

FOR LEASE / COLD STORAGE  
**1240 NW 29TH ST / MIAMI, FL 33142**



## EXECUTIVE SUMMARY

Vacant freestanding 3,920 square foot building situated on a 7,085 square foot lot with D1 zoning. A unique feature of this property is that it includes drive-in doors on both the north and south sides, allowing for vehicles to pass entirely through the building. Additionally, there is a gated 3,000 square foot private parking lot or yard.

This property presents an excellent opportunity for a variety of uses, including an owner-user, office space, school, day-care, retail, gallery-showroom, car collector, or even light manufacturing. For your peace of mind, we have a recent Phase 2 environmental report confirming the property is clean, as well as a recent survey. Please note that the building does a 100% complete and full renovation. However, its location in the Central Allapattah area offers convenient access to all central areas of Miami, as well as the beaches.

Please let me know if you'd like to discuss this property further or schedule a visit to tour the property.

## PROPERTY HIGHLIGHTS

<b>BUILDING SIZE</b>	3,920 SF
<b>TOTAL LOT SIZE</b>	7,085 SF
<b>ZONING</b>	D1
<b>PRICE</b>	\$1,275,000

