



PREMIUM COLD STORAGE FACILITY | FOR SALE | DORAL, FL

30,305 SF New Cooler Building Located in Doral, FL

Asking Price: \$14,350,000

8995 NW 12th Street | Doral, FL 33172

30,305 SF

TOTAL SIZE

22,207 SF

COOLER AREA

34° F

COOLER TEMP

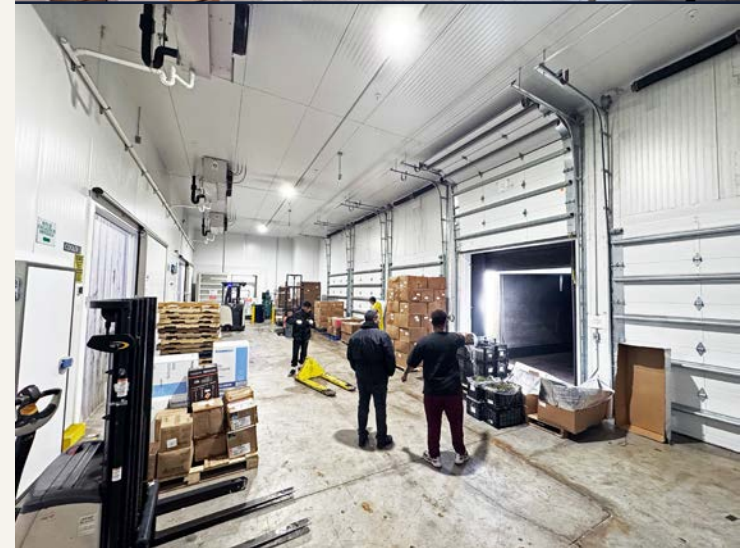
2025

NEW REFRIGERATION

Cold Storage *Excellence*

A rare opportunity to acquire a fully operational, state-of-the-art refrigerated warehouse in the heart of Doral's industrial corridor – strategically positioned minutes from Miami International Airport, the Port of Miami, and major expressways. This 30,305 SF cold storage asset offers unmatched infrastructure for food distribution, pharmaceutical, or specialty cold-chain logistics operations.

Building Size	30,305 SF Total
Office Space	4,338 SF – Fully Renovated
Mezzanine	2,000 SF
Lot Size	1.26 Acres
Amenities	Large Break Rooms + Locker Area
Warehouse Clear	24' Clear Height
Cooler Clear	20' Clear Height
Temperature	Achievable: 34°F
Refrigeration	New System Installed (2025)
Cooler Chambers	2 Main Chambers
Loading Area	Refrigerated Loading Zone
Dock Features	Insulated Panels + Dock Seals
Roof	New Roof Completed (2025)
Parking Spaces	35 Spaces
Location	Doral, FL – Miami-Dade County



— KEY FEATURES AND HIGHLIGHTS

Built for *Performance*

REFRIGERATION

Brand-new system installed 2025. Two main chambers plus a refrigerated loading bay capable of reaching 34°F throughout.

OFFICE SPACE

4,338 SF fully renovated office with large break rooms and locker area – move-in ready for operations staff.

2025 UPGRADES

Complete new roof and brand-new refrigeration system – zero deferred maintenance, ready to operate immediately.

CLEAR HEIGHTS

24' warehouse clear height; 20' in cooler chambers – maximum racking flexibility for dense cold storage.

LOADING DOCKS

Multiple dock doors with insulated panels and dock seals. Refrigerated loading area directly integrated.

LOCATION

Doral industrial corridor – minutes to MIA, I-75 and the Dolphin Expressway interchange.



Loading & Distribution

- Multiple dock-high & grade-level doors
- Refrigerated loading bay + dock seals
- Insulated door panels throughout
- 53-ft trailer compatible truck court
- Paved, striped & well-lit yard
- Ample dedicated parking



PRINCIPAL

Ernesto Casal
305.992.3592
ecasal@casal.com

SENIOR ASSOCIATE

Roger Lopez
786.427.4915
rlopez@casal.com



WWW.CASAL.COM | 305.591.3606