

FOR SALE

FLEX WAREHOUSE
IN ALLAPATTAH

1822 NW
22ND ST

■ MIAMI, FL 33142

GRIDLINE
PROPERTIES



EXECUTIVE SUMMARY

Situated in the heart of Central Allapattah, this fully renovated freestanding warehouse building offers a rare opportunity in one of Miami's most rapidly evolving commercial districts. With a surge of new businesses, Allapattah has become a prime destination for light industrial, creative, high-end storage, and service-based enterprises. Its unbeatable connectivity to Miami's core business hubs and premier residential neighborhoods makes this location highly desirable.

This high-utility asset is designed for flexibility, accommodating either a single occupant or multiple tenants with ease. The oversized, gated parking lot provides secure on-site parking and the potential to create a private, campus-style setting. Delivered vacant at closing, the property is move-in ready for an owner-user or investor seeking a strategic addition to their portfolio.

Recent capital improvements include impact-resistant windows, new storefront glass doors, updated flooring, modern lighting, and landscaping. With secure, gated parking and a highly functional layout, this property offers exceptional value in one of Miami's most dynamic commercial corridors.



PROPERTY HIGHLIGHTS

FOR SALE

TYPE	Flex Warehouse
FOLIO NUMBER	01-3127-039-0661
BUILDING SIZE	7,436 SF
TOTAL LOT SIZE	12,275 SF
ZONING	D2
LOADING	Grade level loading door
CLEAR HEIGHT	11'
ASKING PRICE	\$2,650,000



EXTERIOR



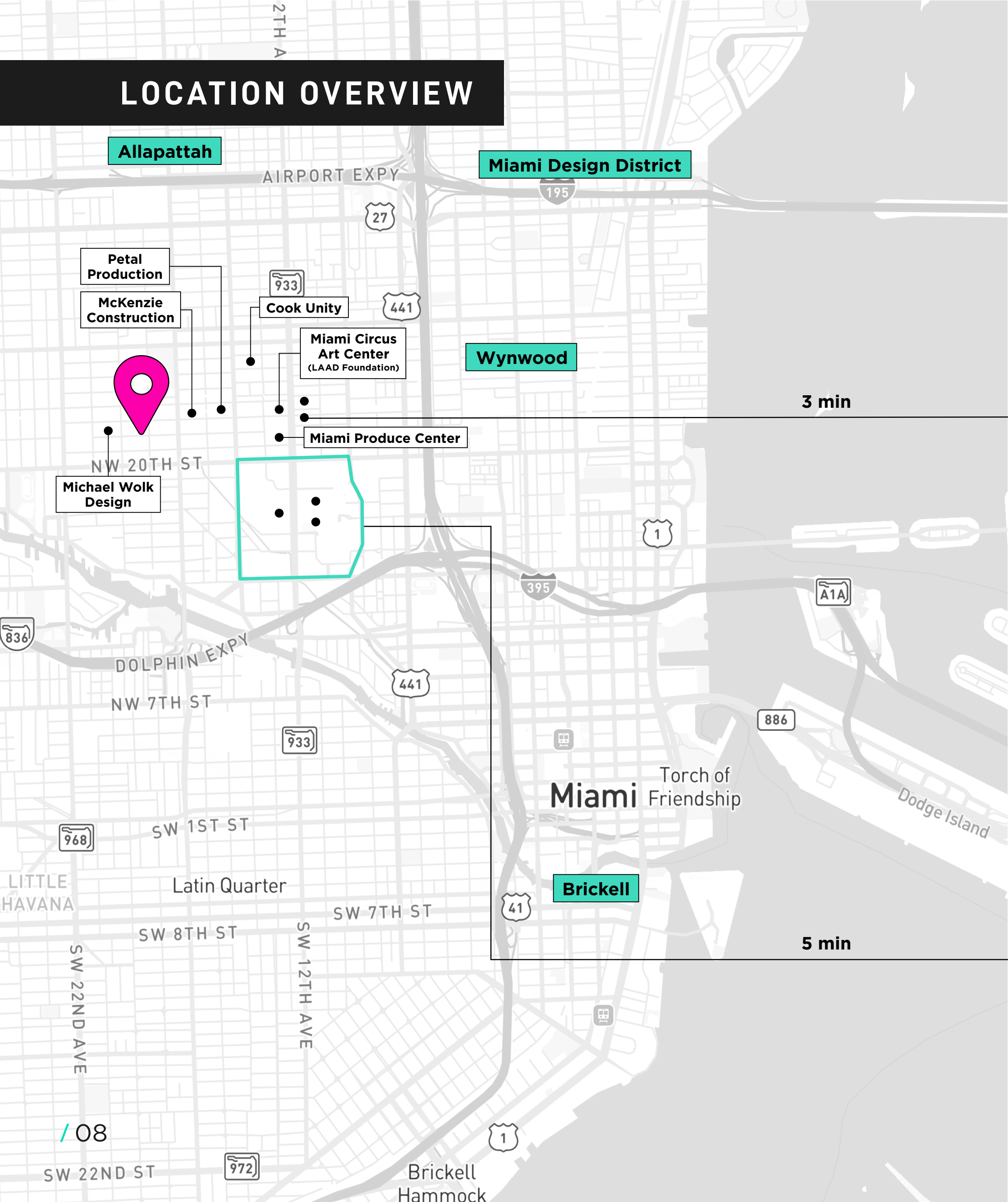


INTERIOR





LOCATION OVERVIEW



McKENZIE
DESIGN · BUILD · CRAFT

COOK X UNITY



WOLK MICHAEL WOLK DESIGN

 **MIAMI CIRCUS ARTS CENTER**
LADD Foundation



RUBELL MUSEUM

MIAMI HEALTH DISTRICT

Jackson
MEMORIAL HOSPITAL
Jackson Health System

 **Health**
UNIVERSITY OF MIAMI HEALTH SYSTEM





1822 NW 22ND ST

READY TO SCHEDULE A TOUR?
CONTACT US

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