

TURNKEY MANUFACTURING WAREHOUSE

2029 NW 89th Place | Doral, FL

FOR LEASE



ONE

Sotheby's
INTERNATIONAL REALTY

THE SPACE

Location	2029 NW 89th Place Doral, FL 33172
County	Miami-Dade
Size	10,000 SF
Space	First Floor
Lease Rate	\$23.00 PSF (Yearly)
Lease Type	MG

HIGHLIGHTS

- Sublease opportunity within Americas Gateway Park
- 18 Months left on the current lease
- 5,000-10,000 SF Available For Lease
- \$23 P/SF
- A removable ramp provides adaptable loading configurations
- Double-wide loading door supported by two dock-high positions suitable for efficient freight movement
- Convenient Doral location provides streamlined access to major logistics corridors, airports, and regional distribution routes



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	3,618	149,927	426,984

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$93,888	\$98,332	\$102,772

PROPERTY FEATURES

BUILDING SF	63,243
NET RENTABLE AREA (SF)	21,442
LAND ACRES	3.15
YEAR BUILT	1981
ZONING TYPE	I - INDUSTRIAL
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	5
NUMBER OF PARKING SPACES	40
CEILING HEIGHT	24
GRADE LEVEL DOORS	1
OFFICE SF	1500
OFFICE TO WAREHOUSE RATIO	15%

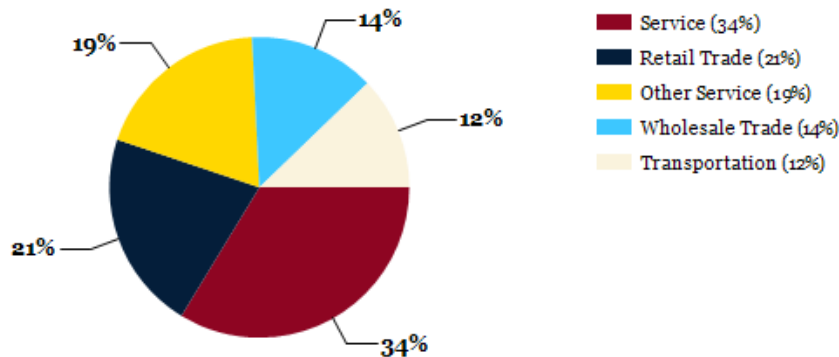
TENANT INFORMATION

LEASE TYPE	NNN
MAJOR TENANT/S	Prologis

Location Summary

- Doral is a vibrant city located in Miami-Dade County, known for its diverse community and strong economic base. The city is home to over 250 corporate headquarters, including major companies like Carnival Cruise Line, Univision, and Perry Ellis International. The property is situated within the Airport West submarket, which is a prime industrial and logistics hub in South Florida. This location offers easy access to major transportation routes, including the Palmetto Expressway (SR 826) and Florida's Turnpike, making it ideal for businesses requiring efficient connectivity.
- Doral is a rapidly growing city with a robust business environment, attracting a wide range of industries such as logistics, technology, healthcare, and manufacturing. This diverse economic landscape provides opportunities for networking, partnerships, and business growth. The surrounding area features a mix of commercial and residential developments, offering a dynamic setting for businesses. Nearby amenities include restaurants, shopping centers, hotels, and recreational facilities, providing convenience and accessibility for employees and visitors.

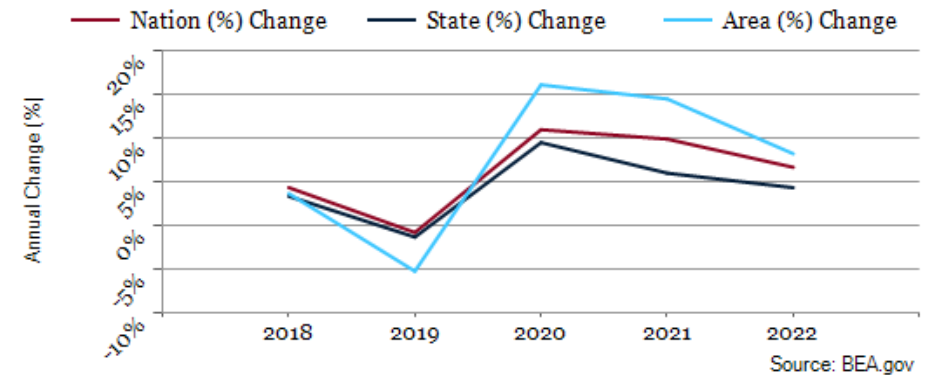
Major Industries by Employee Count

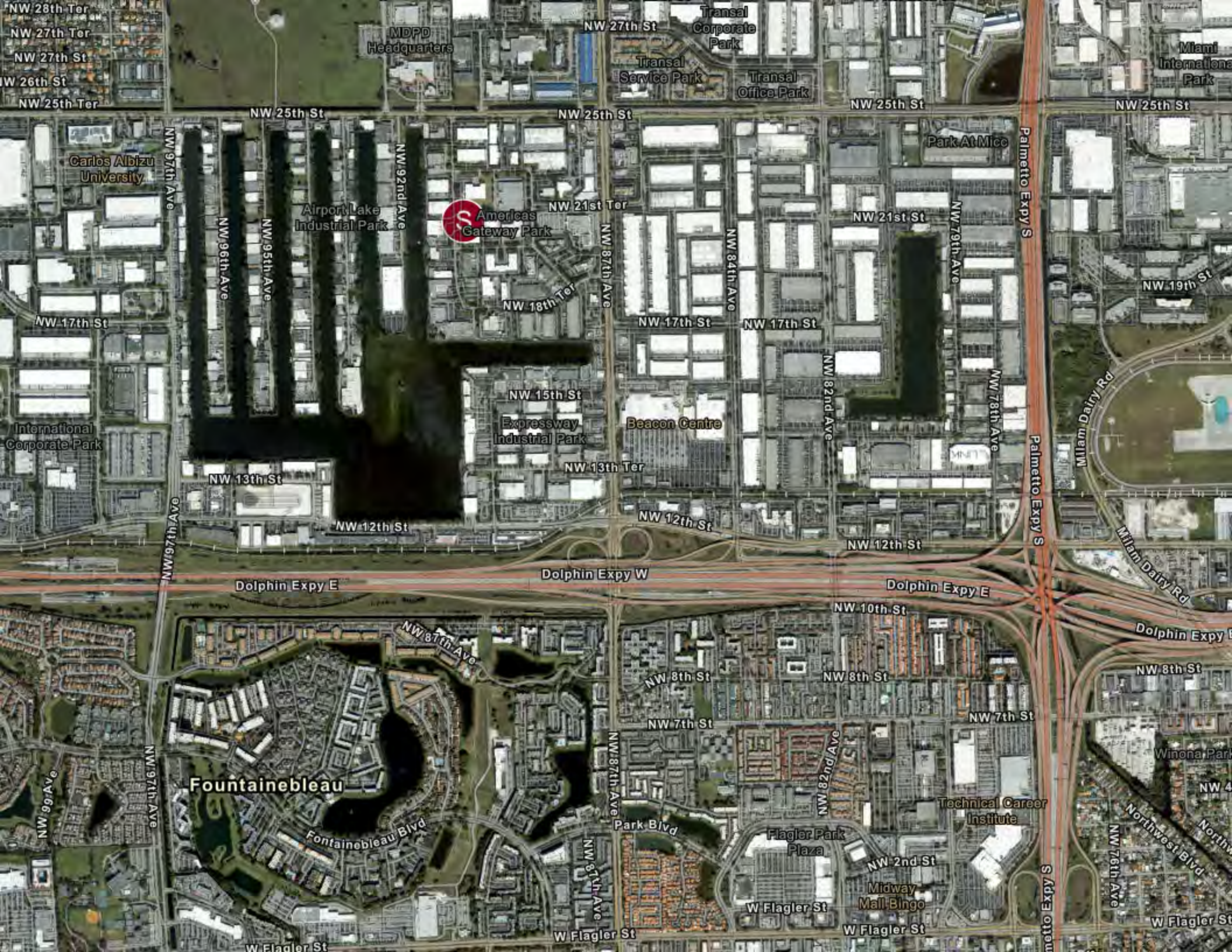


Largest Employers

Carnival Cruise Lines	2,380
Trump Endeavor 12 LLC	900
Univision Network Ltd Partnership	800
Leon Medical Center Inc	760
Miami Herald Media Company	635
Supreme International Corporation	525
Amadeus North America LLC	462
Perry Ellis International Inc	420

Miami-Dade County GDP Trend





Americas Gateway Park

NW 28th Ter
NW 27th Ter
NW 27th St
W 26th St
NW 25th Ter

MDPD Headquarters

NW 27th St
Transal Corporate Park
Transal Service Park
Transal Office Park

Miami International Park

Carlos Albizu University

Airport Lake Industrial Park

Americas Gateway Park

NW 21st Ter

Park At Mico

NW 97th Ave
NW 96th Ave
NW 95th Ave
NW 92nd Ave

NW 18th Ter

NW 87th Ave

NW 84th Ave

NW 21st St

NW 79th Ave

Palmetto Expy S

NW 19th St

NW 17th St

NW 17th St

NW 17th St

Millam Dairy Rd

International Corporate Park

NW 15th St

Expressway Industrial Park

Beacon Centre

NW 82nd Ave

NW 78th Ave

Palmetto Expy S

NW 13th St

NW 13th Ter

NW 12th St

NW 12th St

Dolphin Expy E

Dolphin Expy W

Dolphin Expy E

Dolphin Expy E

Fountainsbleau

NW 87th Ave

NW 8th St

NW 10th St

NW 8th St

NW 8th St

NW 99th Ave

NW 97th Ave

Fontainebleau Blvd

NW 87th Ave

NW 7th St

NW 82nd Ave

NW 7th St

Winona Park

NW 4th St

W Flagler St

W Flagler St

Flagler Park Plaza

NW 2nd St

Midway Mall Bingo

W Flagler St

Technical Career Institute

NW 76th Ave

W Flagler St

Palmetto Expy S

Northwest Blvd



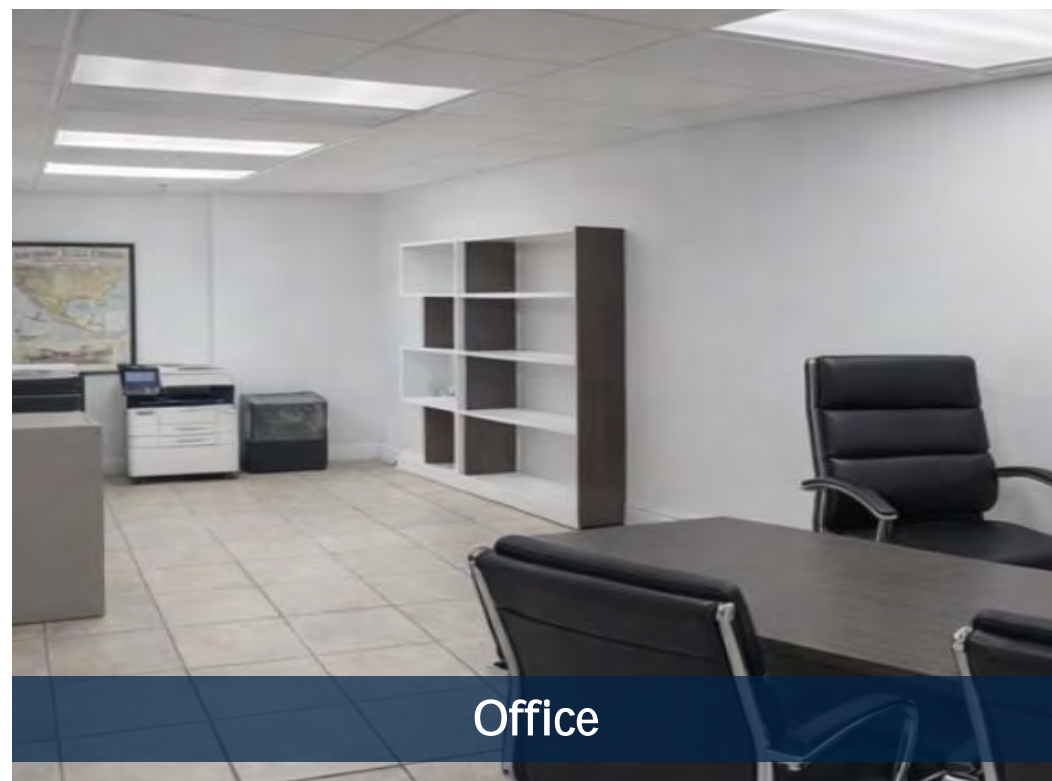
Front Entrance



Team Office



Copy Room



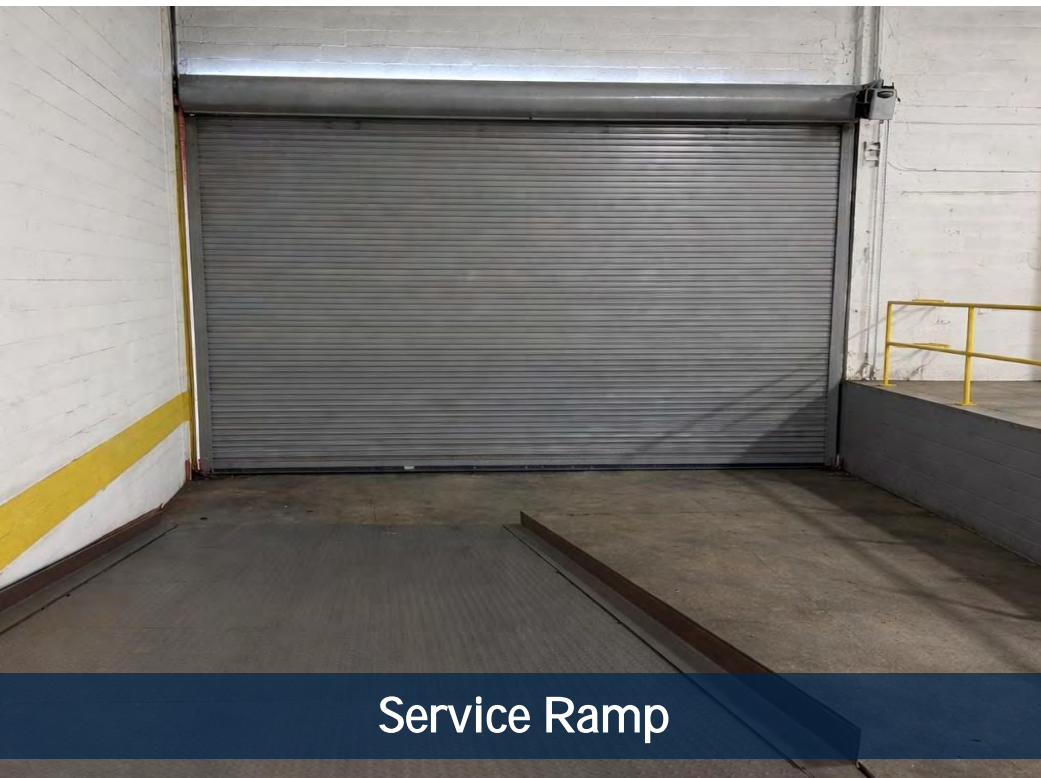
Office



Front Warehouse



Rear Warehouse



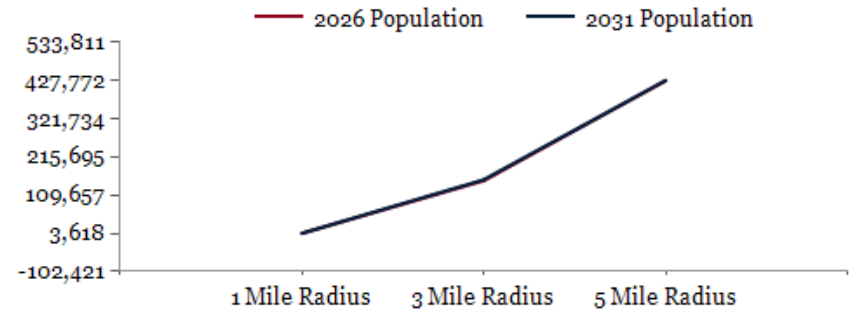
Service Ramp



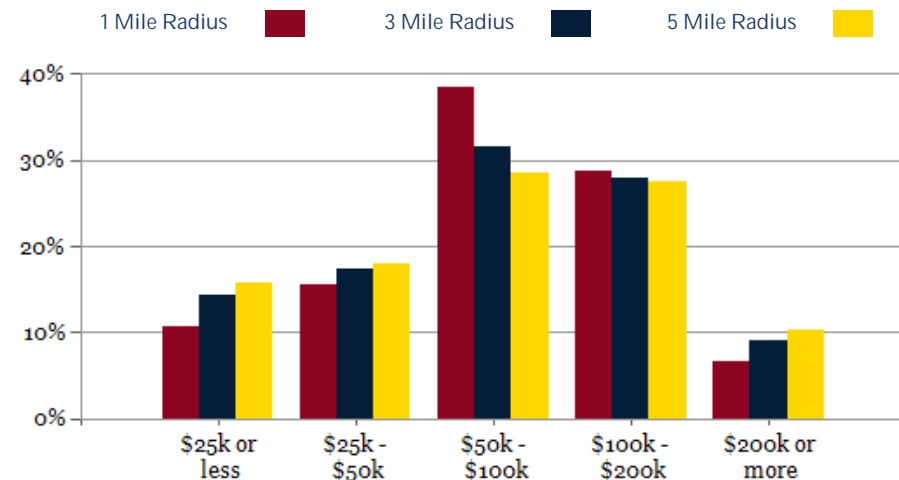
Rear Entrance

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,263	117,764	357,869
2010 Population	2,017	126,005	389,115
2026 Population	3,618	149,927	426,984
2031 Population	3,797	152,559	427,772
2026 African American	59	2,141	6,135
2026 American Indian	18	432	999
2026 Asian	167	3,548	6,450
2026 Hispanic	3,011	132,111	380,606
2026 Other Race	600	21,771	53,919
2026 White	882	37,709	113,782
2026 Multiracial	1,891	84,303	245,625
2026-2031: Population: Growth Rate	4.85%	1.75%	0.20%

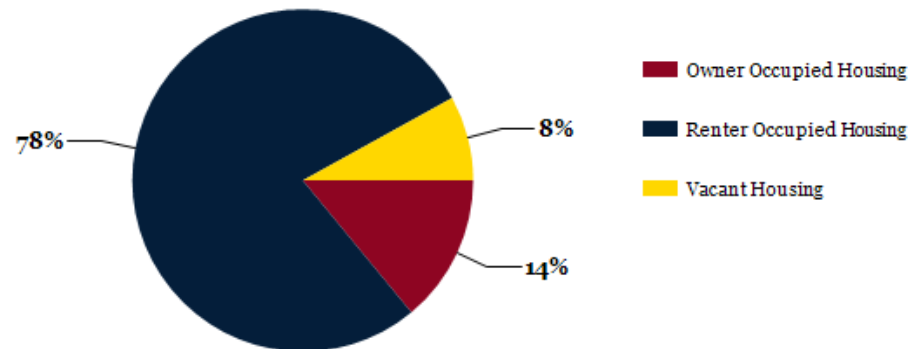
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	99	4,459	14,307
\$15,000-\$24,999	59	3,293	9,490
\$25,000-\$34,999	100	3,387	10,734
\$35,000-\$49,999	130	6,041	16,403
\$50,000-\$74,999	300	10,061	24,941
\$75,000-\$99,999	265	7,146	18,203
\$100,000-\$149,999	349	10,495	28,030
\$150,000-\$199,999	73	4,678	13,329
\$200,000 or greater	98	4,906	15,597
Median HH Income	\$78,341	\$74,974	\$74,538
Average HH Income	\$93,888	\$98,332	\$102,772



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

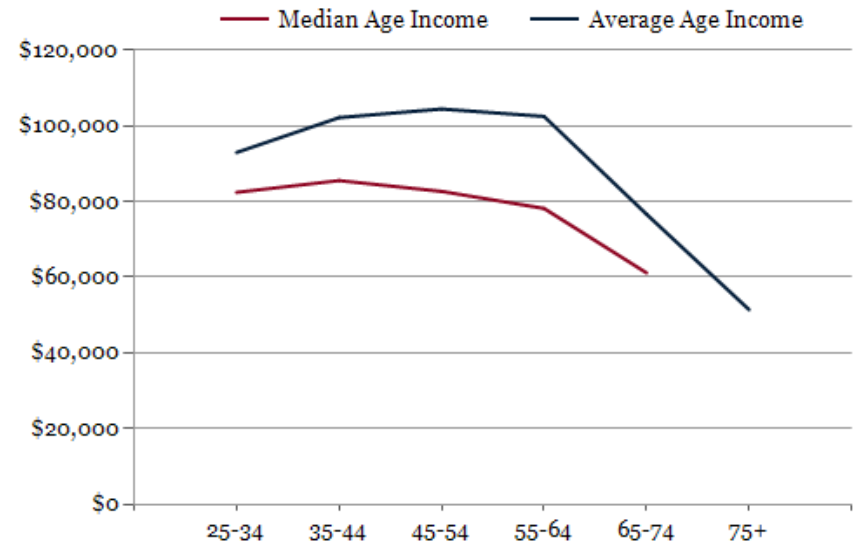
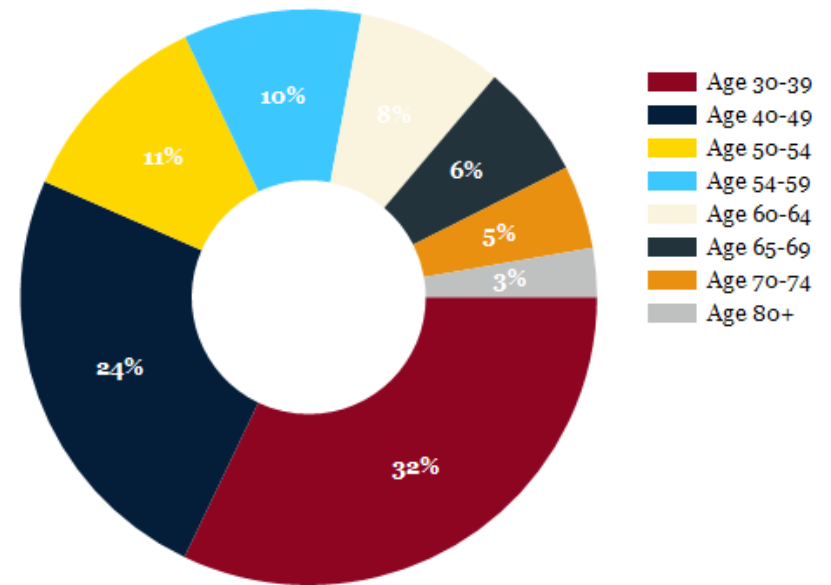


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	368	10,765	28,067
2026 Population Age 35-39	332	10,651	28,434
2026 Population Age 40-44	291	10,656	28,171
2026 Population Age 45-49	243	10,292	28,608
2026 Population Age 50-54	248	11,178	32,305
2026 Population Age 55-59	218	10,738	31,297
2026 Population Age 60-64	179	9,967	29,669
2026 Population Age 65-69	140	7,557	22,600
2026 Population Age 70-74	102	6,413	19,587
2026 Population Age 75-79	60	5,141	16,269
2026 Population Age 80-84	46	3,765	12,680
2026 Population Age 85+	36	3,736	13,190
2026 Population Age 18+	2,987	124,323	355,808
2026 Median Age	36	42	44
2031 Median Age	37	43	45

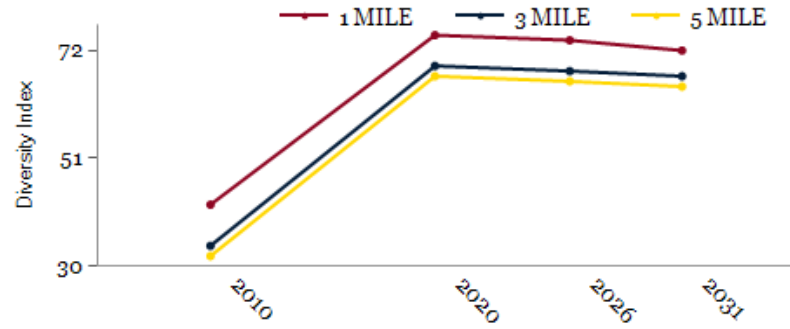
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,415	\$79,741	\$80,776
Average Household Income 25-34	\$92,950	\$98,199	\$103,259
Median Household Income 35-44	\$85,529	\$91,504	\$93,370
Average Household Income 35-44	\$102,162	\$115,359	\$122,784
Median Household Income 45-54	\$82,673	\$91,381	\$96,944
Average Household Income 45-54	\$104,433	\$116,803	\$125,954
Median Household Income 55-64	\$78,168	\$80,463	\$81,521
Average Household Income 55-64	\$102,498	\$105,116	\$110,387
Median Household Income 65-74	\$61,126	\$56,286	\$55,321
Average Household Income 65-74	\$76,641	\$80,004	\$83,403
Average Household Income 75+	\$51,432	\$58,694	\$60,388

Population By Age

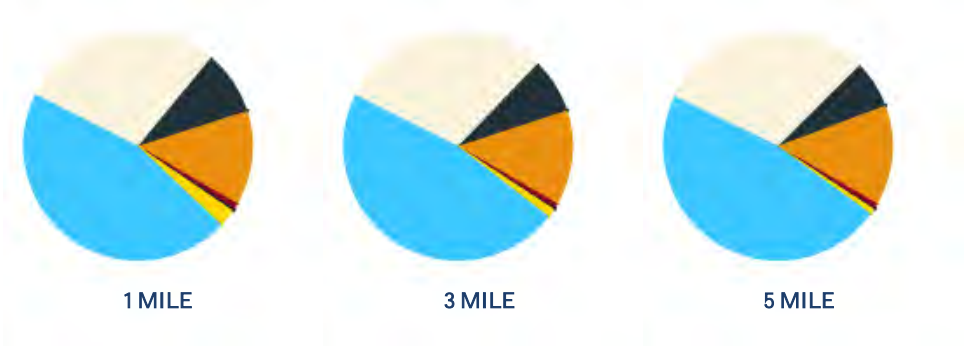


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	73	67	65
Diversity Index (current year)	74	68	66
Diversity Index (2020)	75	69	67
Diversity Index (2010)	42	34	32

POPULATION DIVERSITY



POPULATION BY RACE

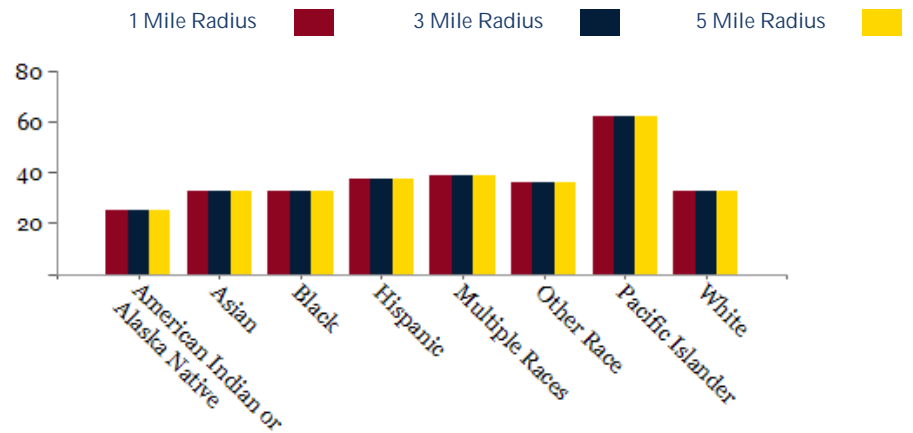


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	0%	0%	0%
Asian	3%	1%	1%
Hispanic	45%	47%	47%
Multiracial	29%	30%	30%
Other Race	9%	8%	7%
White	13%	13%	14%

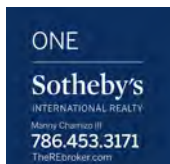
2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	25	37	38
Median Asian Age	33	33	34
Median Black Age	33	34	33
Median Hispanic Age	38	44	45
Median Multiple Races Age	39	46	47
Median Other Race Age	36	39	40
Median Pacific Islander Age	63	38	39
Median White Age	33	37	39

2026 MEDIAN AGE BY RACE



Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.



Manny Chamizo III
Global Commercial Director

Turnkey Manufacturing Warehouse



MANNYCHAMIZO, III
COMMERCIAL REAL ESTATE

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“Connect with the well connected.”

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