

PRIME FLEX WAREHOUSE SPACE AT DORAL PALMS

6020 NW 99 Avenue | Doral, FL

OFFERING MEMORANDUM



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Prime Flex Warehouse Space at Doral Palms

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INTERNATIONAL REALTY

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	6020 NW 99 Avenue Doral FL 33178
COUNTY	Miami Dade
MARKET	Doral
SUBMARKET	Hialeah
BUILDING SF	1,655 SF
NET RENTABLE AREA (SF)	1,655
YEAR BUILT	2007
APN	35-3017-028-0380
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$725,000
MONTHLY ASSOCIATION COST HOA	\$467.21

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	18,625	87,680	355,537
2024 Median HH Income	\$92,449	\$94,860	\$62,083
2024 Average HH Income	\$117,339	\$122,438	\$87,489

- ONE Sotheby's International Realty is pleased to present 6020 NW 99th Avenue. This prime flex warehouse space is located within the Doral Palms Business Park condo a multi-bay facility situated in Doral's prime location. Surrounded by Doral's Industrial district, the facility is fully fenced and secured, with 24 hour security patrolling frequently. A unique feature about this location is the close proximity to Dorals Police Department, standing at less than 300 ft from the warehouse. This feature allows for tenants and owners the security of having high risk items in a convenient and secure location. The unit has a 20-foot clear height with grade-level loading at 10' w X 12' h for efficient operations. Furthermore, the unit is partially air-conditioned and has a fire sprinkler system, a mezzanine, and 24-hour security. 6020 NW 99th Avenue is ideal for any owner-user looking for flex space in Doral.



PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	41,012
NET RENTABLE AREA (SF)	1,655
YEAR BUILT	2007
ZONING TYPE	7100- Industrial
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	2
CEILING HEIGHT	20
GRADE LEVEL DOORS	12
FENCED YARD	Yes

- 6020 NW 99th Avenue benefits from convenient access to Miami International Airport, which sits a 26-minute drive to the northwest, as well as a central location to major highways, including 826, also known as the Palmetto Expressway. These convenient access points help drivers reach a total population eclipsing 1.7 million people within a 10-mile radius of the warehouse. 6020 NW 99th Avenue is primed to provide an efficient warehouse in a strategic location within reach of Miami International Airport, main highways.

HIGHLIGHTS

- 24 hour security
- Fully fenced multi-bay facility
- Less than 300 feet to Doral Police Department
- 22 +/- ft clear height
- Fire sprinkler system

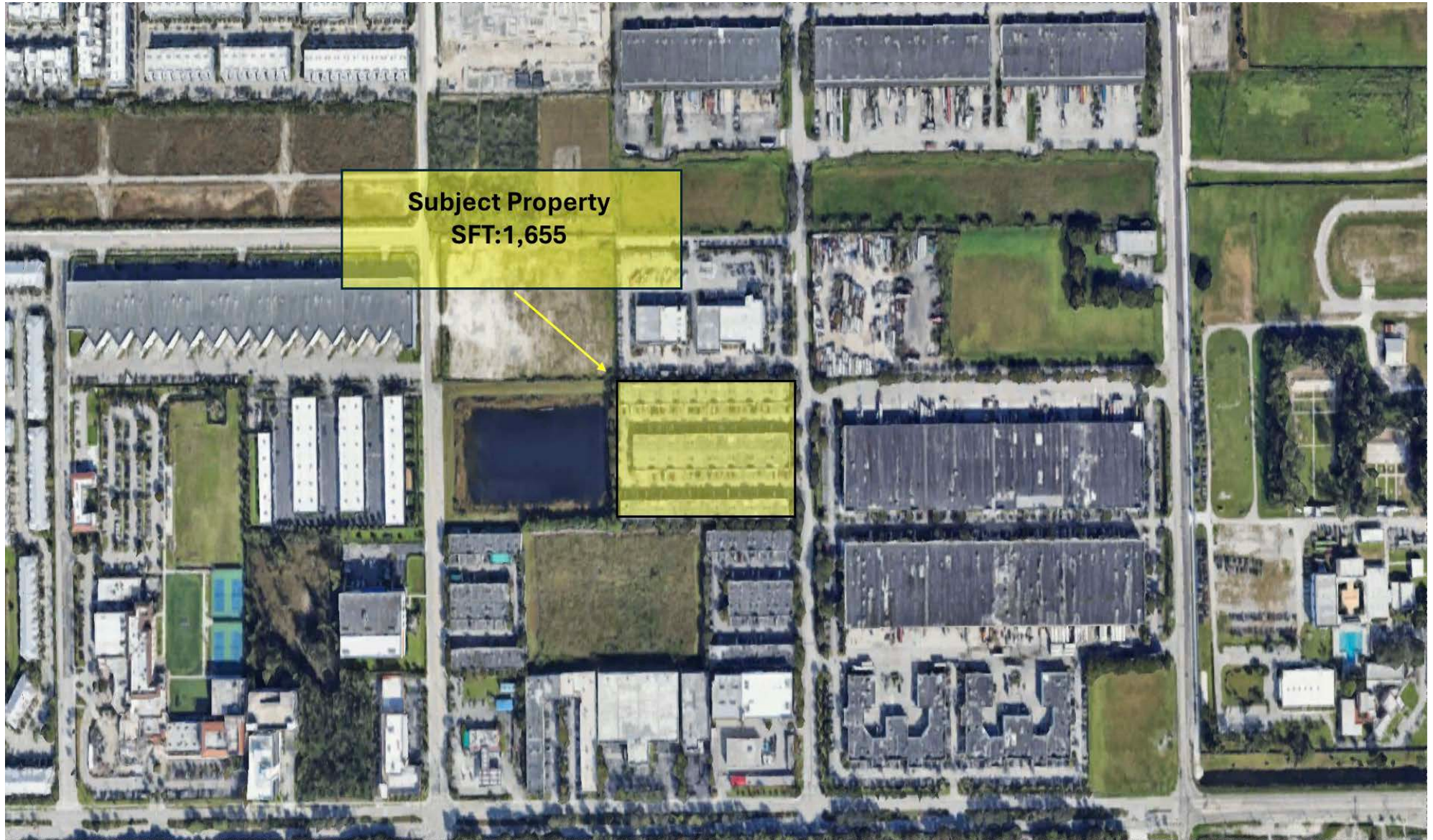


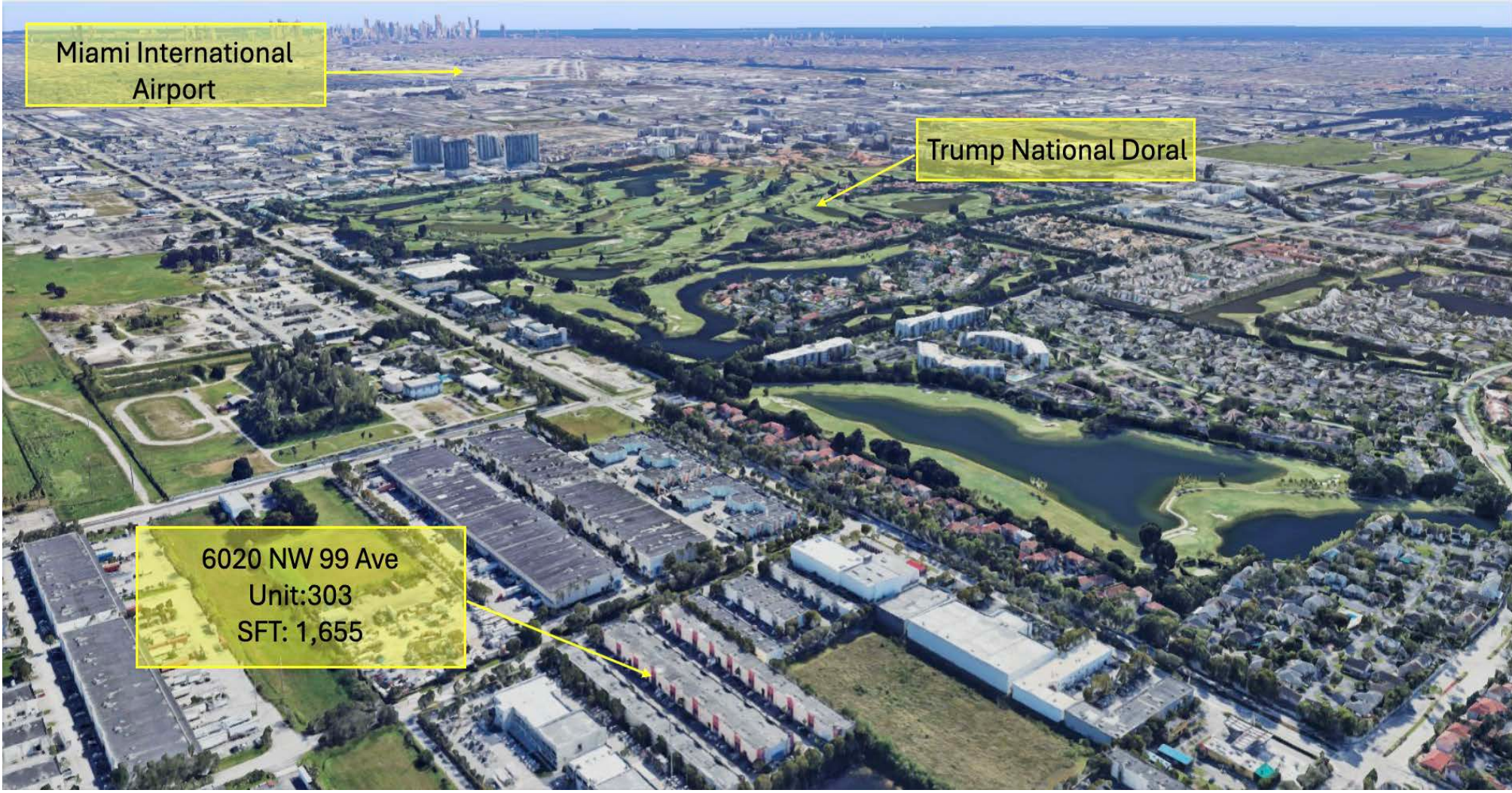


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Location

Location Summary



An aerial photograph of a suburban area in Miami. In the background, the Miami International Airport is visible with its runways and taxiways. To the right, a large golf course is situated. In the foreground, there are several large commercial buildings and parking lots. A yellow box in the bottom left corner highlights a specific property. Yellow arrows point from the labels to their respective locations in the image.

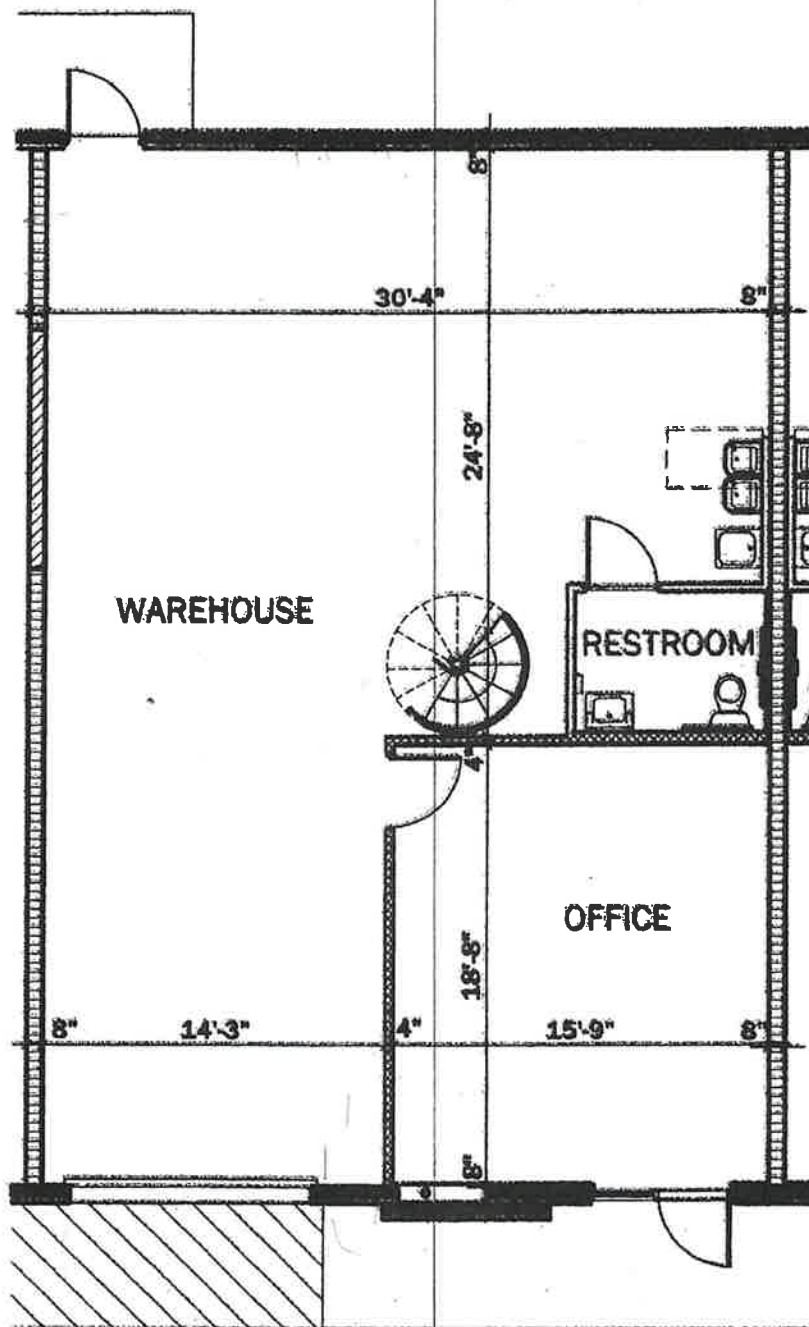
Miami International
Airport

Trump National Doral

6020 NW 99 Ave
Unit:303
SFT: 1,655

Unit 303 Floor Plans

Exhibit B

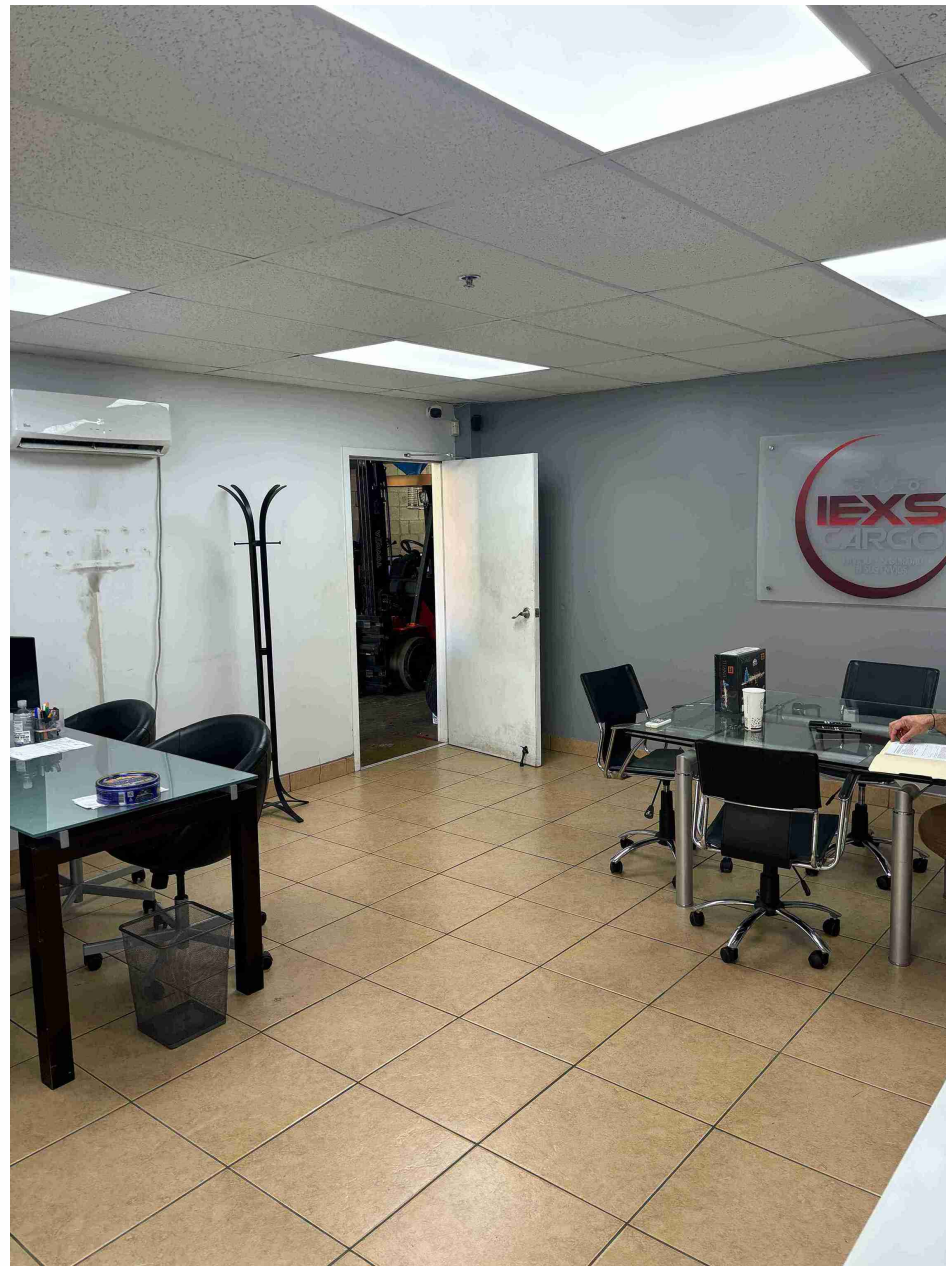


Bay Type "B"

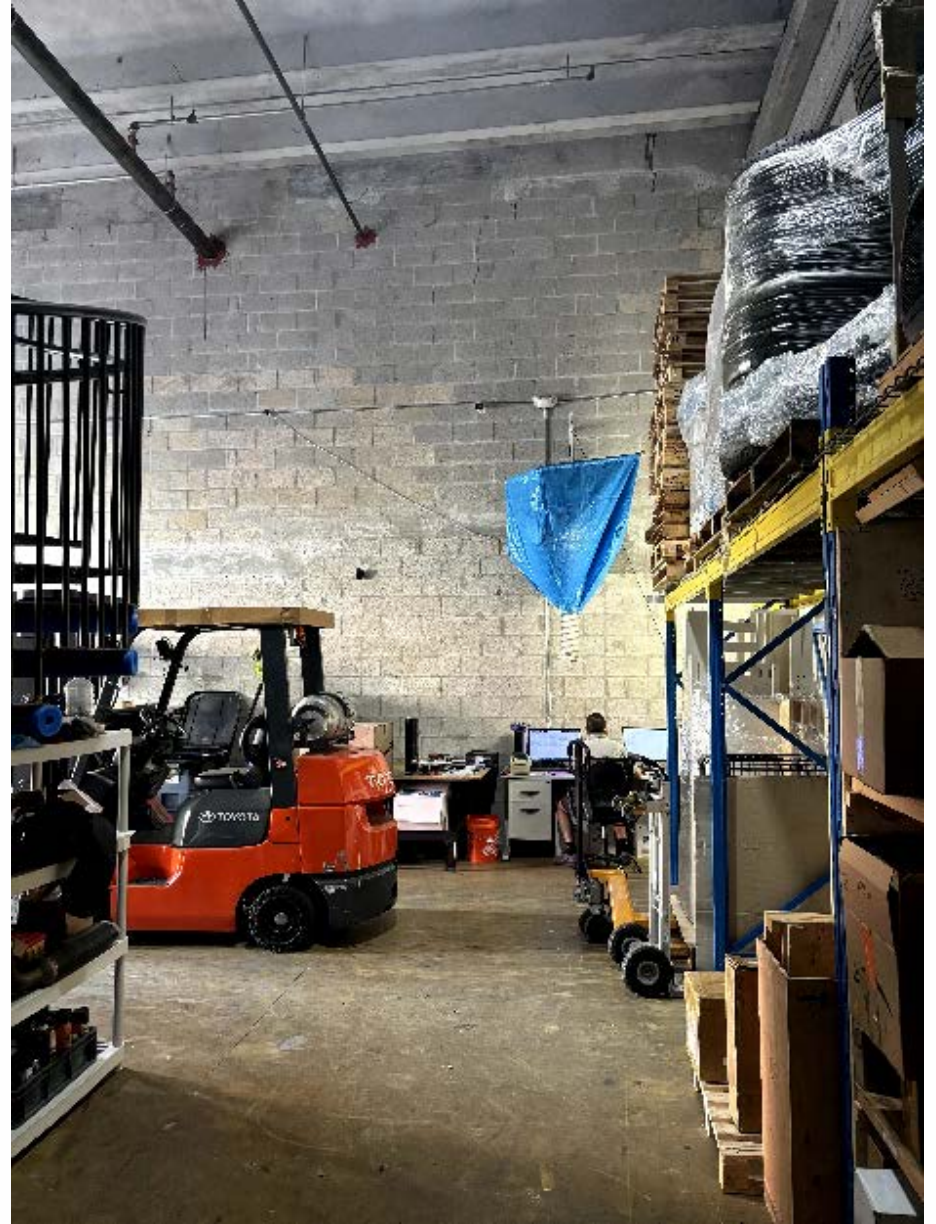
1/8"



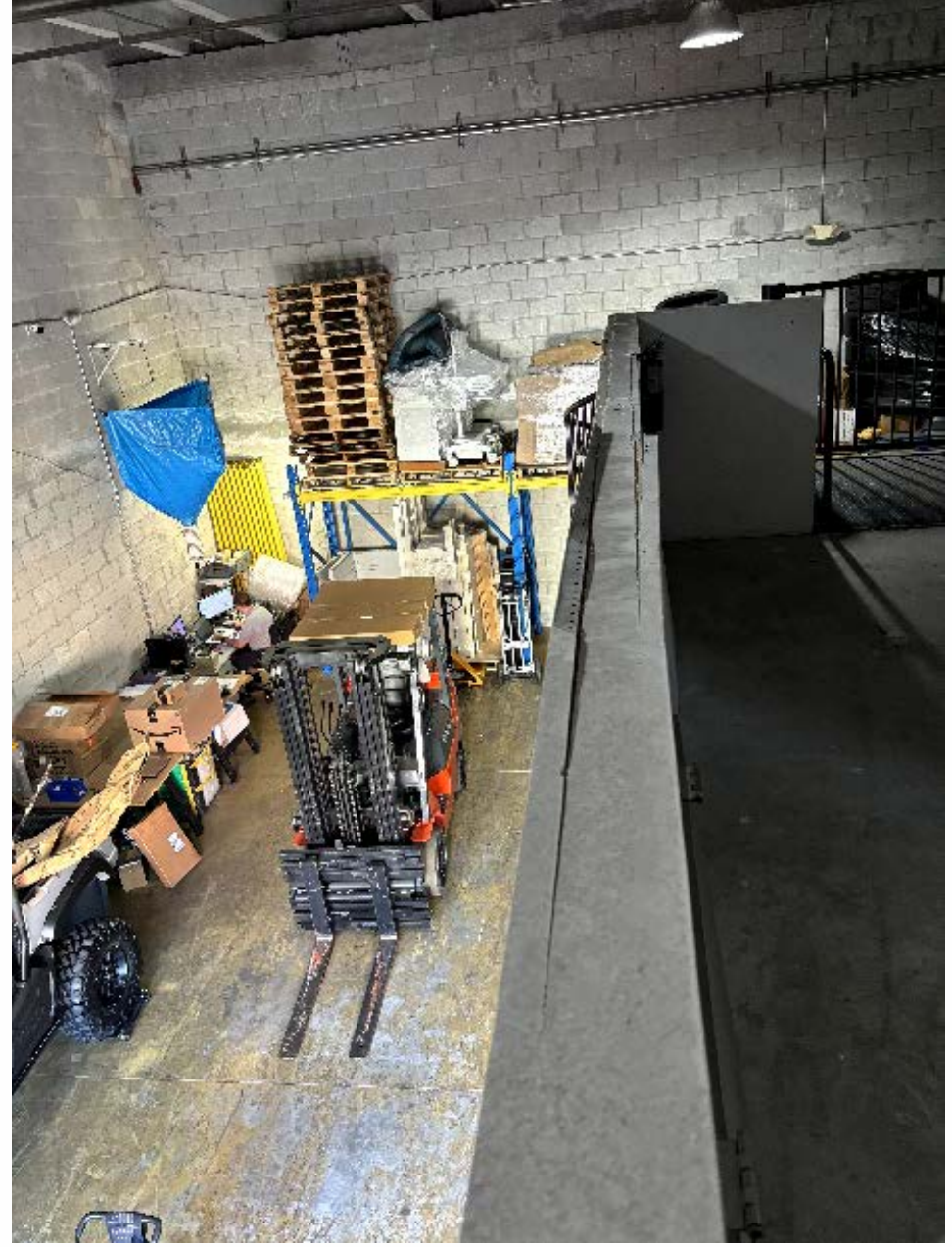


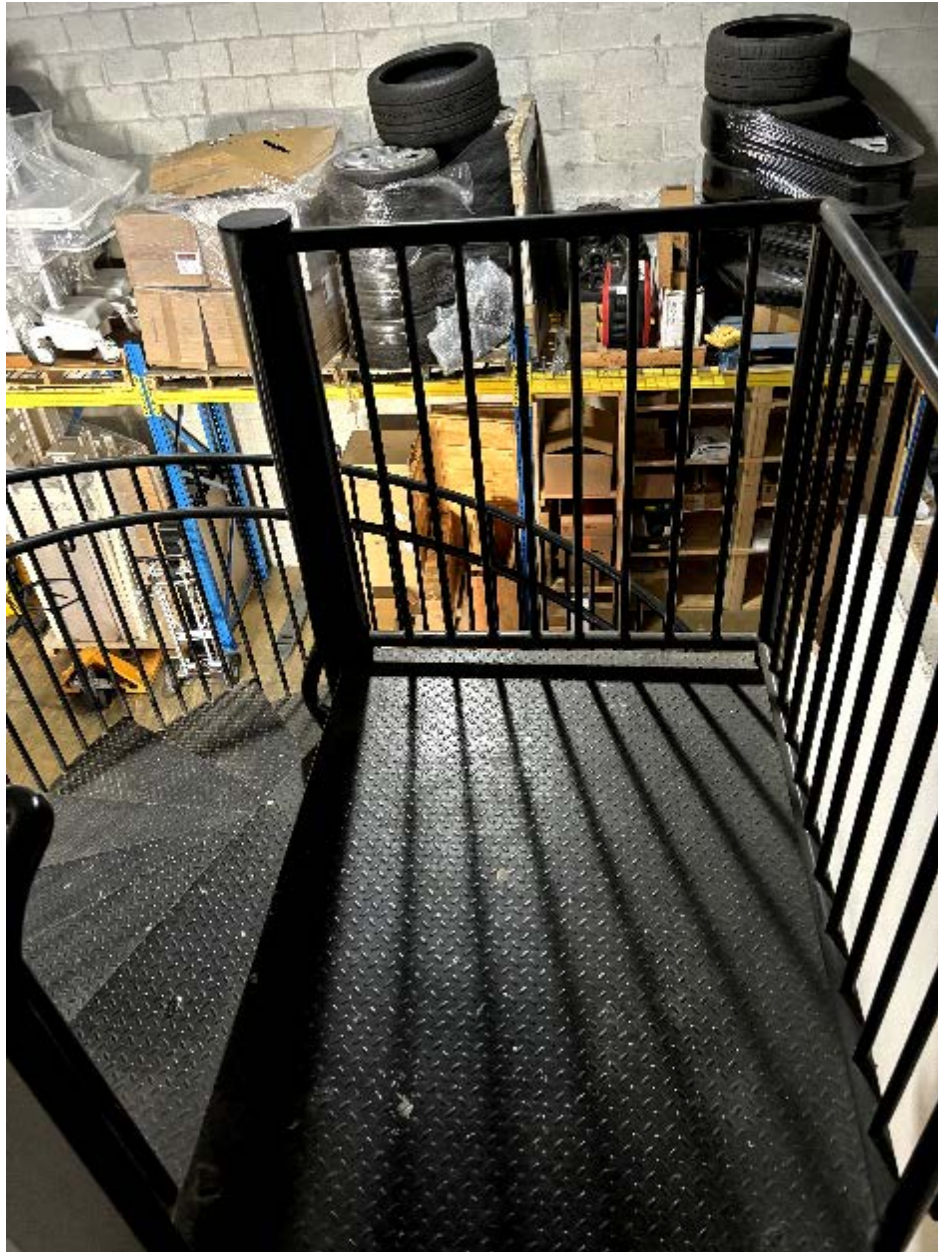


















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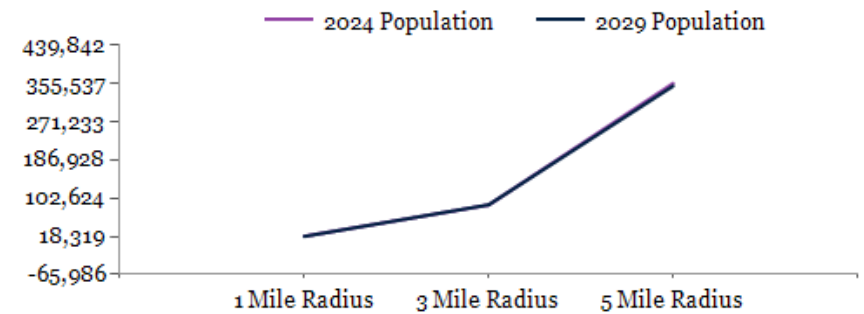
Demographics

Demographics

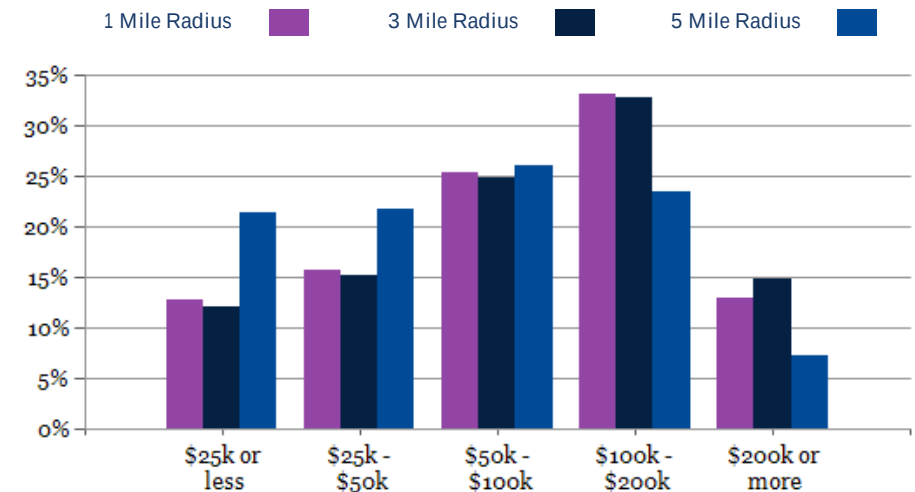
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,743	24,391	294,595
2010 Population	10,244	49,415	320,353
2024 Population	18,625	87,680	355,537
2029 Population	18,319	87,916	349,833
2024-2029: Population: Growth Rate	-1.65%	0.25%	-1.60%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	397	2,117	13,978
\$15,000-\$24,999	416	1,470	12,582
\$25,000-\$34,999	366	1,856	11,637
\$35,000-\$49,999	636	2,655	15,362
\$50,000-\$74,999	604	3,201	15,250
\$75,000-\$99,999	1,009	4,132	17,280
\$100,000-\$149,999	1,399	6,186	20,321
\$150,000-\$199,999	714	3,485	8,821
\$200,000 or greater	822	4,399	9,086
Median HH Income	\$92,449	\$94,860	\$62,083
Average HH Income	\$117,339	\$122,438	\$87,489

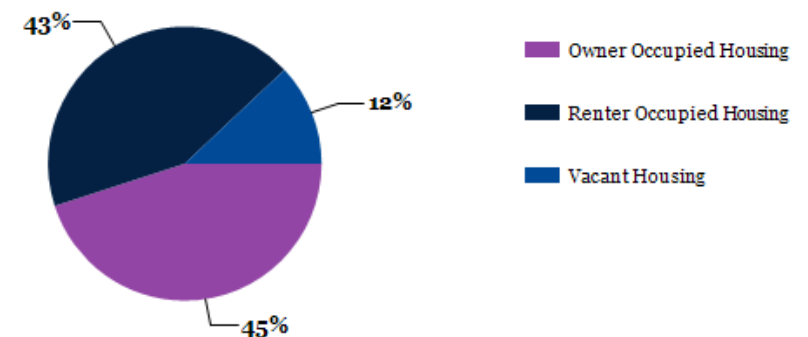
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,750	10,674	100,275
2010 Total Households	3,553	16,248	105,129
2024 Total Households	6,364	29,500	124,319
2029 Total Households	6,403	30,304	125,583
2024 Average Household Size	2.93	2.96	2.83
2024-2029: Households: Growth Rate	0.60%	2.70%	1.00%



2024 Household Income



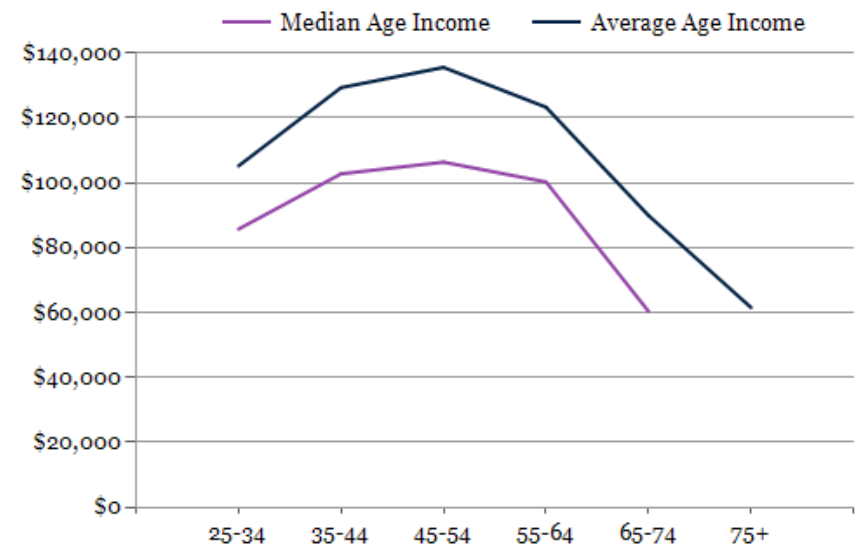
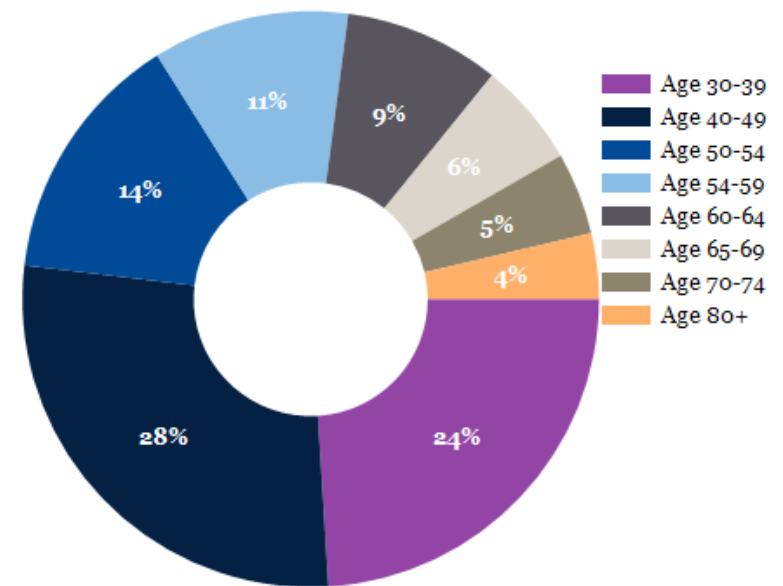
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,341	6,588	23,138
2024 Population Age 35-39	1,307	6,533	23,617
2024 Population Age 40-44	1,508	7,348	24,107
2024 Population Age 45-49	1,561	7,361	24,550
2024 Population Age 50-54	1,563	7,343	28,788
2024 Population Age 55-59	1,215	5,675	27,070
2024 Population Age 60-64	964	4,266	24,994
2024 Population Age 65-69	646	2,793	18,002
2024 Population Age 70-74	509	2,099	15,078
2024 Population Age 75-79	406	1,598	12,455
2024 Population Age 80-84	252	1,018	9,195
2024 Population Age 85+	216	942	10,280
2024 Population Age 18+	14,708	68,532	294,878
2024 Median Age	38	37	44
2029 Median Age	39	39	44

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,737	\$86,612	\$73,397
Average Household Income 25-34	\$105,237	\$110,176	\$90,535
Median Household Income 35-44	\$102,782	\$106,849	\$82,801
Average Household Income 35-44	\$129,364	\$136,073	\$105,673
Median Household Income 45-54	\$106,384	\$107,975	\$83,070
Average Household Income 45-54	\$135,602	\$138,544	\$106,170
Median Household Income 55-64	\$100,288	\$103,210	\$69,103
Average Household Income 55-64	\$123,332	\$130,705	\$92,191
Median Household Income 65-74	\$60,381	\$62,400	\$41,605
Average Household Income 65-74	\$89,932	\$96,839	\$67,654
Average Household Income 75+	\$61,563	\$58,680	\$47,167





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Company Profile

Advisor Profile

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Each Office is Independently Owned And Operated

Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 39 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.

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"Connect with the well connected."

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