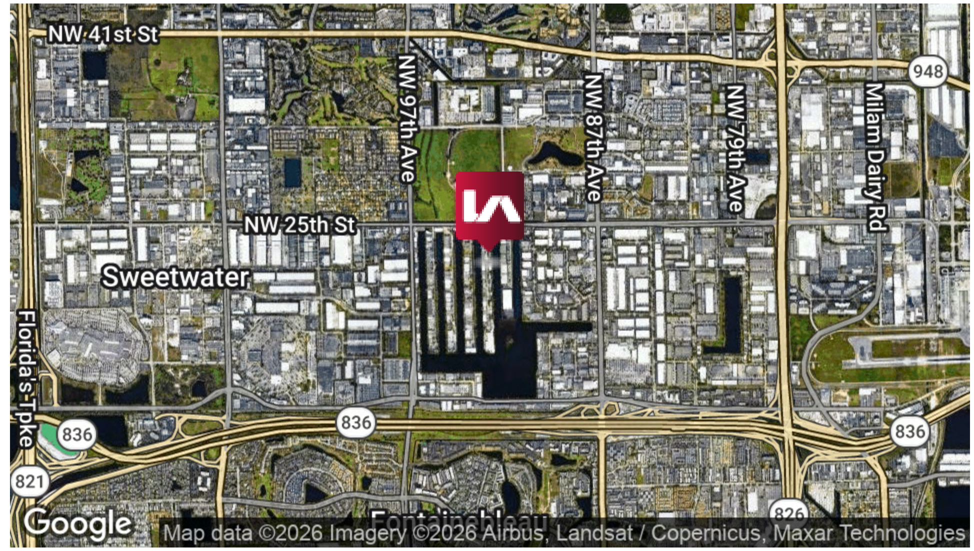





LOCATION INFORMATION

REGIONAL MAP





LOCATION OVERVIEW

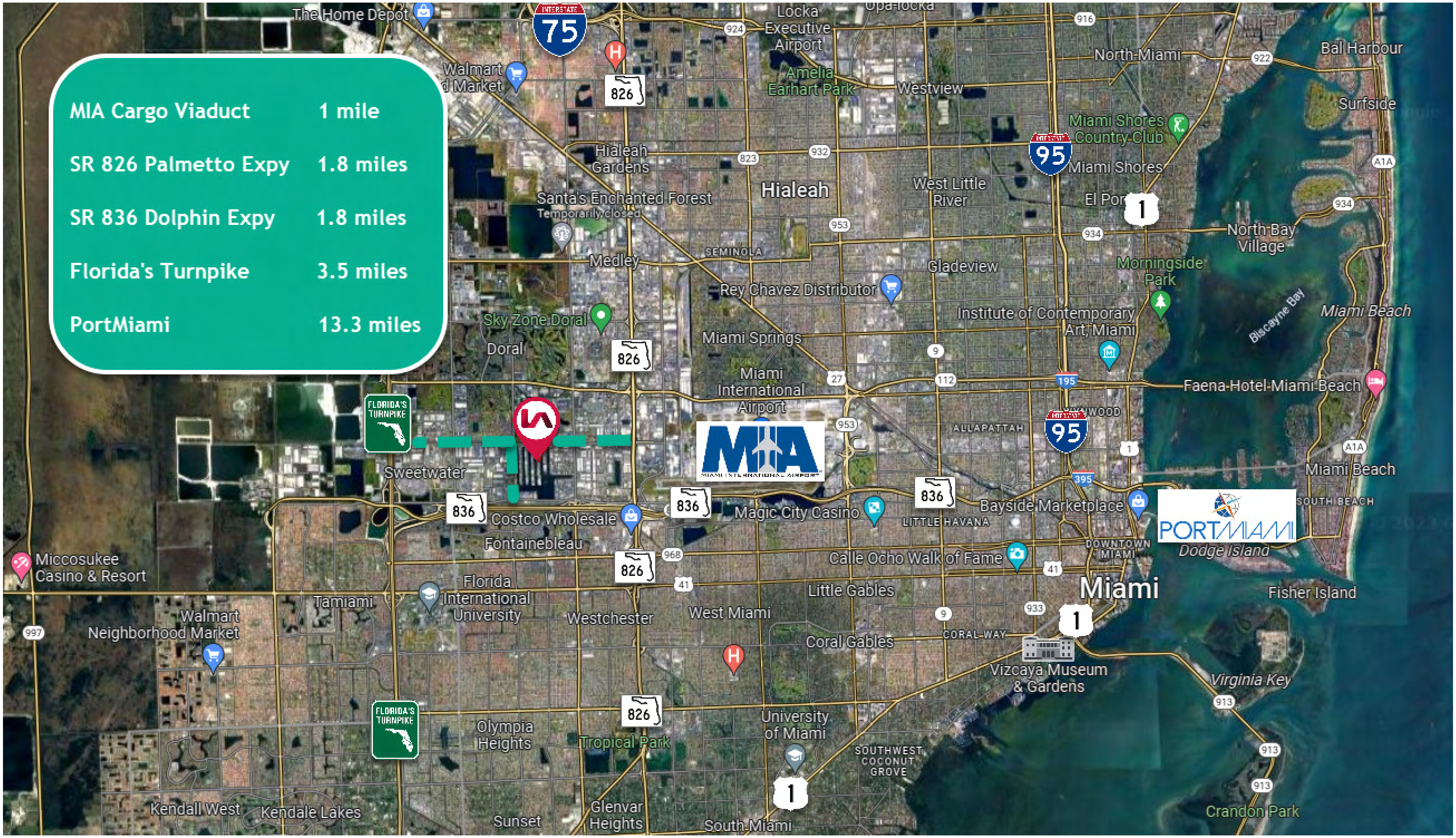
Located in the Fingerlakes Industrial neighborhood in Miami's dense Industrial Airport West submarket. The property benefits from being located just 1 mile to Miami International Airports Cargo Viaduct for easy cargo transportation, just 13.3 miles to Port Miami, and is easily accessible to and from major highway systems just 1.8 miles to SR826 Palmetto Expressway, 1.8 miles to SR836 Dolphin Expressway and 3.5 miles to Florida's Turnpike access.

CITY INFORMATION

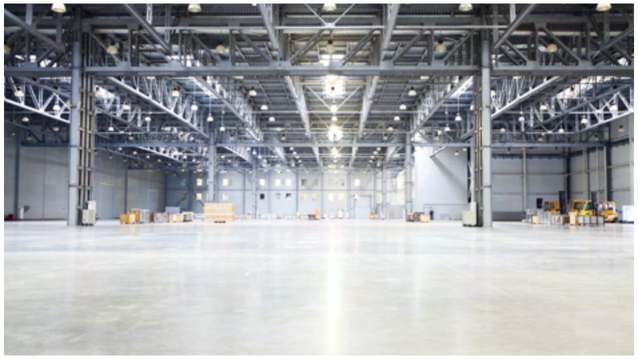
SUBMARKET:	Miami Airport West Industrial
CROSS STREETS:	NW 93rd Ave and NW 25th St
NEAREST HIGHWAY:	SR826 Palmetto Expy, SR-836, & Turnpike
NEAREST AIRPORT:	Miami International Airport

MIAMI AIRPORT WEST

HIGHWAYS & CARGO PORT ACCESSIBILITY



MIAMI INDUSTRIAL MARKET FUNDAMENTALS



MIAMI INDUSTRIAL MARKET DEMAND DRIVERS

The Miami industrial market continues to attract attention as a logistics and trade hub, underpinned by South Florida's role as a gateway to Latin America and the Caribbean. In the first half of 2025, more than 500,000 SF of industrial space was absorbed acros turn offs the region, demonstrating that demand remains positive even as the market moderates from its peak years. Leasing activity in Q2 2025 alone exceeded 1.2 million SF, marking the 10th consecutive quarter above the 1 MSF threshold. While new deliveries have pushed vacancy upward (currently hovering around 6.5 %), absorption is steady, and speculative development is tapering off—a trend that should help rebalance supply and demand later in 2025.

INVESTMENT & LEASING OUTLOOK

The Miami industrial sector is entering a more normalized, bifurcated phase, with divergence by class and submarket. Class A space has seen vaca professorncy swell (reaching nearly 13 % in Q2) as speculative projects outpace near-term demand. Meanwhile, smaller, functional warehouse and flex assets—particularly in infill nodes—are holding up better as tenants seek cost-efficient floorplans and shorter last-mile reach. Investment interest is shifting toward assets with durable tenancy, limited competition, and existing cash flow, rather than pure development plays. Returns in submarkets poised for stabilization or recovery (e.g. Northwest Dade) are attracting capital, especially given Miami's constrained land availability and barriers to new development

CONNECTIVITY, LOGISTICS REACH & COMPETITIVE ADVANTAGES

One of Miami's enduring competitive advantages is its multimodal connectivity—port access, air freight, and highway distribution. Strategically located industrial nodes can reach Miami International's cargo operations (and other regional airports) within minutes, while PortMiami is reachable in under 20 miles. The region is also served by expressway corridors such as SR 924, I-75, SR 826, and others that connect to inland Florida and interstate markets. In addition, e-commerce, cold storage, food & beverage, and cross-dock users continue to seek well-located warehouse inventory with last-mile access—particularly in submarkets that offer proximity to both major population centers and freight infrastructure. The combination of strategic location, growing logistics demand, and moderate new supply makes Miami an attractive market for industrial leasing and investment.

DEMOGRAPHICS

DEMOGRAPHIC PROFILE 10, 20 & 30 MIN

KEY FACTS

72,385
Total Population

$96,834
Average Household Income

40.9
Median Age

2.6
Average Household Size

DAYTIME POPULATION

Total Daytime Population
155,642

Residents
32,388

Workers
123,254

EMPLOYMENT

68% White Collar

13% Services

19% Blue Collar

1.6% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY

12,043
Total Businesses

$25,056,749,837
Total Sales

108,155
Total Employees

Transportation/Warehouse

469
Businesses

$1,095,876,841
Sales

5,475
Employees

Manufacturing

702
Businesses

$1,126,534,767
Sales

6,468
Employees

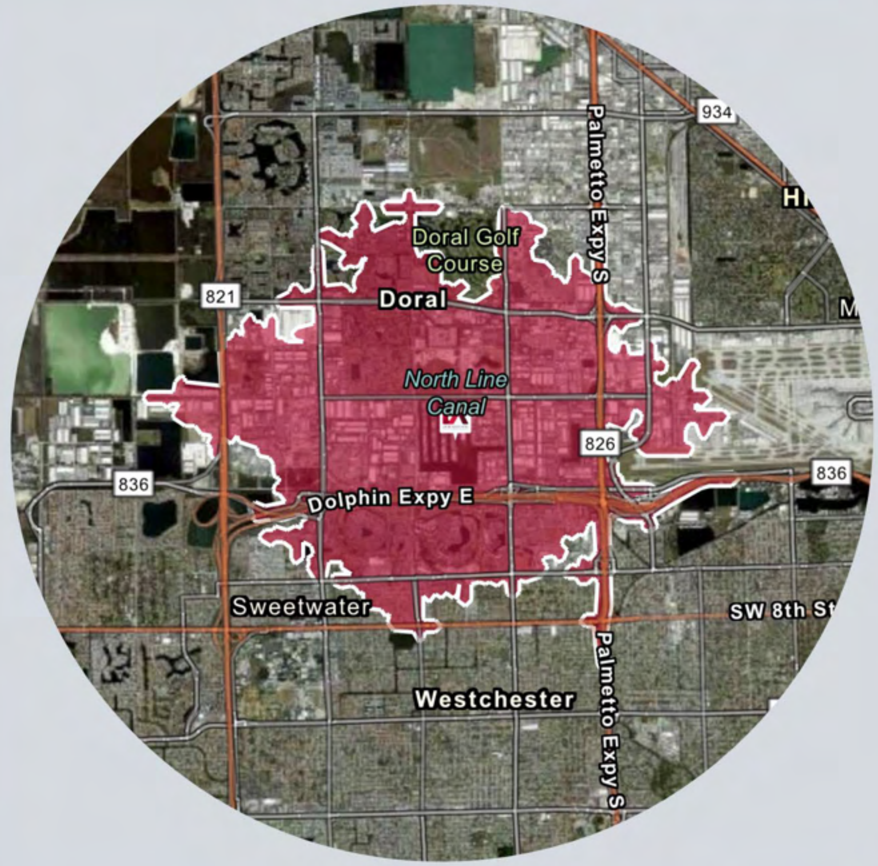
Wholesale Trade

931
Businesses

$11,398,426,234
Sales

10,980
Employees

Drive time of 10 minutes



DEMOGRAPHIC PROFILE 10, 20 & 30 MIN

KEY FACTS

750,251
Total Population

$104,266
Average Household Income

44.1
Median Age

2.7
Average Household Size

DAYTIME POPULATION

Total Daytime Population
879,395

Residents
360,944

Workers
518,451

EMPLOYMENT

63%
White Collar

15%
Services

23%
Blue Collar

1.8% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY

56,826
Total Businesses

$96,327,553,992
Total Sales

456,612
Total Employees

Transportation/Warehouse

2,073
Businesses

$4,094,072,531
Sales

22,560
Employees

Manufacturing

2,619
Businesses

$4,706,056,362
Sales

25,599
Employees

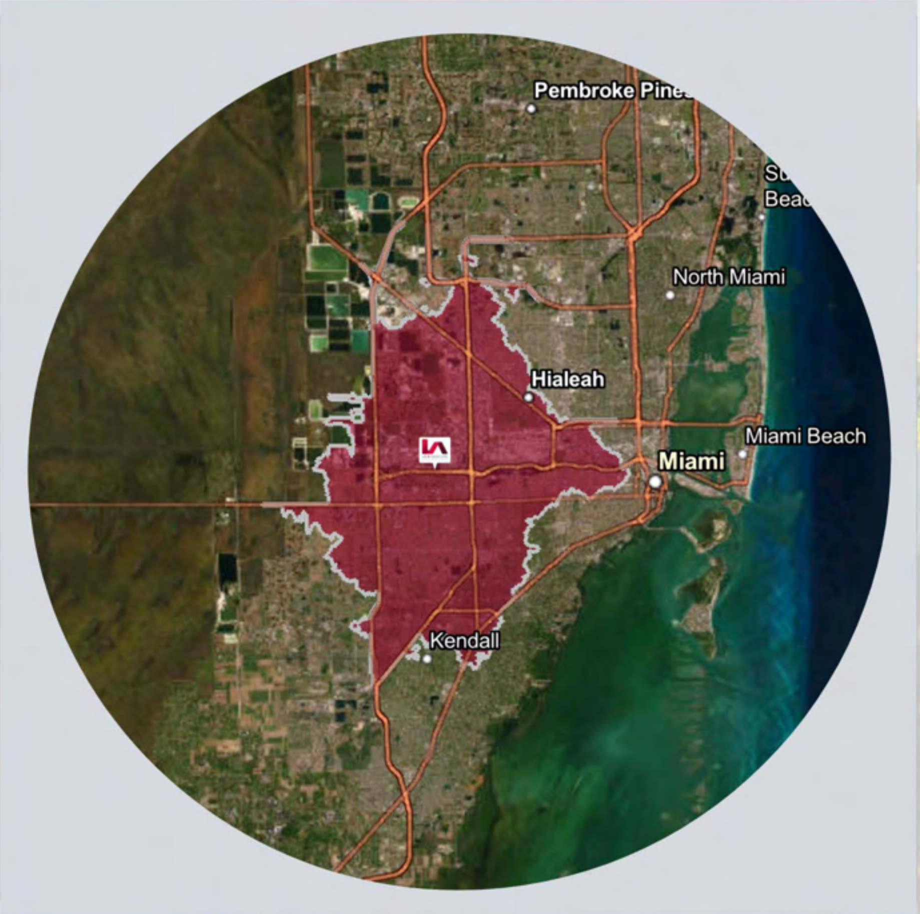
Wholesale Trade

3,109
Businesses

$33,633,807,021
Sales

28,071
Employees

Drive time of 20 minutes



DEMOGRAPHIC PROFILE 10, 20 & 30 MIN

KEY FACTS

2,058,131
Total Population

$114,944
Average Household Income

41.9
Median Age

2.7
Average Household Size

DAYTIME POPULATION

Total Daytime Population
2,213,076

Residents
993,050

Workers
1,220,026

EMPLOYMENT

64%
White Collar

15%
Services

21%
Blue Collar

2.4% UNEMPLOYMENT RATE

BUSINESS & INDUSTRY

134,805
Total Businesses

$207,320,849,072
Total Sales

1,054,498
Total Employees

Transportation/Warehouse

4,324
Businesses

$9,571,111,257
Sales

51,480
Employees

Manufacturing

4,528
Businesses

$6,857,552,300
Sales

41,089
Employees

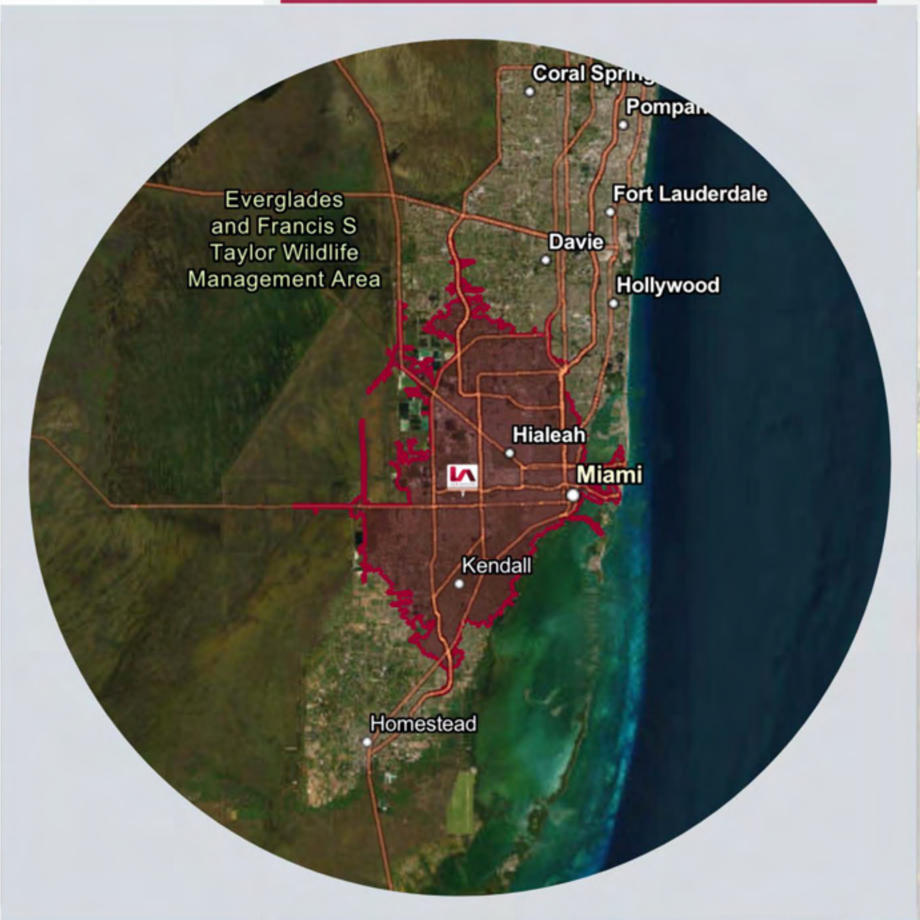
Wholesale Trade

5,697
Businesses

$61,258,711,020
Sales

49,852
Employees

Drive time of 30 minutes



CONFIDENTIALITY & DISCLAIMER

All materials and information provided by Lee & Associates South Florida, including those received or derived from its directors, officers, agents, advisors, affiliates, and/or third-party sources, are furnished without any representation or warranty as to completeness, accuracy, or veracity. This includes, without limitation, information relating to the condition of the property, compliance or non-compliance with applicable governmental requirements, developability or suitability, financial performance, projected financial performance, or any other matters.

Neither Lee & Associates South Florida nor its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, regarding the accuracy or completeness of any materials or information provided, received, or derived. Any materials or information—whether written or verbal—are not a substitute for a party's independent investigation and due diligence. Lee & Associates South Florida does not investigate or verify such information, nor conduct due diligence on behalf of any party, unless expressly agreed to in writing.

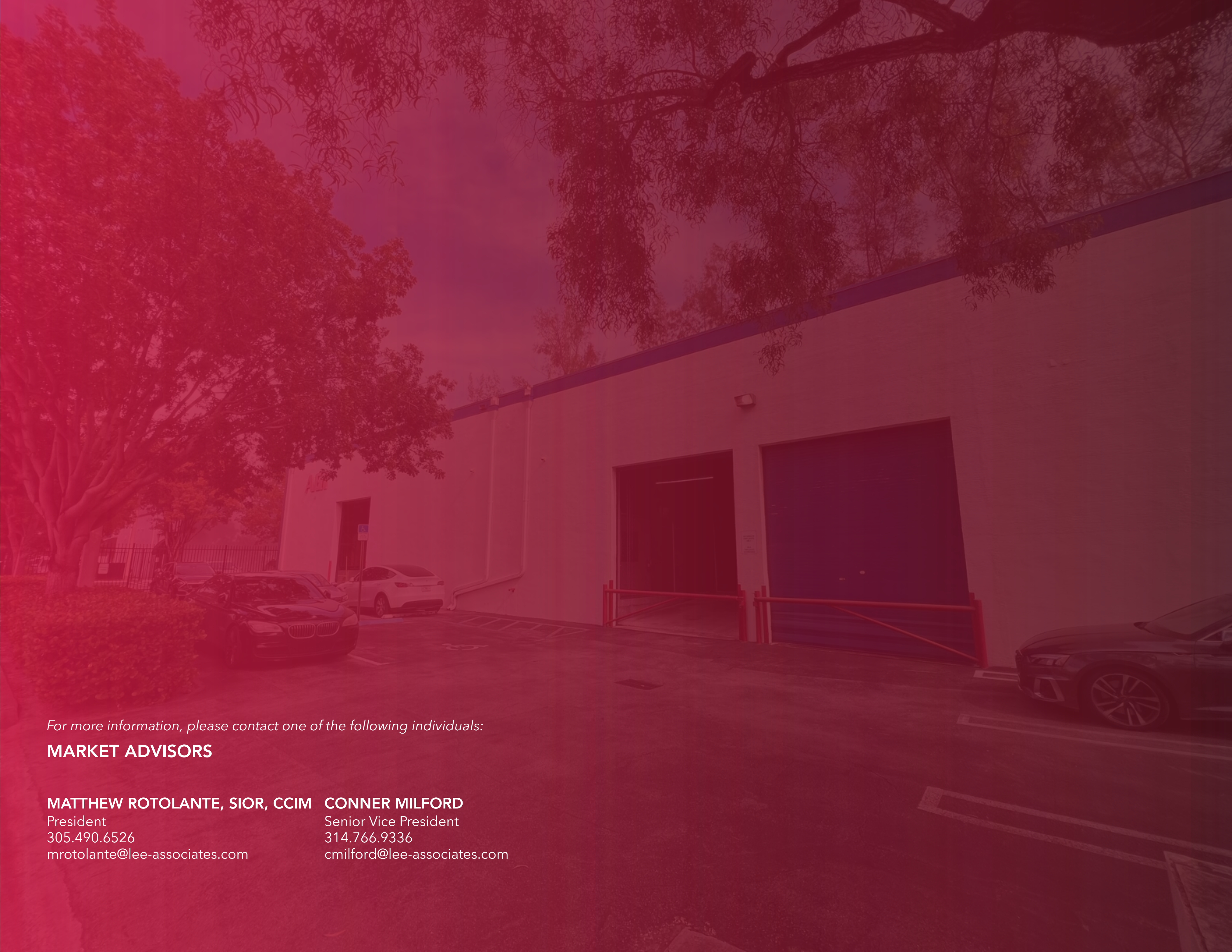
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating, under contract for, or in escrow for a transaction is strongly encouraged to verify all information and to conduct its own inspections and investigations, including engaging appropriate independent third-party professionals of its choosing. All financial data should be independently verified by the party, including through review of applicable documents and consultation with qualified professionals. Lee & Associates South Florida makes no representations or warranties regarding the accuracy, completeness, or relevance of any financial data, assumptions, or projections and does not act as a financial advisor in connection with any transaction.

All estimates of market rents, projected rents, or financial performance are subject to change and may differ materially from actual results. The inclusion of such estimates does not imply that rents can be achieved or increased to those levels. Parties must evaluate all applicable contractual obligations, governmental regulations, market conditions, vacancy factors, and other relevant considerations when determining rents or financial performance.

Legal matters should be reviewed with a qualified attorney. Tax matters should be discussed with a certified public accountant or tax attorney. Title matters should be reviewed with a title officer or attorney. Questions regarding property condition or compliance with governmental requirements should be addressed with appropriate engineers, architects, contractors, consultants, and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This material is not intended to be an appraisal of the property's market value. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP).



For more information, please contact one of the following individuals:

MARKET ADVISORS

MATTHEW ROTOLANTE, SIOR, CCIM
President
305.490.6526
mrotolante@lee-associates.com

CONNER MILFORD
Senior Vice President
314.766.9336
cmilford@lee-associates.com