



Land For Lease

768 NW 21st Street,
Miami, FL 33127

±22,000 SF of Land
in Allapattah

- Corner lot
- Fully gated
- Available for immediate occupancy



Accelerating success.

**Colliers International
Florida, LLC**

801 Brickell Avenue, Suite 900
Miami, FL 33131
colliers.com

Mitash Kripalani, CCIM

Vice President
+1 786 271 5598
mitash.kripalani@colliers.com

Virgilio Fernandez, MSIRE, CCIM

Vice President
+1 305 613 4507
virgilio.fernandez@colliers.com

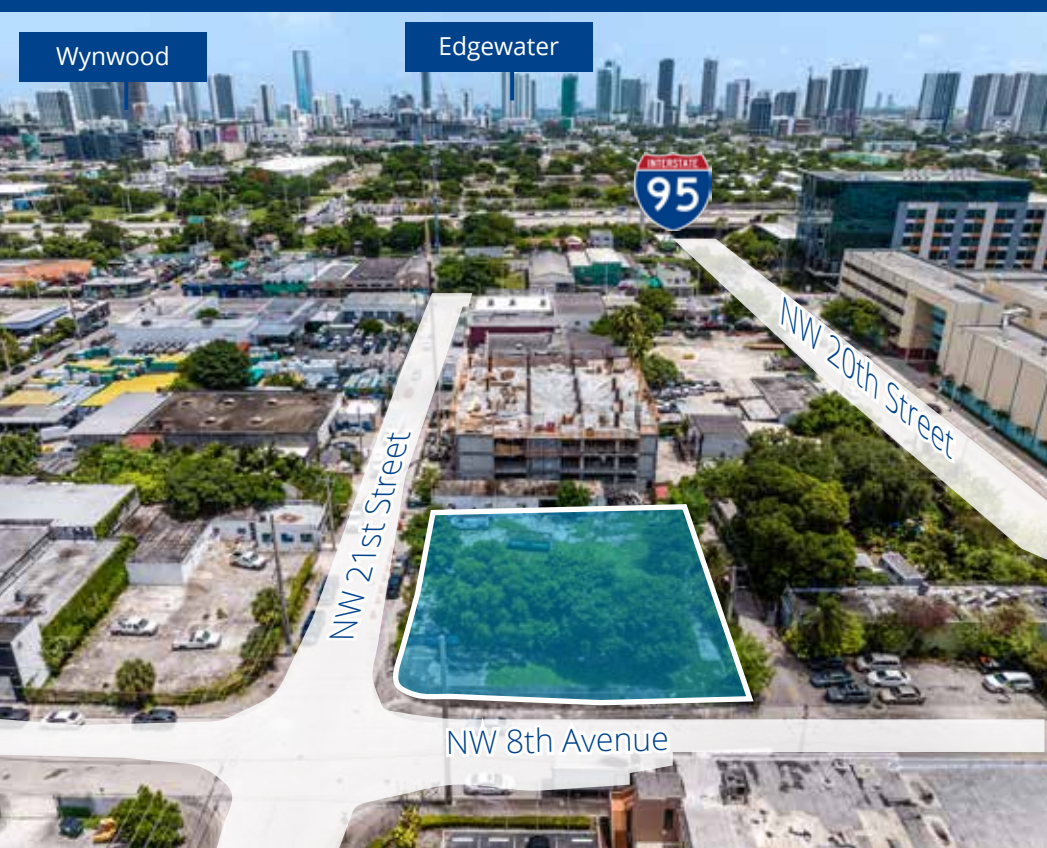


Opportunity

Colliers is pleased to offer for lease 22,000 SF of land for a short-term lease at \$12,000 per month NNN.

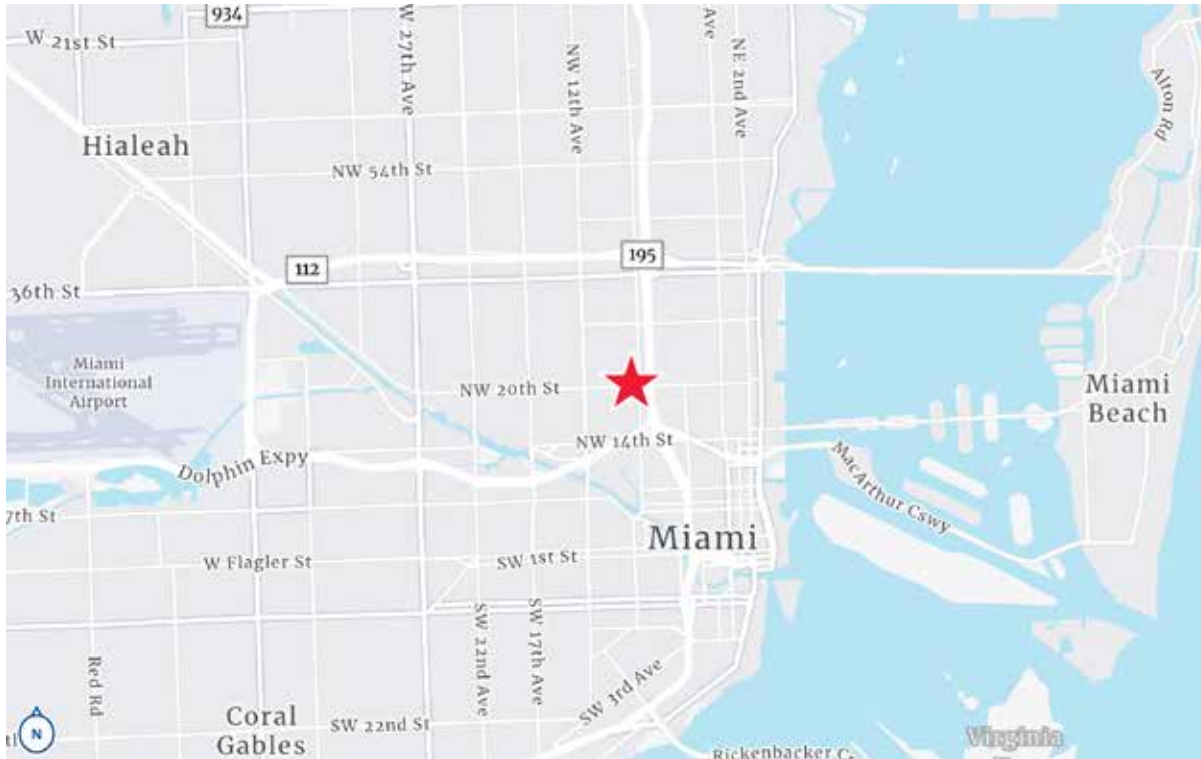
Location

The subject property is located in the southeast section of Allapattah, and is bordered by Wynwood on the eastern side, and the Miami Health District to the south. Ideally situated just blocks away from Interstate-95, the property benefits from being centered in a dense industrial/commercial neighborhood, that is surrounded by a myriad of major retailers and employers. Major employers in the area include Jackson Memorial Hospital and University of Miami Health System. Furthermore, the property benefits from its close proximity to the Miami International Airport, PortMiami, and the Miami Brightline Station, which each provide excellent transportation access.



Allapattah Overview

Allapattah is a multi-ethnic, working-class employment hub located between the Miami International Airport and the neighborhood of Wynwood. It is surrounded by major highways and serviced by the Metrorail and Metrobus transit systems. It encompasses the Miami Civic Center and Hospital District, home to Jackson Memorial Hospital, University of Miami Hospital, and the Veterans Administration (VA) Hospital among many others and civic buildings like the Miami-Dade Courthouse, State Attorney's Office, Medical Examiner's Office and more justice-related businesses.



Location Overview

	Distance	Drive Time
Interstate-95	0.3 miles	1 minute
Miami Health District	0.6 miles	4 minutes
Wynwood	0.7 miles	3 minutes
Downtown Miami	2.4 miles	9 minutes
PortMiami	4.2 miles	10 minutes
Miami International Airport	4.7 miles	9 minutes
Miami Beach	6.1 miles	13 minutes

Property Overview

Address	768-782 NW 21st Street, Miami, FL
Folio	01-3126-017-0140, 01-3126-017-0130
Lot Size	22,000 SF
Zoning	D1

Zoning

- D1 consists of commercial and industrial uses

Lease Rate: \$15,000/month NNN



Mitash Kripalani, CCIM

Vice President
+1 786 271 5598
mitash.kripalani@colliers.com

Virgilio Fernandez, MSIRE, CCIM

Vice President
+1 305 613 4507
virgilio.fernandez@colliers.com

Colliers International Florida, LLC

801 Brickell Avenue Suite 900
Miami, FL 33131
colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. **Colliers International Florida, LLC.**