

TRANSAL Business Park

±17,655 SF **FOR LEASE**



SEAGIS
PROPERTY GROUP



**SUITE 113
AVAILABLE**



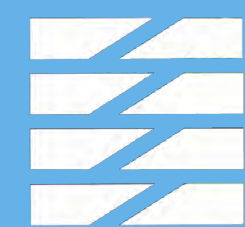
**PREMIER LOCATION
AIRPORT WEST
DORAL, FL**



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Transal Business Park

8305 NW 27th Street, Suite 113
Doral, Florida 33122

AVAILABLE FOR LEASE

±17,655 SF INDUSTRIAL/DISTRIBUTION FACILITY

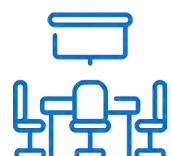
Available **July 2026**



AVAILABLE

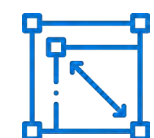
±17,655 RSF

TOTAL
SQUARE FEET



±2,016 SF

TOTAL OFFICE
SQUARE FEET



±15,639 SF

TOTAL WAREHOUSE
SQUARE FEET



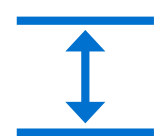
I-INDUSTRIAL

INDUSTRIAL
DISTRICT



5

DOCK HIGH DOORS
AND 1 RAMP



24'

CLEAR
HEIGHT



REAR LOADING

REAR LOADING
CONCRETE APRON



INSTITUTIONALLY
OWNED

WELL MAINTAINED



±17,655 SF
AVAILABLE



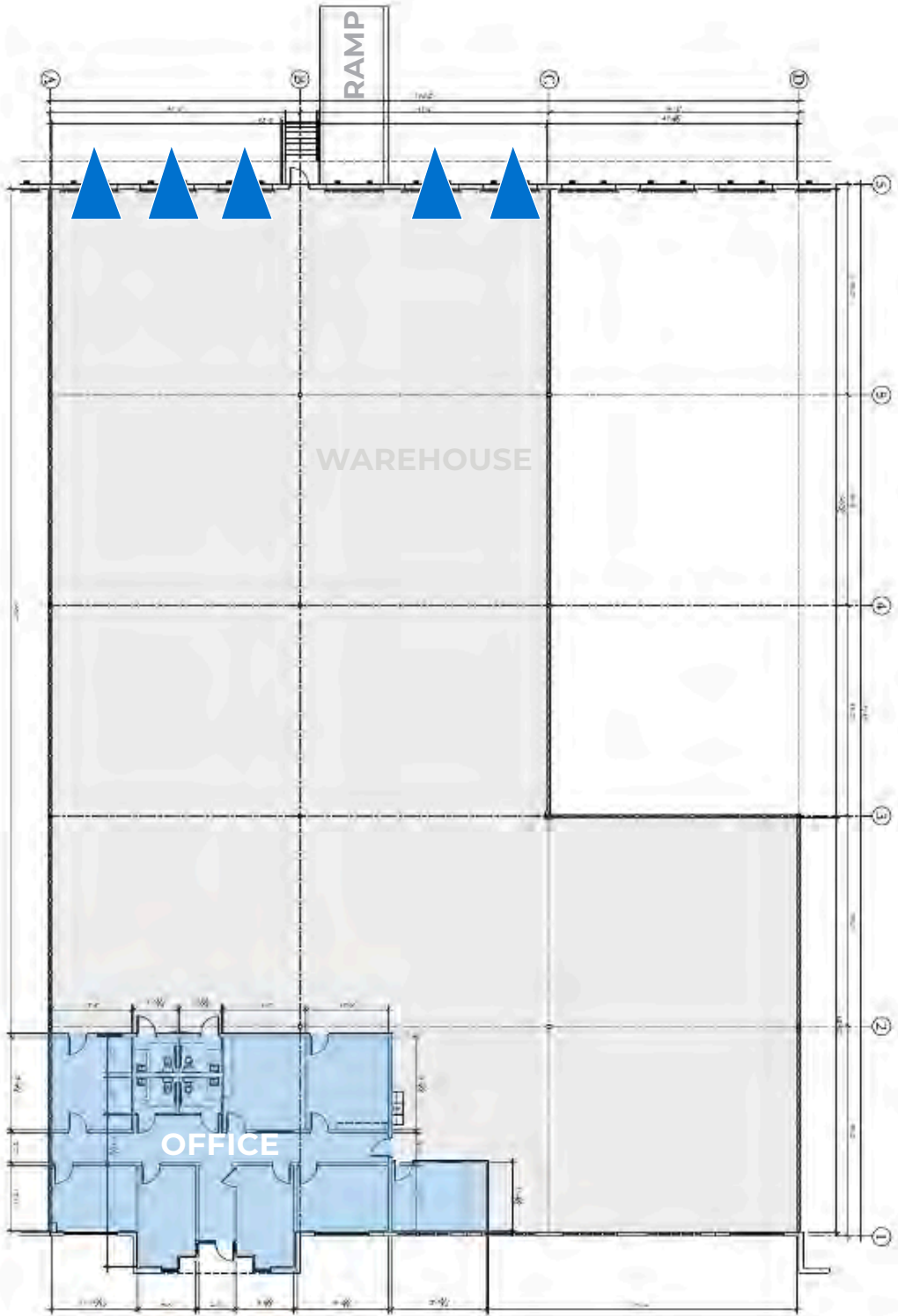
SEAGIS
PROPERTY GROUP

Fairchild Partners is pleased to present a well-located warehouse and cargo-distribution opportunity within Transal Business Park, situated at 8305 NW 27th Street in Doral, Florida. This ±17,655 SF industrial facility includes ±2,016 SF of office space and a highly functional warehouse layout designed to support freight forwarding, logistics, cargo handling, and general warehouse operations. The property features five (5) dock-high loading doors, one ramp, ±24' clear height, and an above-average on-site parking ratio, complemented by ample truck maneuvering space to accommodate efficient inbound and outbound traffic. Fully sprinklered and equipped with fiber-optic connectivity, the building supports modern operational demands and reliable workflow continuity. The office area and professional finishes provide a clean, corporate-ready environment suitable for a wide range of industrial users seeking efficient, logistics-oriented space in a strategic location.

Positioned in the highly desirable Airport West/Doral industrial submarket, the property offers direct access to SR 836 and SR 826 and is approximately ±10 minutes from Miami International Airport's cargo terminals. This prime location provides connectivity to key trade and transportation routes throughout South Florida while offering close proximity to labor pools, business services, dining, and retail amenities. 8305 NW 27th Street delivers a strong combination of functionality, accessibility, and convenience within one of Miami-Dade's most active and supply-constrained logistics markets, making it well suited for operators seeking practical, efficient warehouse space in a core distribution corridor.

Transal Business Park

FLOOR PLAN



±17,655 SF
TOTAL
SQUARE FEET
AVAILABLE

±15,639 SF
WAREHOUSE

5 DOCK DOORS

±2,016 SF
OFFICE

1 RAMP



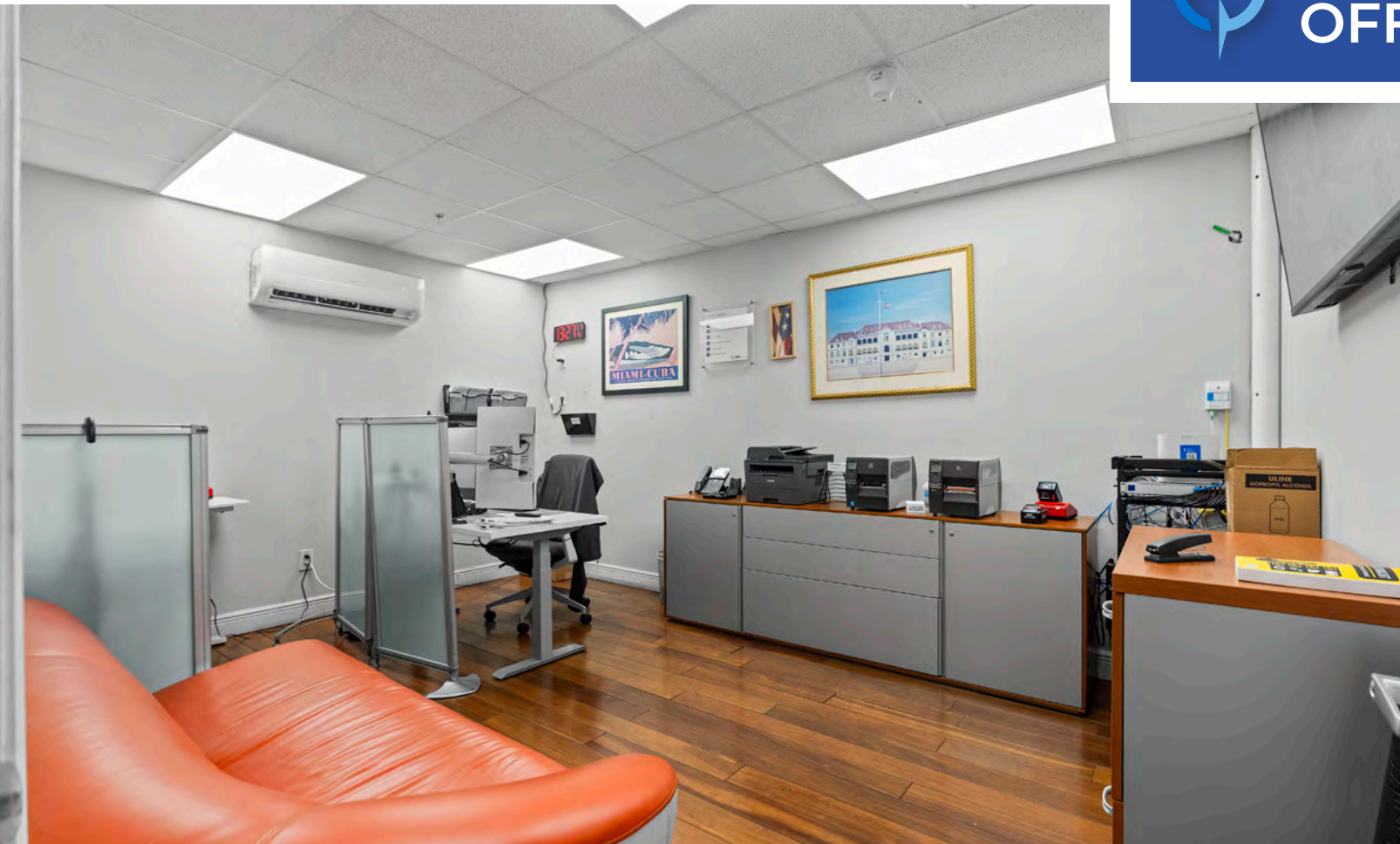


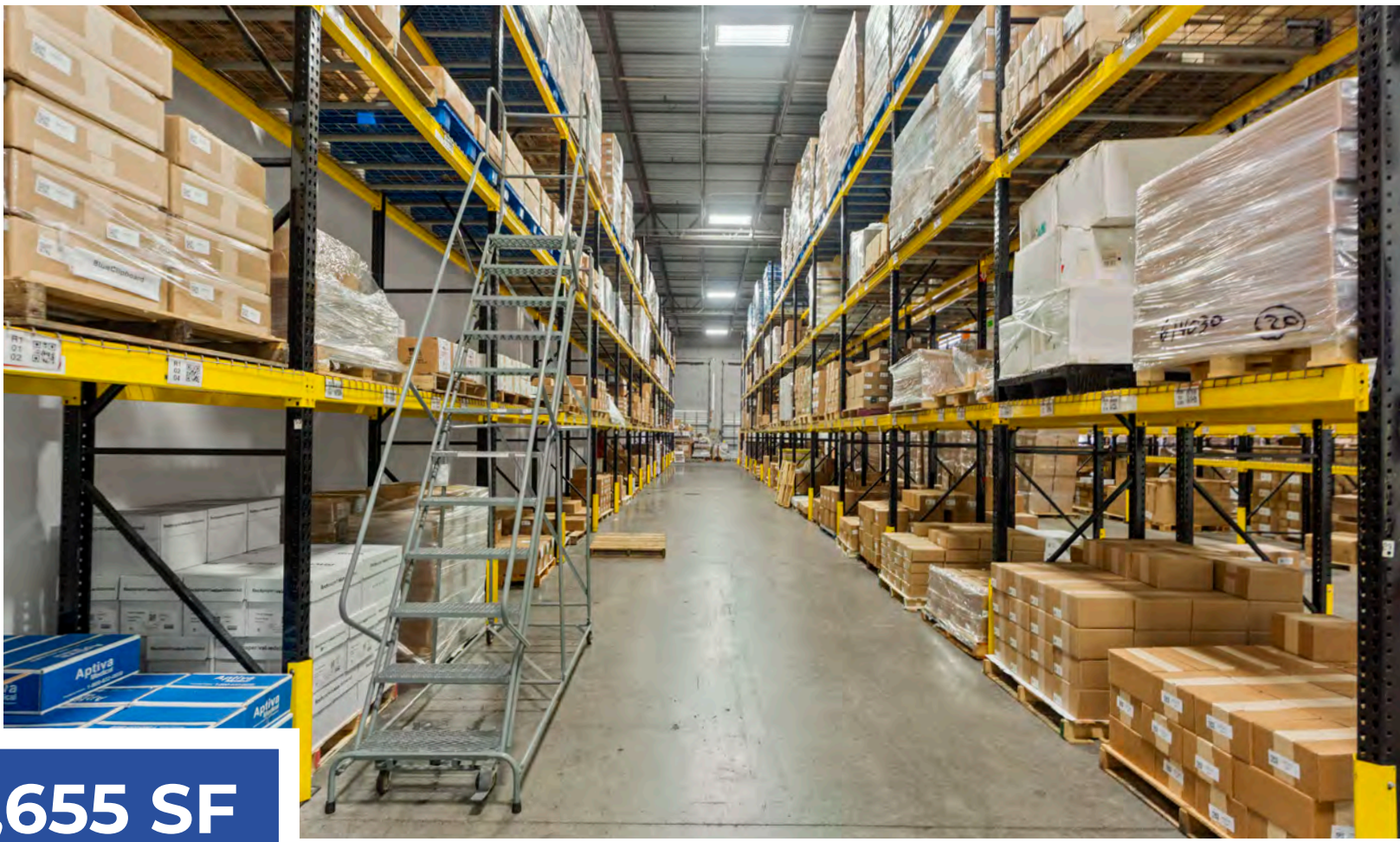
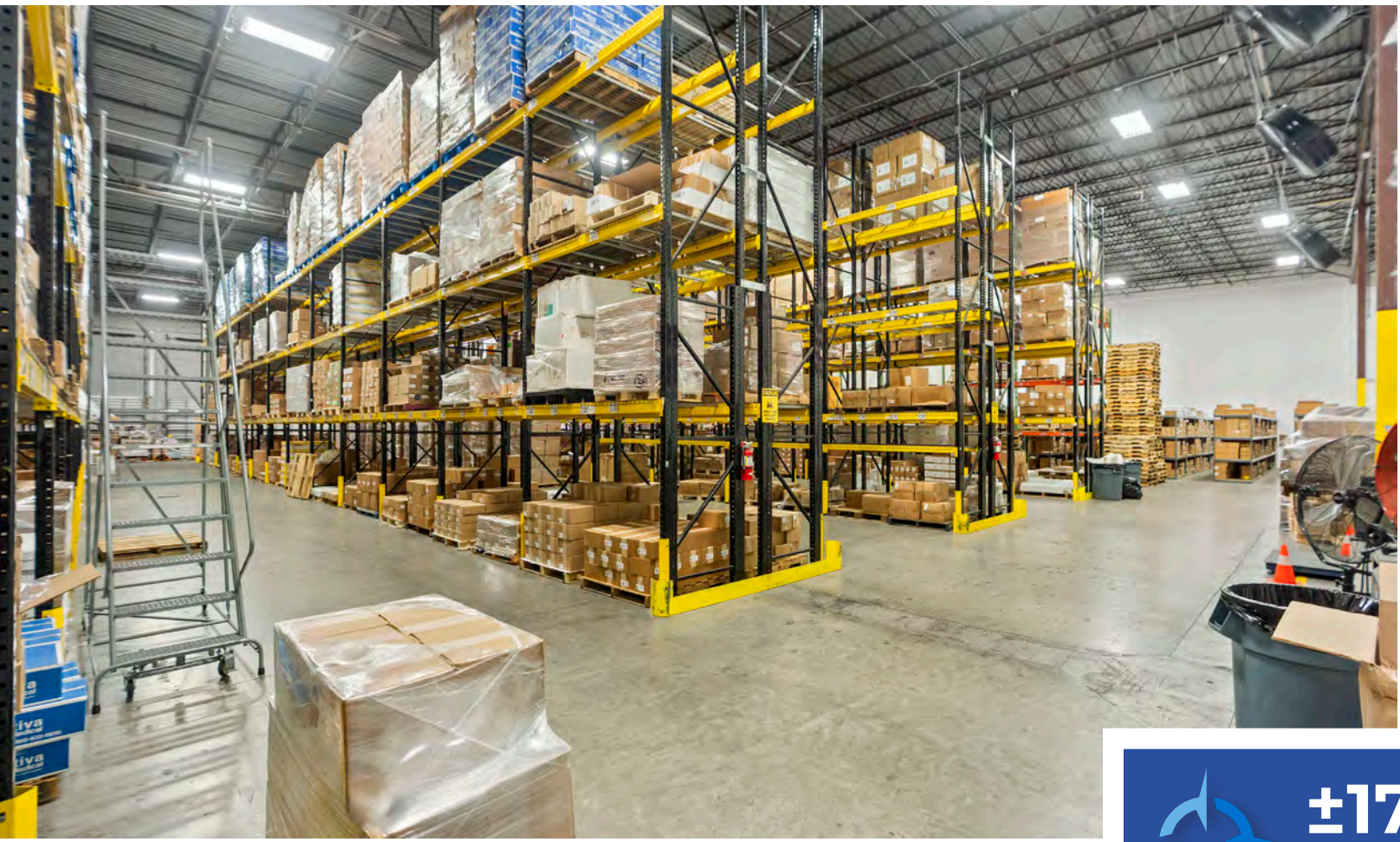
 **TRANSAL
CORPORATE PARK
SUITE 113**



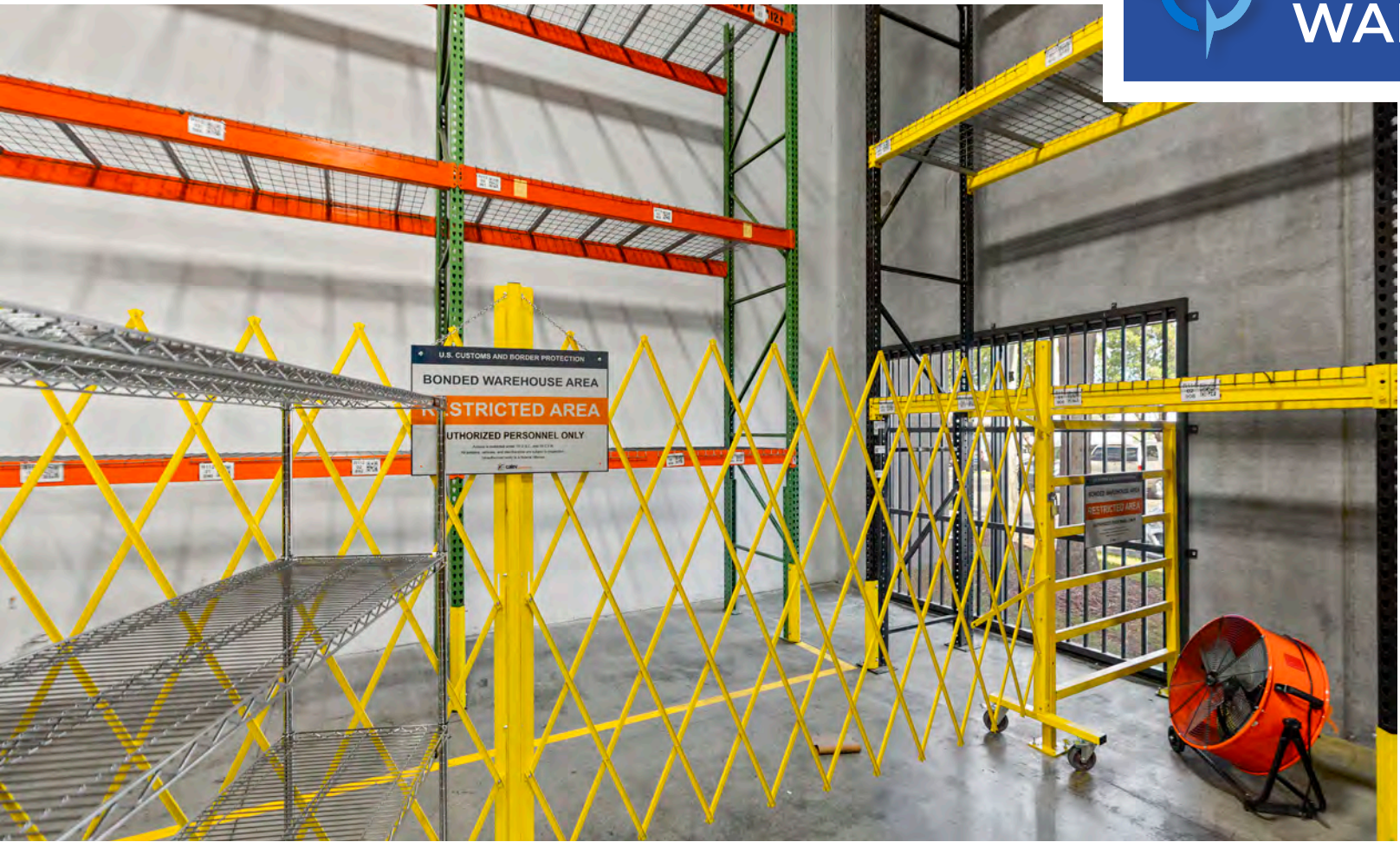


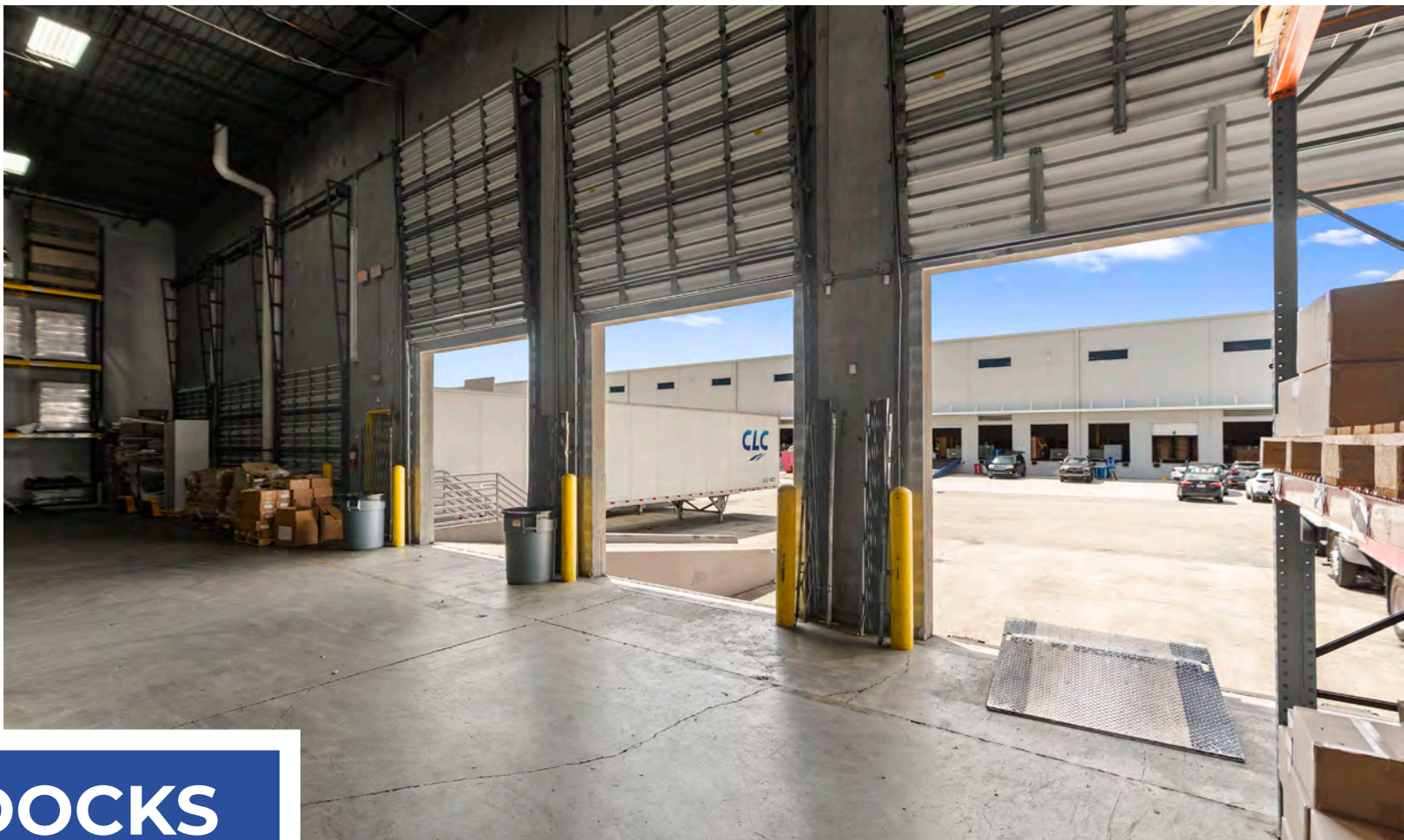
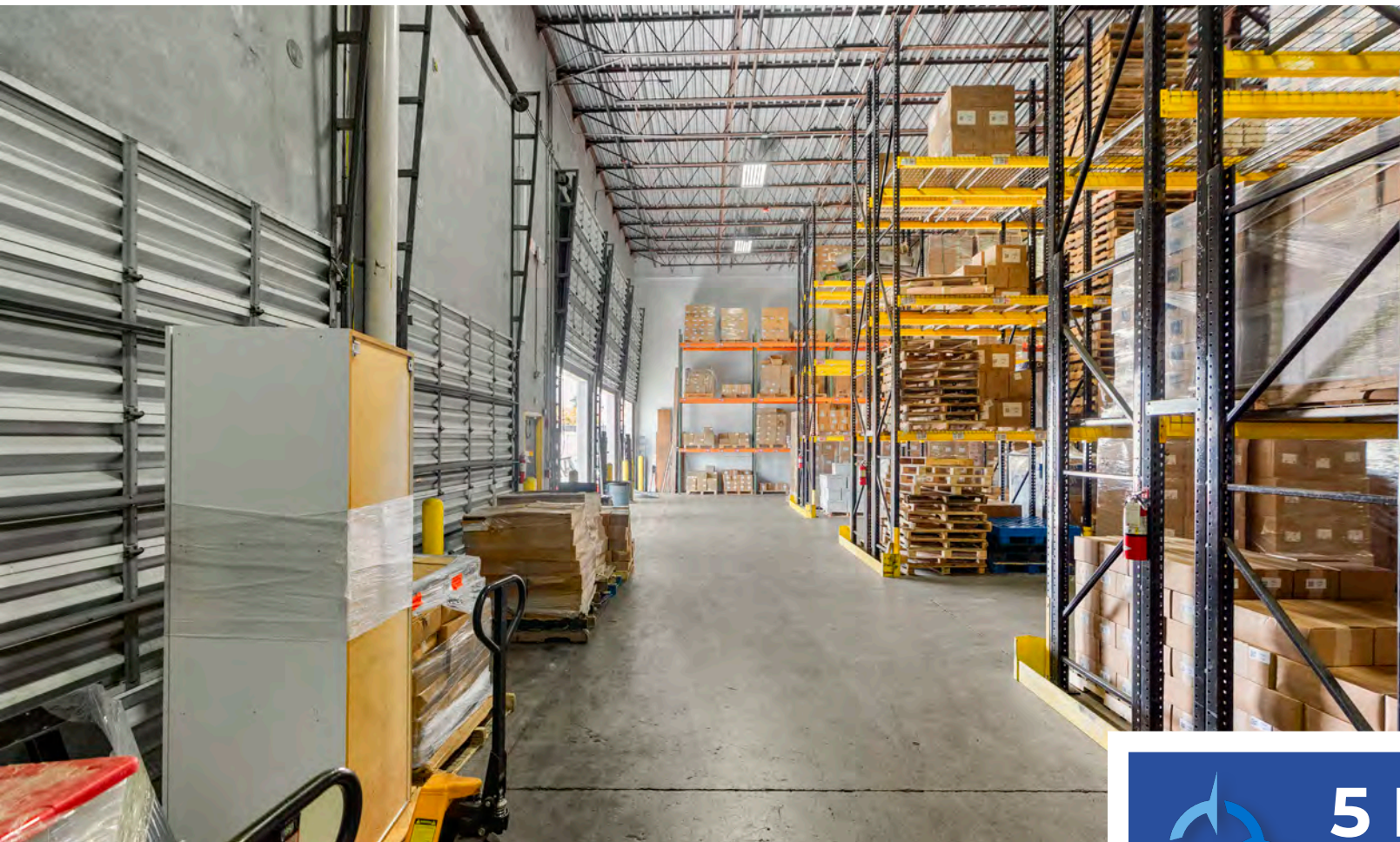
 **±2,016 SF**
OFFICE AREA



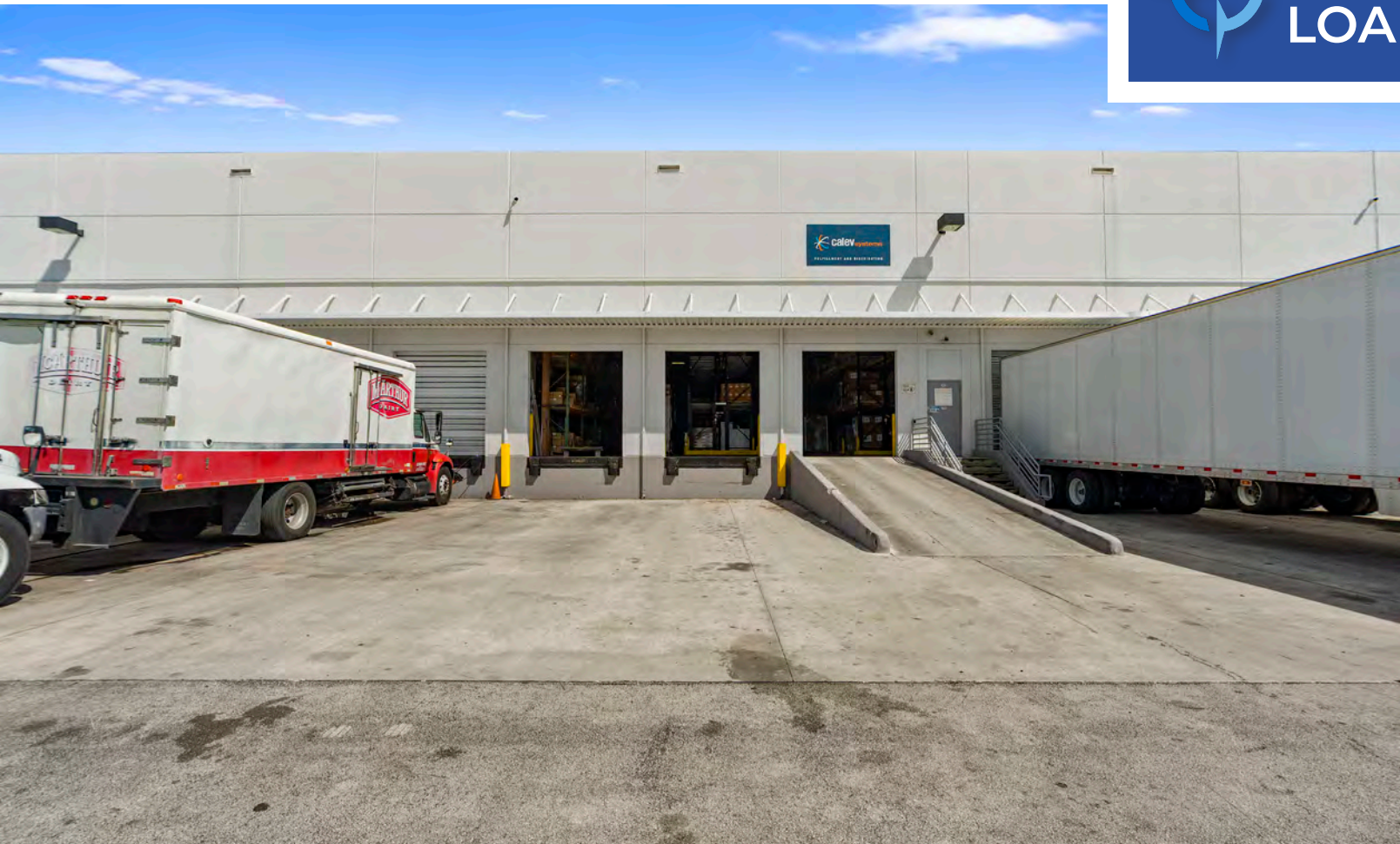


 **±17,655 SF
WAREHOUSE**





 5 DOCKS
LOADING 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



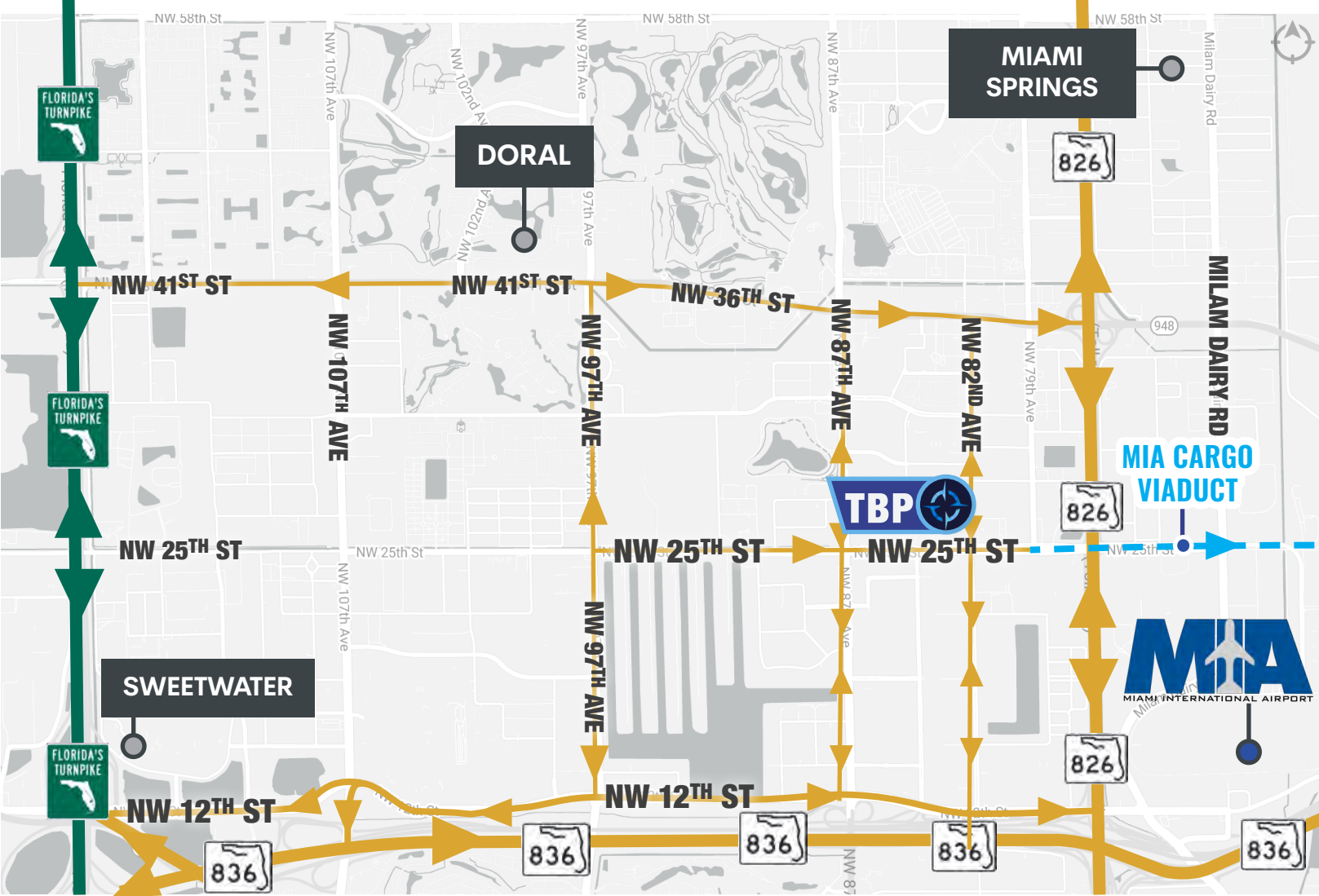
±2.3%
1Q2026
UNEMPLOYMENT
RATE



±20K
TOTAL
BUSINESSES



±157K
TOTAL
EMPLOYEES



TRANSIT + CONNECTIVITY

Transal Business Park (TBP) 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, TBP 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.



±3
MIN



±7
MIN



±10
MIN



±5
MIN



±10
MIN



±15
MIN



±17,655 SF
AVAILABLE

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 Business Park 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.



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 Business Park, 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.



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

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

1 Million+
TEUs
HANDLED
ANNUALLY

±\$43B
IN ANNUAL
ECONOMIC
ACTIVITY



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 25th 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

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

NW 25TH ST

±17,655 SF
AVAILABLE

TRANSAL
BUSINESS PARK
(TBP)



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



Transal Business Park
8305 NW 27th Street, Suite 113, Doral, FL
±17,655 SF Industrial Facility Available

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. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdraw without notice.

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