

FINGERLAKES INDUSTRIAL

DORAL/MIAMI AIRPORT WEST

2001 NW 93RD AVE, DORAL, FL

AGI

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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TABLE OF CONTENTS

Cover - MR, MA	1
Property Overview	3
Offering Summary	4
Property Details	5
Additional Photos	6
Interior Photos	7
LOCATION INFORMATION	8
Regional Map	9
Miami Airport West	10
Miami Industrial Market Fundamentals	12
DEMOGRAPHICS	13
Demographic Profile 10, 20 & 30 Min	14
Confidentiality & Disclaimer	17

MARKET ADVISORS

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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.

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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 airport's 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:

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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



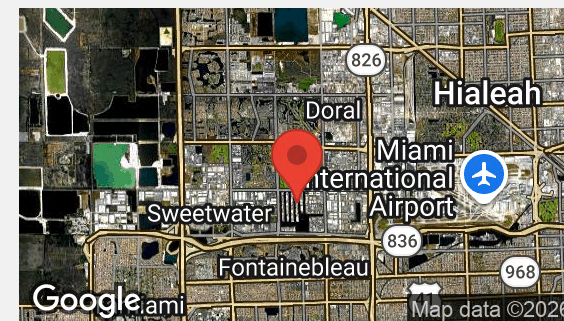
Prime Doral/Airport West Location:

- 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



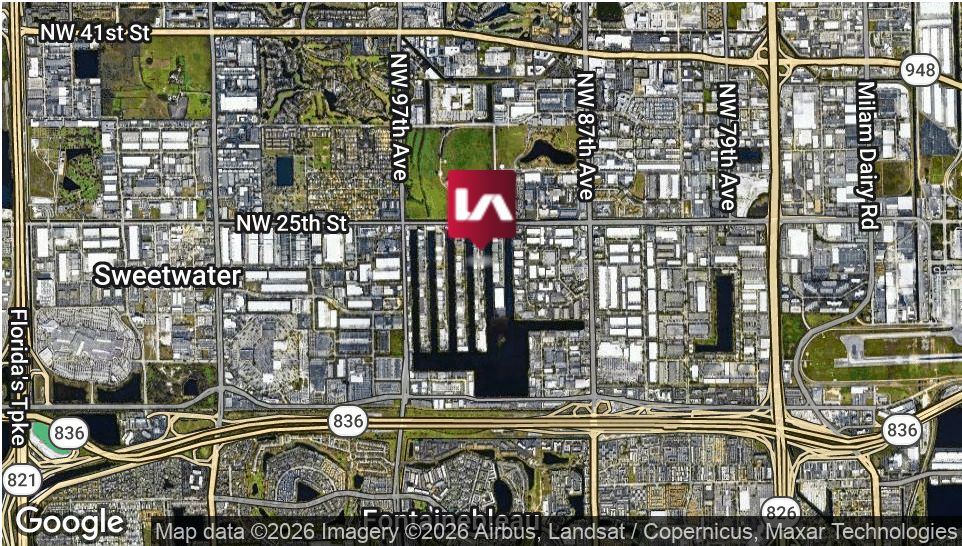
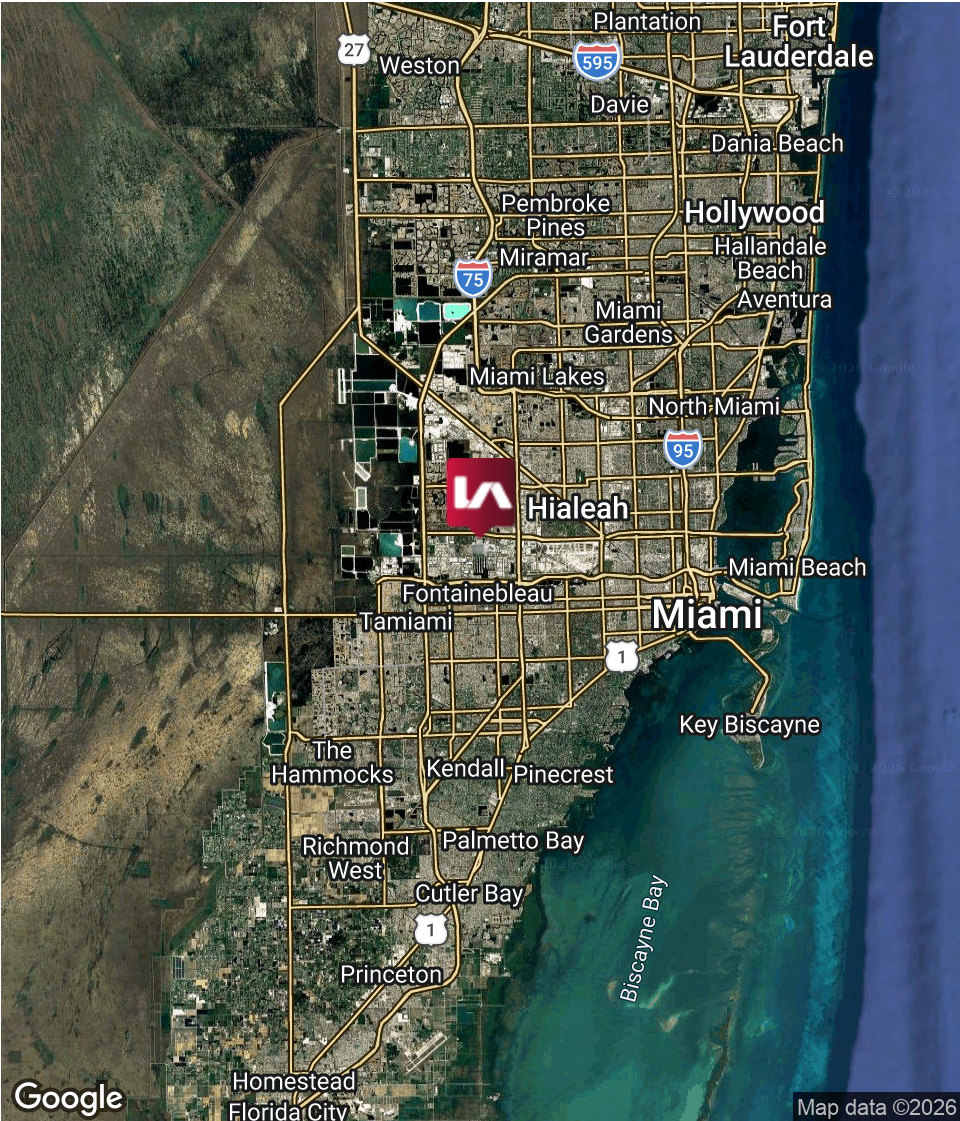
INTERIOR PHOTOS



An aerial photograph of an industrial park with several large warehouse-like buildings and parking lots. A red square is superimposed on the image, highlighting a specific building in the center-right. The text 'LOCATION INFORMATION' is overlaid in large white letters on the left side of the image.

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.

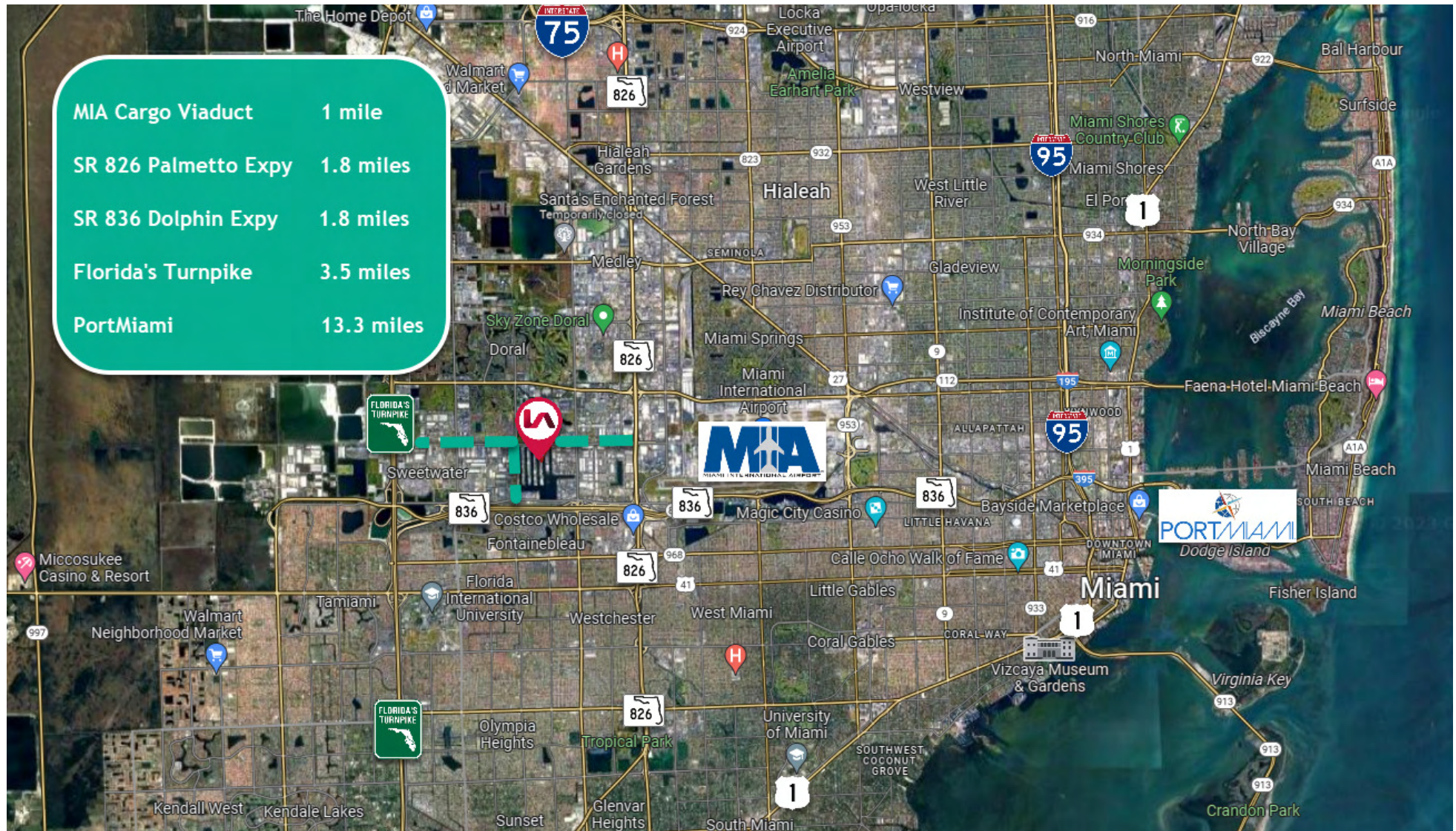
CITY INFORMATION

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

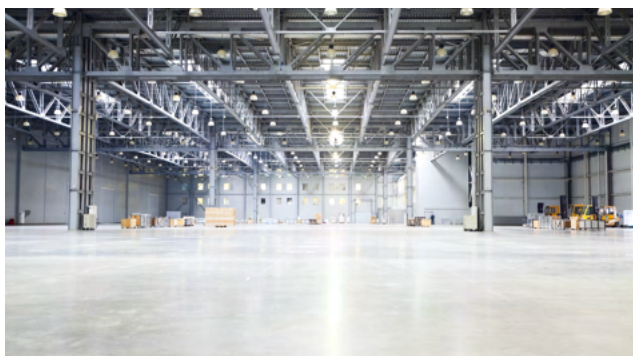
The Miami industrial market continues to attract attention as a logistics and trade hub, underpinned by South Florida's role as a gateway to Latin America and the Caribbean. In the first half of 2025, more than 500,000SF of industrial space was absorbed across the region, demonstrating that demand remains positive even as the market moderates from its peak years. Leasing activity in Q2 2025 alone exceeded 1.2 millionSF, marking the 10th consecutive quarter above the 1MSF 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 vacancy 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.

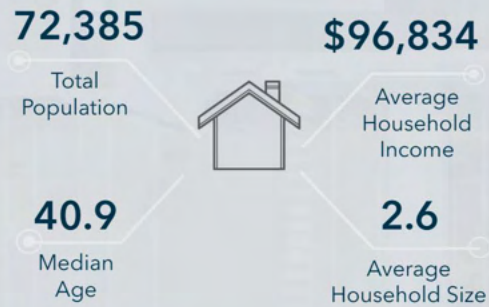


An aerial photograph of an industrial area, likely a warehouse district, is shown with a semi-transparent red overlay. A large, bold, white letter 'X' is superimposed over the image. In the center of the 'X' is a red-outlined rectangle. The word 'DEMOGRAPHICS' is written in large, white, sans-serif capital letters across the middle of the image, partially overlapping the 'X' and the red rectangle.

DEMOGRAPHICS

DEMOGRAPHIC PROFILE 10, 20 & 30 MIN

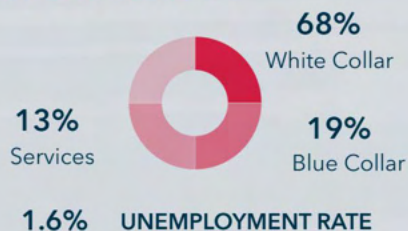
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



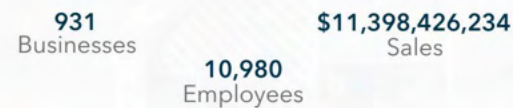
Transportation/Warehouse



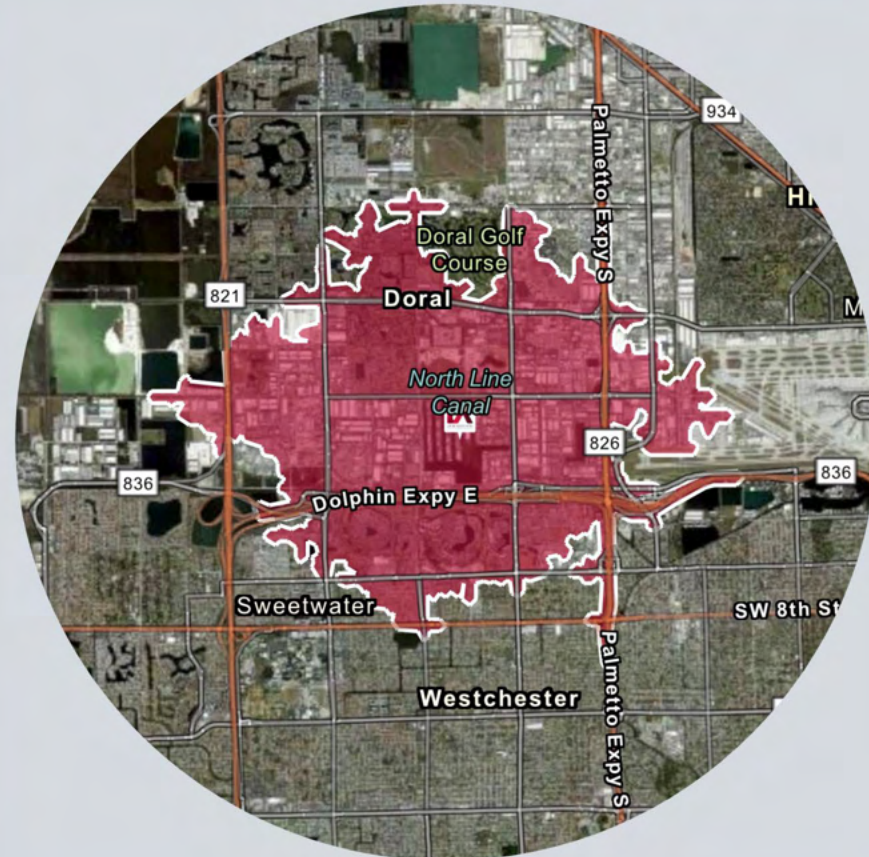
Manufacturing



Wholesale Trade

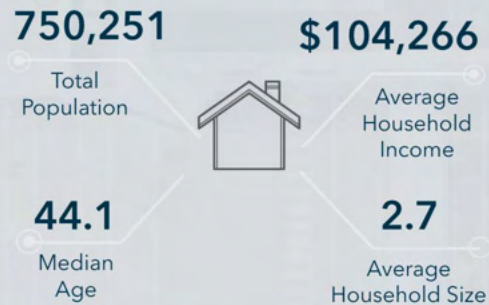


Drive time of 10 minutes

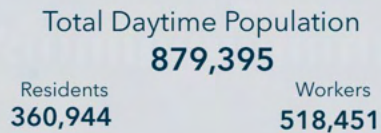


DEMOGRAPHIC PROFILE 10, 20 & 30 MIN

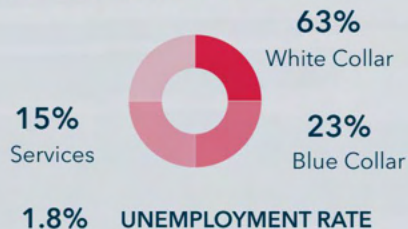
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



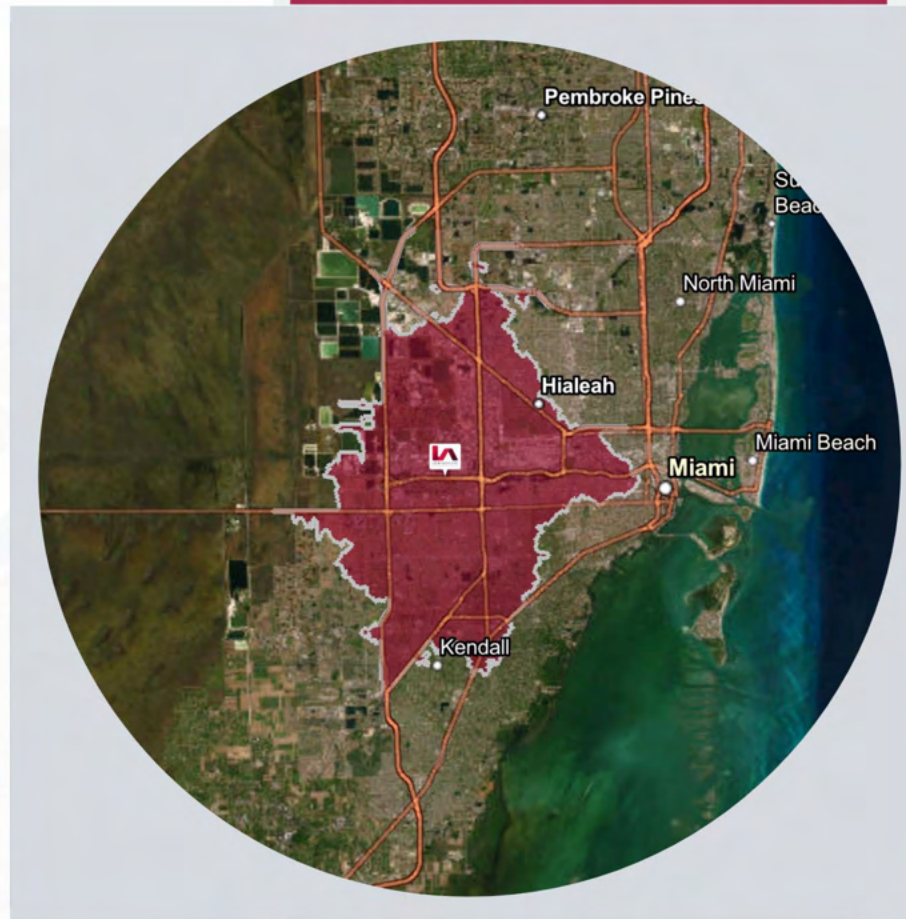
Manufacturing



Wholesale Trade

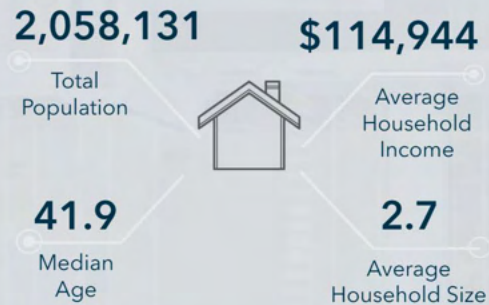


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DEMOGRAPHIC PROFILE 10, 20 & 30 MIN

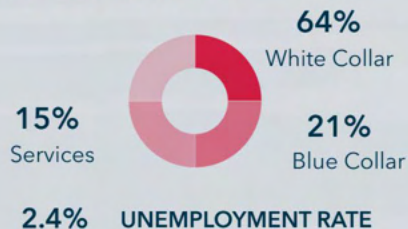
KEY FACTS



DAYTIME POPULATION



EMPLOYMENT



BUSINESS & INDUSTRY



Transportation/Warehouse



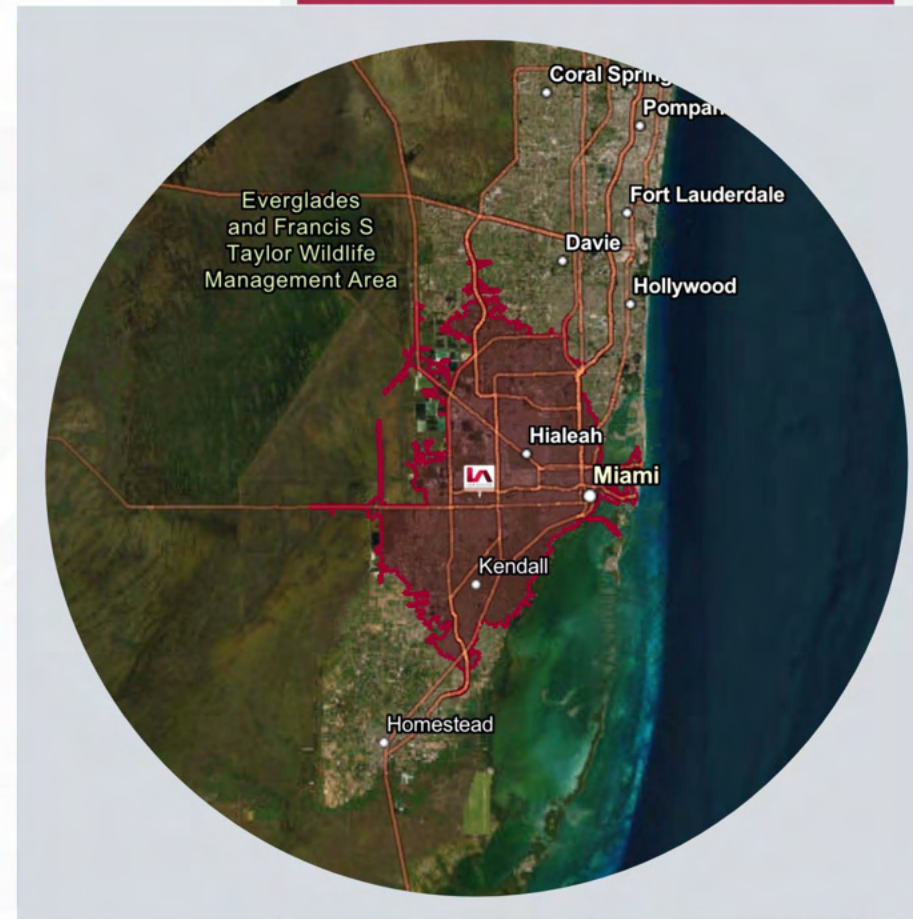
Manufacturing



Wholesale Trade



Drive time of 30 minutes



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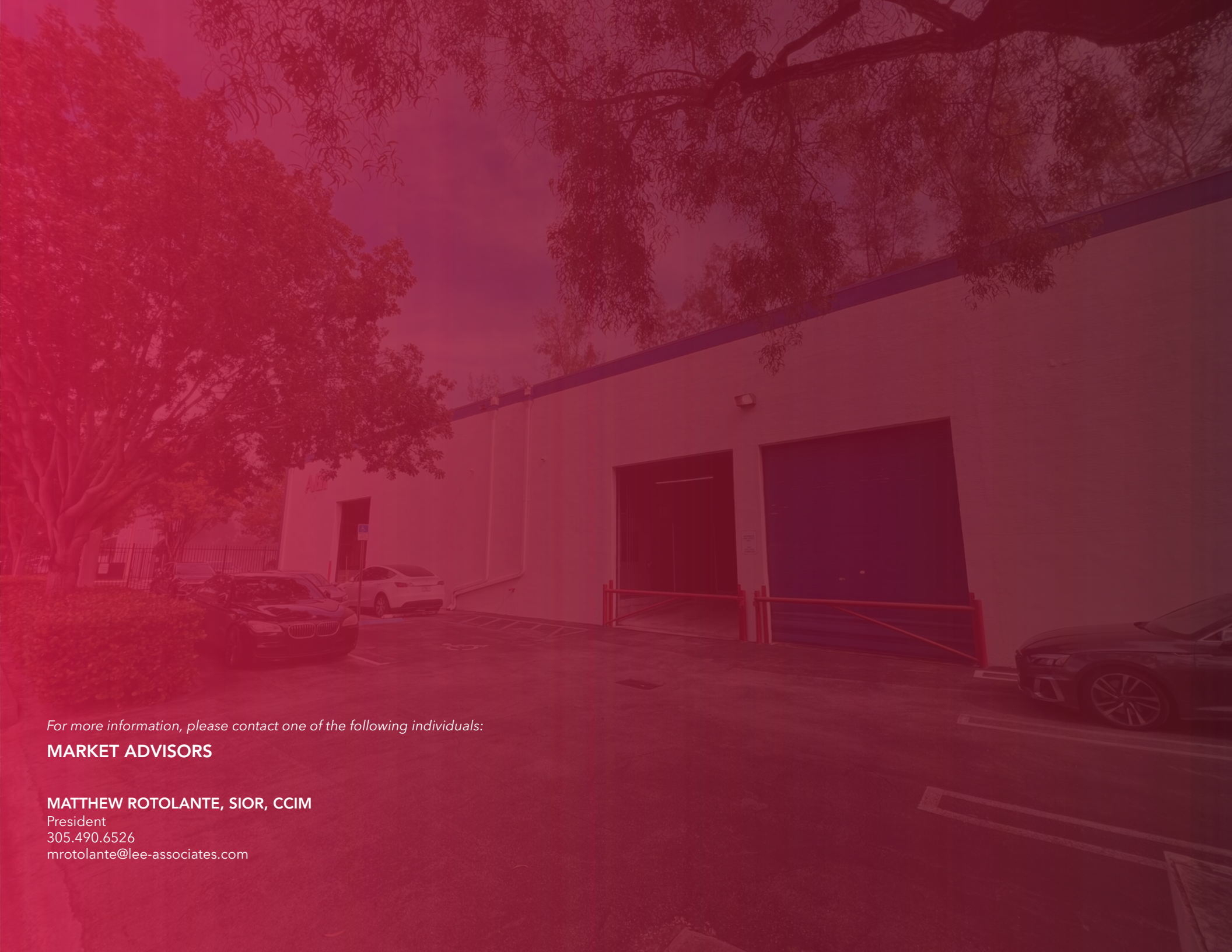
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Legal matters should be reviewed with a qualified attorney. Tax matters should be discussed with a certified public accountant or tax attorney. Title matters should be reviewed with a title officer or attorney. Questions regarding property condition 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.

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