



FOR SALE / LEASE



ALLAPATTAH INDUSTRIAL LOT W/ BUILDING

2200 NW 22ND AVE, MIAMI, FL 33142



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Industrial Lot w/ Freestanding Building

2200 NW 22nd Ave, Miami, FL 33142



OFFERING SUMMARY

SALE PRICE: **\$1,550,000**

LEASE RATE: **\$7,500/MO NNN**

BUILDING SF: 1,282 SF

LOT SIZE: 13,128 SF

ZONING: D1 - City of Miami

FOLIO: 01-3127-046-0010

PROPERTY HIGHLIGHTS

- +/- 13,128 SF (0.30 AC) Industrial Lot
- +/- 1,282 SF Freestanding Building
- Fully Fenced & Secured Lot
- Direct Frontage on Busy NW 22nd Ave
- Zoned D1 - City of Miami
- Located in Miami's Fast Growing Allapattah Submarket



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ZONING DESCRIPTION

City of Miami D1 Zoning typically allows industrial, commercial, and office activities that serve the needs of other businesses, may require extensive loading facilities, and benefit from proximity to industrial areas. Zone also allows: wholesaling, warehousing, light assemblage and distribution and minor repairs and fabrication of materials and equipment. Residential is limited.

BASIC ZONING

D1

EXISTING LAND USE

Commercial

MUNICIPAL FUTURE LAND USE

Light Industrial

ADDITIONAL REGULATION

Live Local (SB 102)

INDUSTRIAL USES ALLOWED:

- Auto Related Industrial Establishment
- Allowable Auto Uses Include: Car Wash, Car Rental Facility, Gas Station
- Manufacturing and Processing
- Marine Related Industrial Establishment
- Products and Services
- Storage/Distribution Facility



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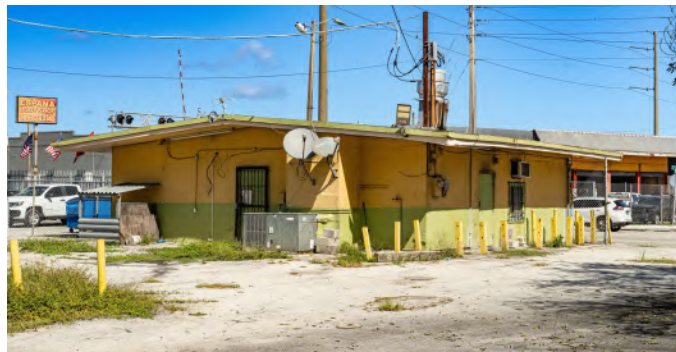
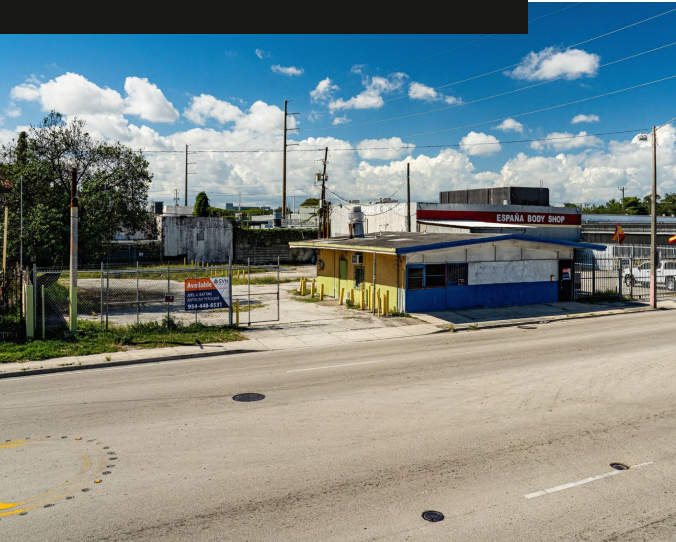




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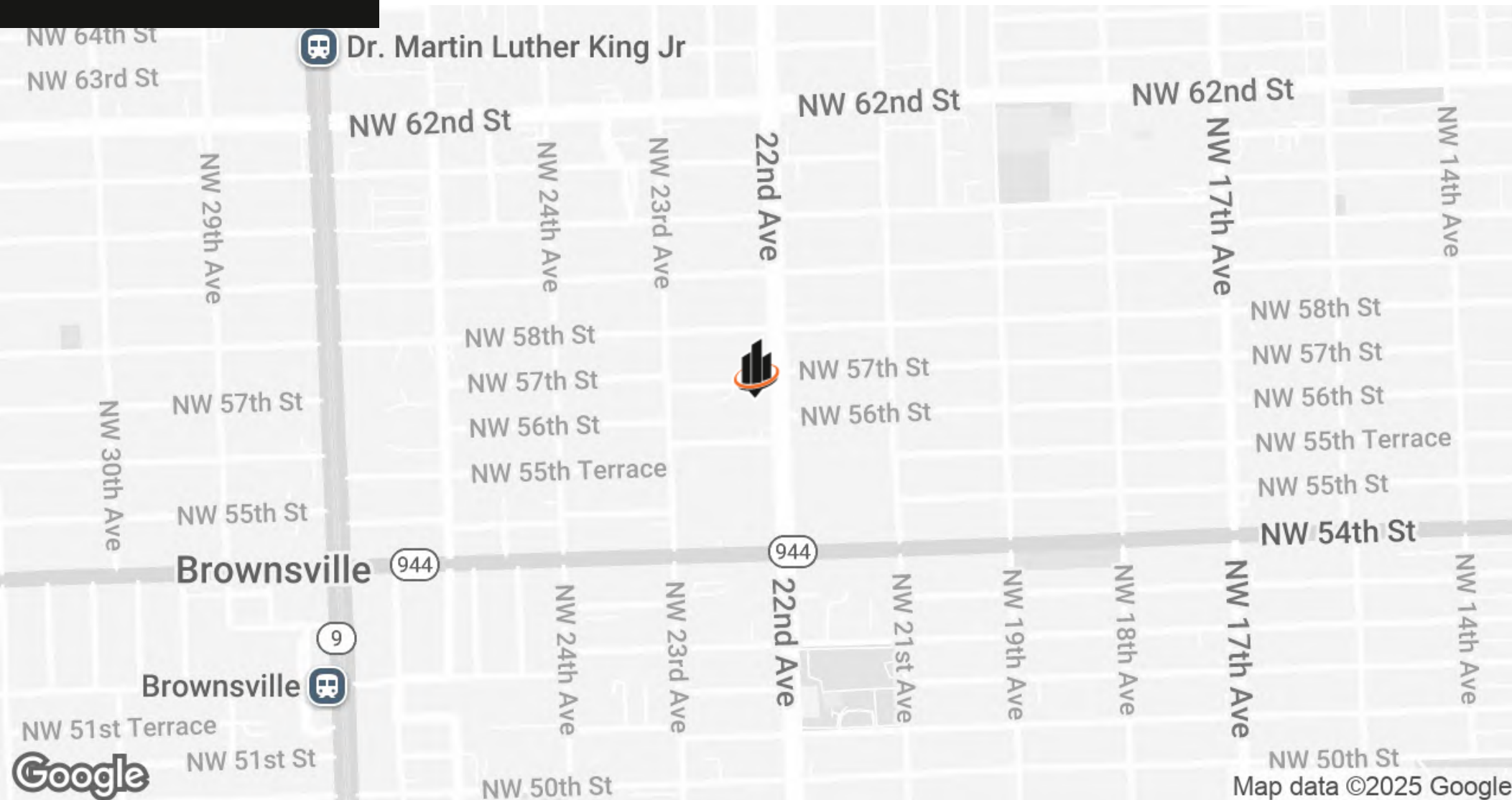




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