

**FOR SALE: ALLAPATTAH INDUSTRIAL WAREHOUSE**  
**PRELIMINARY INTER-OFFICE DETAILS AND INFORMATION**



Property	Information
Address	2059 nw 24th Avenue, Miami, FL 33142
Building SF   Lots SF	9,500 SF   14,600 SF
Clearances	20' Clear Ceiling Height - 14' Grade Level Loading Door
Sub Market	SW Central Allapattah 33142
Zoning   Type	D2 - Light Industrial
Asking Price	\$3,300,000 = \$347/SF
Year Built	1967
Zones	Yes- Qualified Opportunity Zone   Flood Zone AE

**Executive Summary and Property Highlights**

This light industrial warehouse resides in the SW corner of Central Allapattah which year after year continues to attract a steady flow of owner users that have all decided to relocate, expand, or establish their professional offices, showrooms, and world-class entertainment venues to this focused area.

Located within the City Of Miami Boundary this property provides any buyer along with their clients unrivaled, strategic, and efficient access to all parts of Miami's City Center and Metropolitan area. Connectivity via either major roadways or city streets to all of Miami's business and commerce centers, residential areas, its sea ports, and international or executive airports is direct.

Both the location and high-utility of this property are well suited for a variety adaptive re-use options that will be a prized and valuable asset to its next property owner for many years to come. Concrete construction with steel beamed roof construction offer exceptional integrity and security to any building contents. Existing skylights and ample private and gated parking are additional features that add value to this exciting property. Easy to show during regular business hours.

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