

FOR SALE

FREESTANDING WAREHOUSE

2199 NW
22ND CT

■ MIAMI, FL 33142

GRIDLINE
PROPERTIES



EXECUTIVE SUMMARY

Located in the heart of Miami's thriving Allapattah industrial corridor, 2199 NW 22nd Court offers a rare opportunity for owner-users seeking a functional and well-positioned facility. The property features a combination of office space and storage/warehouse area, making it ideally suited for businesses requiring both administrative and operational capacity under one roof.

Zoned D2 Industrial, the property supports a wide range of commercial and industrial uses, including warehousing, distribution, logistics, light manufacturing, and service operations. Its efficient layout, direct street frontage, and accessible configuration allow for seamless day-to-day operations.

The site enjoys excellent connectivity, with convenient access to SR-836, I-95, and Miami International Airport, as well as proximity to Downtown, Wynwood, and the Health District. This central location within one of Miami's most resilient industrial neighborhoods ensures long-term utility and value for end users.

This offering presents a unique opportunity to acquire a well-located, versatile industrial property in a market with sustained demand from service providers, contractors, logistics operators, and other businesses looking to establish a footprint in Miami's core.



PROPERTY HIGHLIGHTS

FOR SALE

TYPE	Free Standing Warehouse
TOTAL BUILDING SIZE	4,690 SF
TOTAL LOT SIZE	7,150 SF
ZONING	D2
LIVE LOCAL ELIGIBILITY	Yes
OPPORTUNITY ZONE	Yes
PSF	\$425 SF
PRICE	\$1,995,000



INTERIOR IMAGES



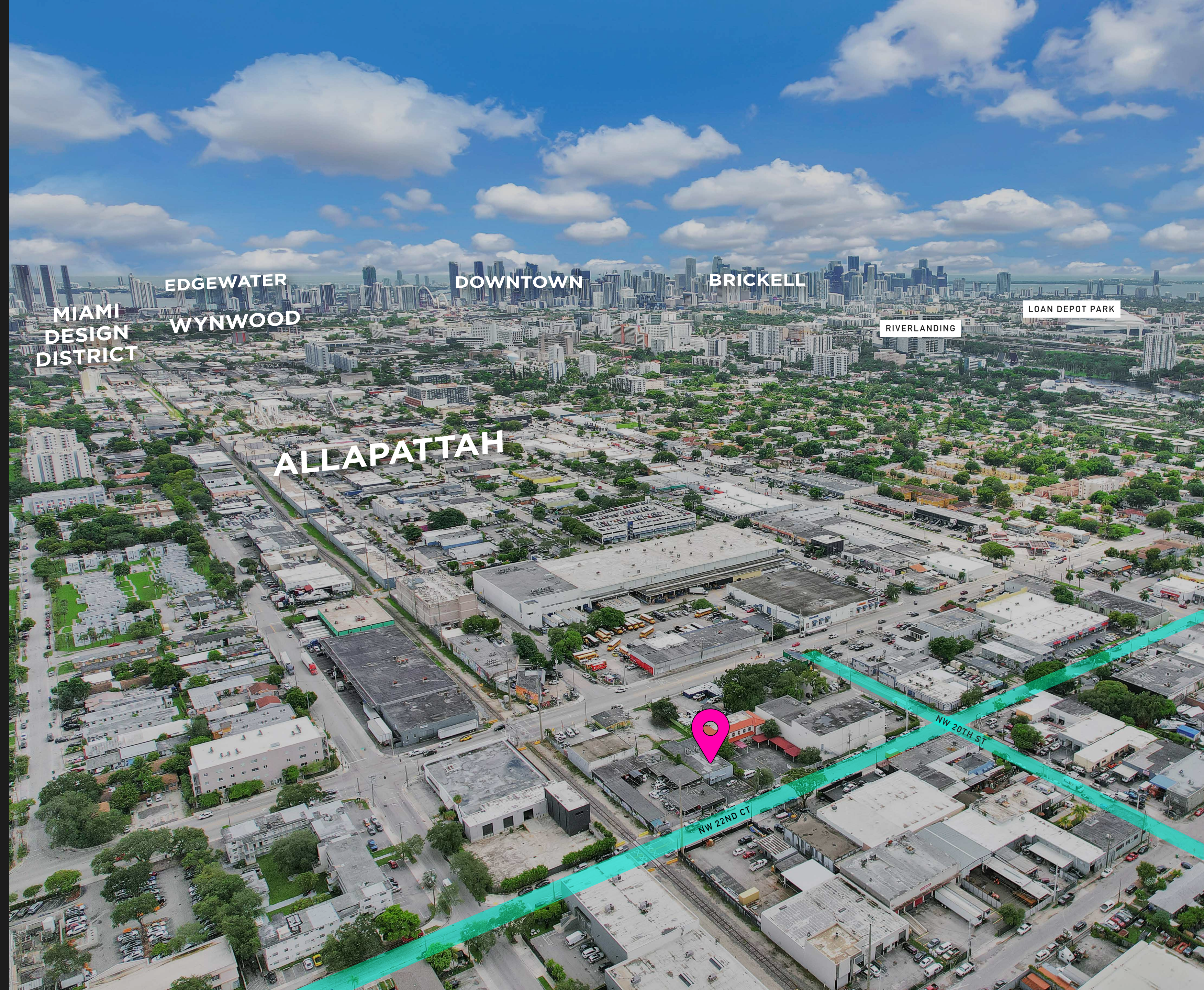




LOCATION OVERVIEW

Allapattah, one of Miami's most centrally located and historically industrial neighborhoods, is rapidly evolving as a hub for commerce, creative industries, and investment. Positioned just west of Wynwood and the Health District, the area offers excellent connectivity via SR-836, I-95, and major arterial roads, providing direct access to Miami International Airport, Downtown Miami, and the wider South Florida region.

Bordering thriving districts such as Wynwood, Edgewater, and Downtown, Allapattah is attracting a diverse mix of businesses, entrepreneurs, and service providers. With its strategic location, strong industrial base, and growing redevelopment momentum, Allapattah represents a rare opportunity for companies and investors seeking to establish a presence in one of Miami's most resilient and transformative urban corridors.



AERIAL







2199 NW 22ND CT

READY TO SCHEDULE A TOUR?
CONTACT US

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