



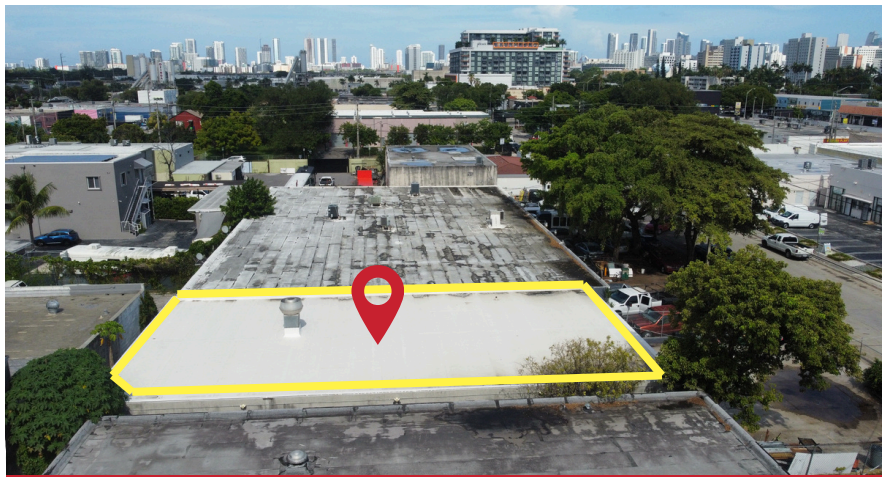
## 1847 NW 21ST ST MIAMI, FL 33142

### INDUSTRIAL WAREHOUSE FOR LEASE

Urban Core Allapattah Industrial Warehouse for Lease – 3,885 SF  
Now available for lease: a 3,885 SF industrial warehouse situated on a 7,100 SF lot in the heart of Allapattah. This well-constructed and perfectly maintained building features:

10 ft ceilings, Two street-level overhead doors, Built-out office space, Two high-quality restrooms, Climate-controlled interior with new A/C covering the entire warehouse, Roof-mounted fan ready for cooking hood installation, In-place gas pipeline Grease trap installed – ideal for food-related businesses such as commissary kitchens Fenced private parking at the front of the warehouse Partitioned interior for flexible use Strategically located just minutes from Wynwood, Brickell, Downtown, the Airport, Seaport, Coral Gables, and more, this site offers excellent logistical advantages and access to Miami's urban core.

This is an ideal location to establish or expand your business, whether industrial, food-related, or otherwise, in an area undergoing major transformation.

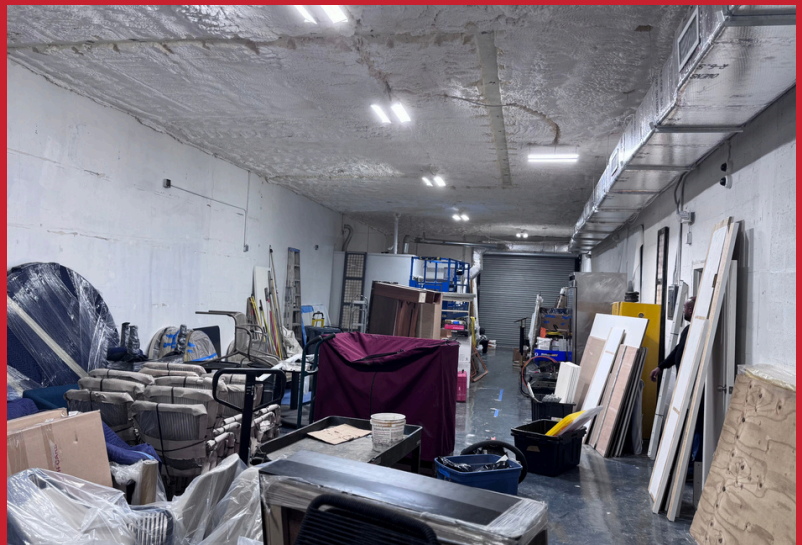


**LEASE: \$25 PER SF +NNN**

Building Size: 3,885 SF

Land Size: 7,100 SF

Zoning: D2



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