



DORAL COOLER FREEZER FACILITY

1301 NW 89TH COURT · DORAL, FL 33172

INDUSTRIAL COLD STORAGE · FOR LEASE



60,000 SF

TOTAL SPACE

\$26.50 NNN

LEASE RATE / SF

30' CLEAR

CEILING HEIGHT

10 DOCKS

LOADING DOORS

\$3.5M+

CAPITAL INVESTED

Ernesto Casal

Principal
305.992.3592
ecasal@casal.com

Roger Lopez

Senior Associate
786.427.4915
rlopez@casal.com

CASAL GROUP

casal.com
305.591.3606



10 Dock-High Loading Positions
Configured for refrigerated trailer operations



Temperature Control + Push Back Racking
Cooler + freezer with \$1M racking system

FACILITY HIGHLIGHTS

Purpose-Built Dual-Zone Cold Storage

Independent cooler & freezer with dedicated refrigeration systems

30' Clear Ceiling Height

Maximizes vertical pallet positions for all racking configurations

10 Dock-High Loading Doors

Numbered 1–10, optimized for simultaneous reefer trailer docking

\$1M Semi-Automated Push-Back Racking

16' deep FIFO — maximum density, reduced labor cost per pick

New Industrial Compressor System

High-efficiency refrigeration plant with redundant cold capacity

Backup Generator On-Site

Uninterrupted temperature control during grid outages

ESFR Sprinkler System

High-performance fire suppression for cold storage operations

Upgraded Panels & Overhead Doors

Modernized infrastructure for high-amperage refrigeration loads

Office & Support Space

Shipping/receiving office + mezzanine administrative area

Secured Gated Truck Court

Ample tractor-trailer staging and maneuvering clearance

PROPERTY SPECIFICATIONS

Total Building Size: 60,000 SF

Ceiling Height: 30' Clear

Loading Doors: 10 Dock-High Positions

Refrigeration Zones: Cooler + Freezer (independent systems)

Racking System: Semi-auto push-back, 16' deep

Power: Heavy 3-phase · Backup generator on-site

Fire Suppression: ESFR sprinkler system

Security: Gated, fenced perimeter truck court

Lease Type: NNN — Tenant responsible for all OpEx

Lease Rate: \$26.50 / SF NNN



Fully Maintained and Modernized Facility

Providing full efficiency, safety, and optimization

LEASE ECONOMICS

ANNUAL BASE RENT

\$1,590,000

60,000 SF × \$26.50 NNN per square foot

MONTHLY BASE RENT

\$132,500

NNN — tenant covers taxes, insurance & CAM

TOTAL CAPITAL INVESTED

\$3,500,000+

\$1M racking · \$2.5M mechanical & structural

IDEAL TENANTS

Food & Beverage Distributors

Pharmaceutical Cold Chain

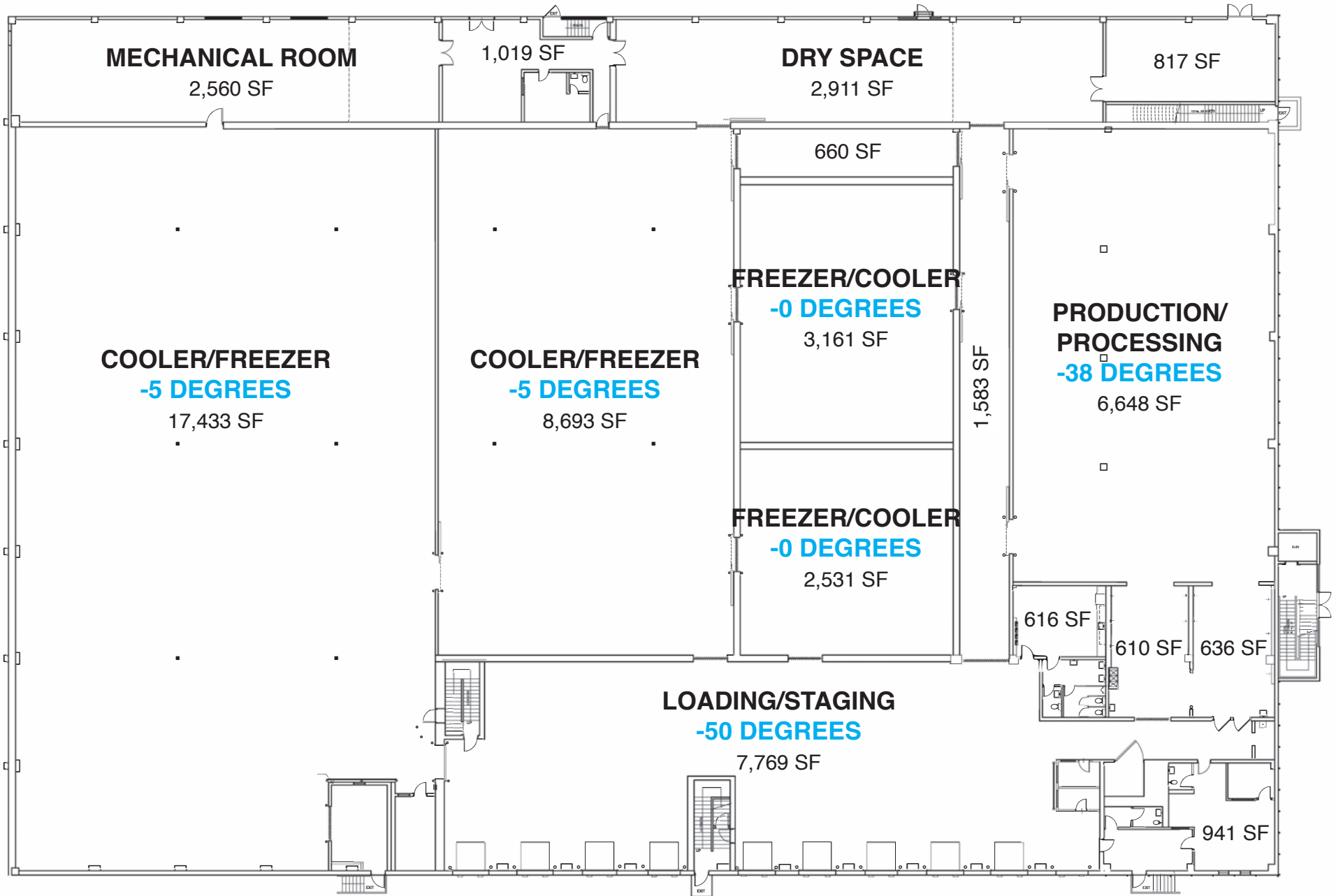
Seafood & Produce Importers

3PL Cold Storage Operators

Dairy & Frozen Food Logistics

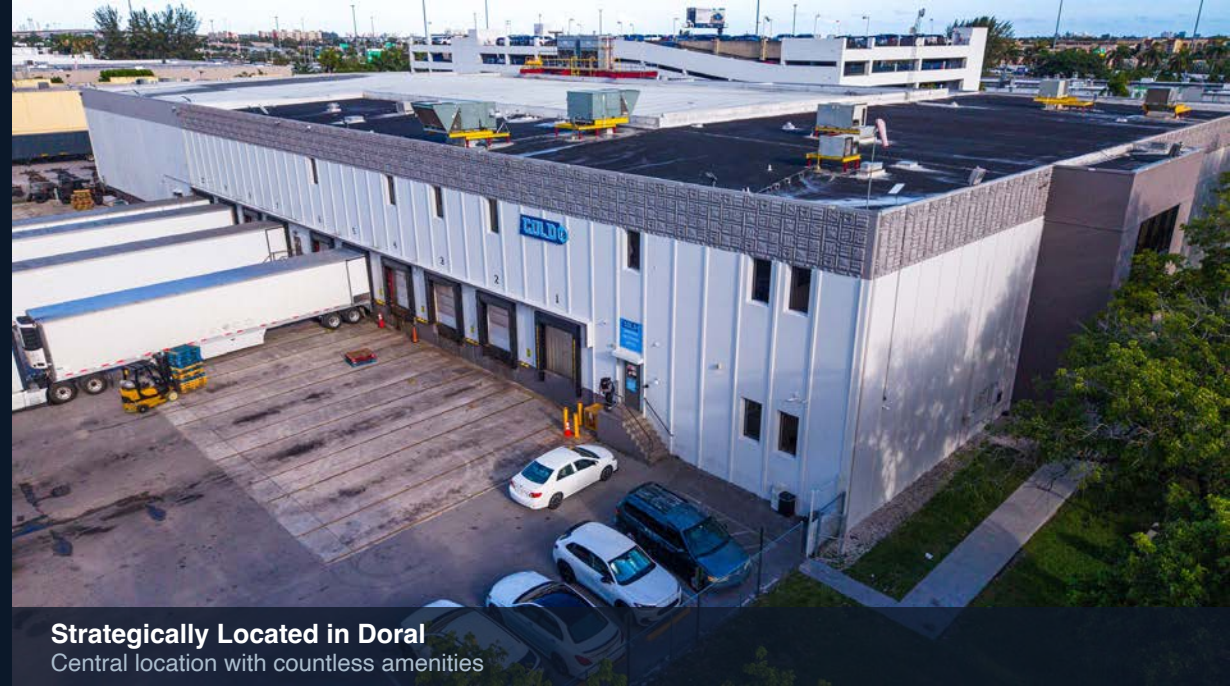
Biotech / Life Sciences

FLOORPLAN



STRATEGIC LOCATION

- Adjacent to Miami International Airport (MIA)
- Direct Access — Dolphin Expwy (SR-836) & Palmetto (SR-826)
- Minutes from PortMiami — Latin America gateway
- Florida's Turnpike & US-27 for statewide distribution
- City of Doral — deep labor market, pro-business climate
- Supply-Constrained Submarket — near-zero cold storage vacancy



Strategically Located in Doral
Central location with countless amenities



Unrivaled Logistics and Connectivity

Supply-constrained submarket with direct access to MIA, and major highways



Ernesto Casal
Principal
305.992.3592
ecasal@casal.com

Roger Lopez
Senior Associate
786.427.4915
rlopez@casal.com



CASAL GROUP
casal.com
305.591.3606