

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



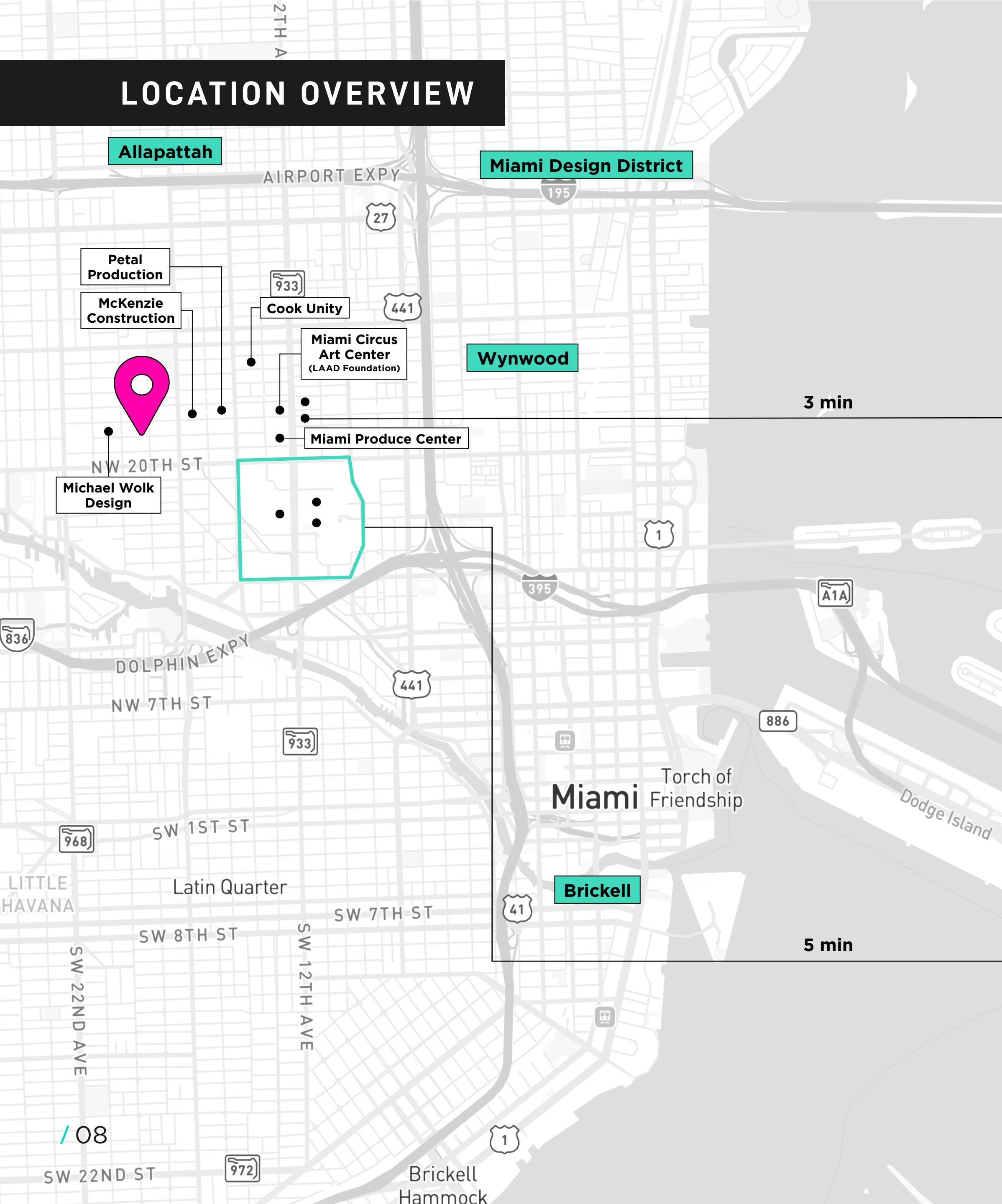


INTERIOR





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

UJHealth
UNIVERSITY OF MIAMI HEALTH SYSTEM





1822 NW 22ND ST

READY TO SCHEDULE A TOUR?
CONTACT US

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