

# ALLAPATTAH INDUSTRIAL WAREHOUSE

1395 NW 22ND ST, MIAMI, FL 33142



## OFFERING SUMMARY

**Sale Price:** **\$5,500,000**

**Lot Size:** 0.40 & 0.16 Acres

**Year Built:** 1954

**Building Size:** +/- 15,000 SF

**Stories:** 1

**Specific Use:** Industrial

**Zoning:** D2 Industrial

**Market:** Miami

**Submarket:** Allapattah

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## PROPERTY DESCRIPTION

Welcome to the commercial property listing presented by Moecker Brokers for 1395 NW 22nd Street, located in the thriving Allapattah neighborhood of Miami, this +/-15,000 SF industrial building sits on a 17,493 SF lot and was built in 1954. The facility was previously used as an ice-making facility and is now available for sale. It has since been split into 2 spaces but can easily be converted back and combined. The 7,125 SF vacant lot across the street is also available.

The refrigeration/cold storage warehouse space comprises approximately +/-10,000 square feet and includes office space. With a ceiling height of 15 feet, this space features 1 dock height loading door and 1 oversized street level loading door, providing easy access for trucks and deliveries.

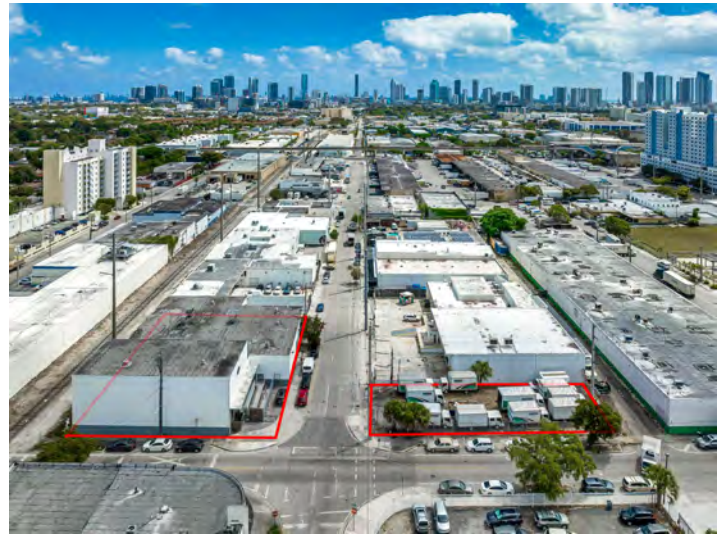
The performing arts studio space is +/-5,000 square feet and boasts a ceiling height of towering 28 feet. Recently renovated with new electrical, plumbing, HVAC, and bathrooms, this space is currently being used as a circus school, making it perfect for a performing arts organization, fitness studio, or any business that requires high ceilings and ample space.

Located in Miami County, Folio # 01-3126-045-0120 & 01-3126-045-0320, this property is in a prime location, near Wynwood, Edgewater, Downtown, & Brickell, with easy access to major highways, public transportation, and the airport. The Allapattah neighborhood is a thriving area with a diverse community and growing economy, making it an excellent place to invest.

Don't miss out on the opportunity to own this versatile commercial property in the heart of Miami's Allapattah neighborhood. Contact us today to schedule a viewing and learn more about this incredible investment opportunity.

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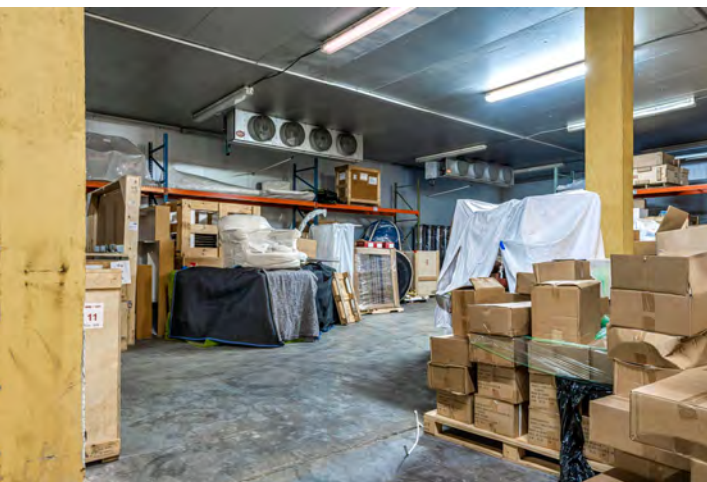
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REFRIGERATED/COLD STORAGE SPACE OR WAREHOUSE SPACE



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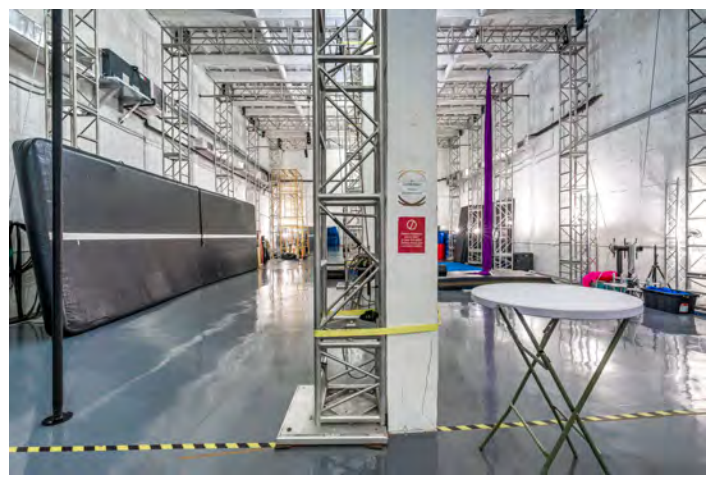
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## CURRENT PERFORMING ARTS STUDIO SPACE



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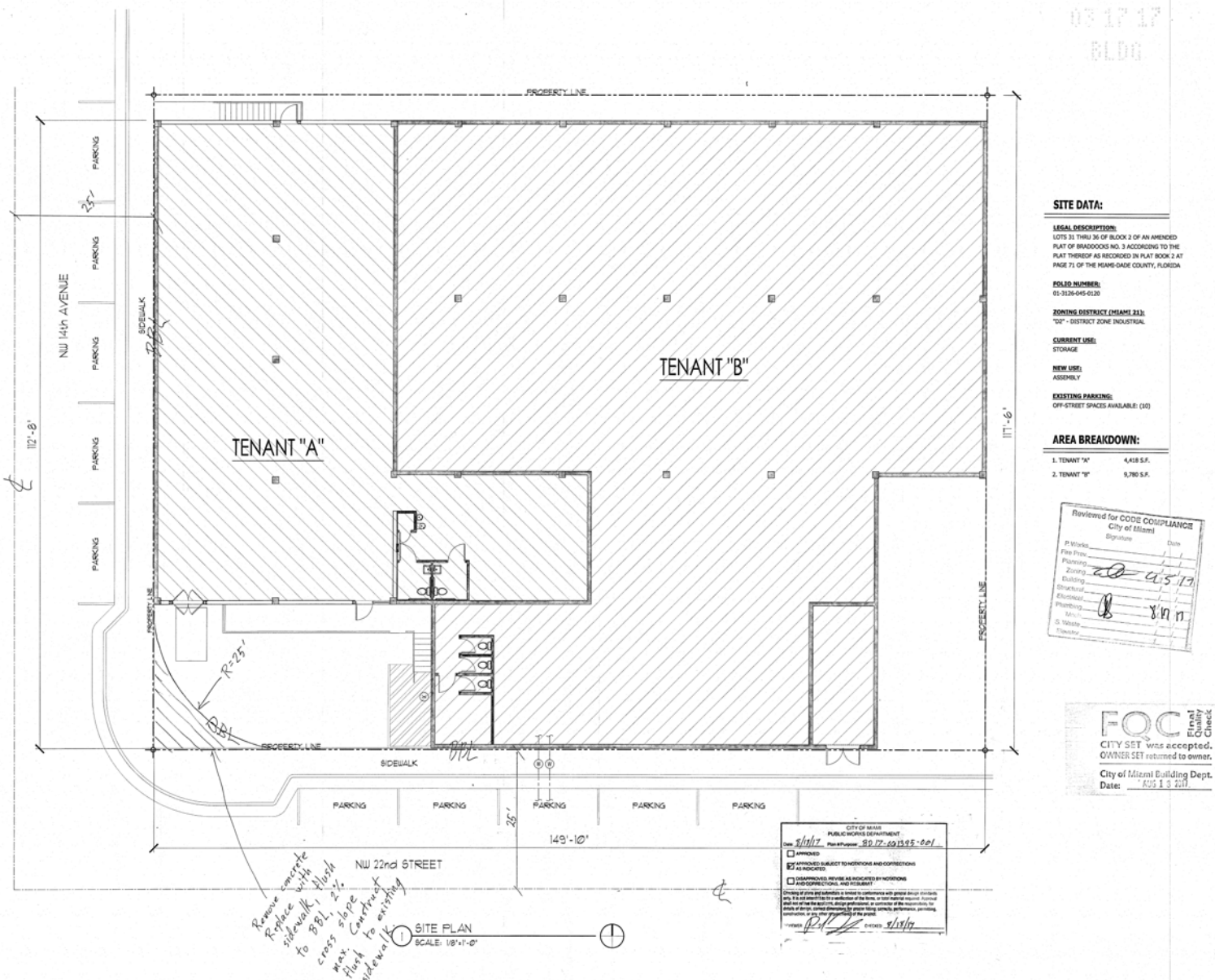
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## SITE PLAN



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