

FOR SALE

INDUSTRIAL WAREHOUSE

830-840 NW
22ND ST

MIAMI, FL 33127

GRIDLINE
PROPERTIES



EXECUTIVE SUMMARY

This unique 8,000-square-foot light industrial warehouse offers an exceptional Eastern Allapattah location and highly functional loading infrastructure. The property features three dock-height loading doors in addition to ramped, grade-level access, providing versatile logistics capabilities for a wide range of users. A private, paved, and gated parking area accommodates on-site parking and can support tractor-trailer access as needed. The site totals 17,137 square feet and is zoned D2.

With 21-foot clear ceiling heights, the warehouse provides substantial vertical storage capacity, enhancing operational efficiency and overall utility. The asset is positioned in the path of progress near major cultural and commercial investments, including the Rubell Museum, Superblue Miami, the Mindy Solomon Gallery and Andrew Reed Gallery galleries. Additional highlights include a clean environmental report and heavy 3-phase 240V power with 800 amps service support to meet the demands of industrial use.



PROPERTY HIGHLIGHTS

FOR SALE

TYPE	Industrial Warehouse
BUILDING SIZE	8,000 SF
TOTAL LOT SIZE	17,137 SF
ZONING	D2
PRICE	\$3,695,000

FEATURES



Dock Height Loading



Heavy three-phase electrical power



21' clear ceiling height



Gated parking to accommodate large trucks



Within the City of Miami Boundary



Owner user shall deliver the property vacant at closing



FEMA Flood Zone "X"
(Area of minimal hazard)



CONTEXT MAP

EDGEWATER

DOWNTOWN MIAMI

BRICKELL

WYNWOOD



JACKSON MEMORIAL HOSPITAL

ALLAPATTAH

NW 22ND ST



NEIGHBORHOOD INSIGHT

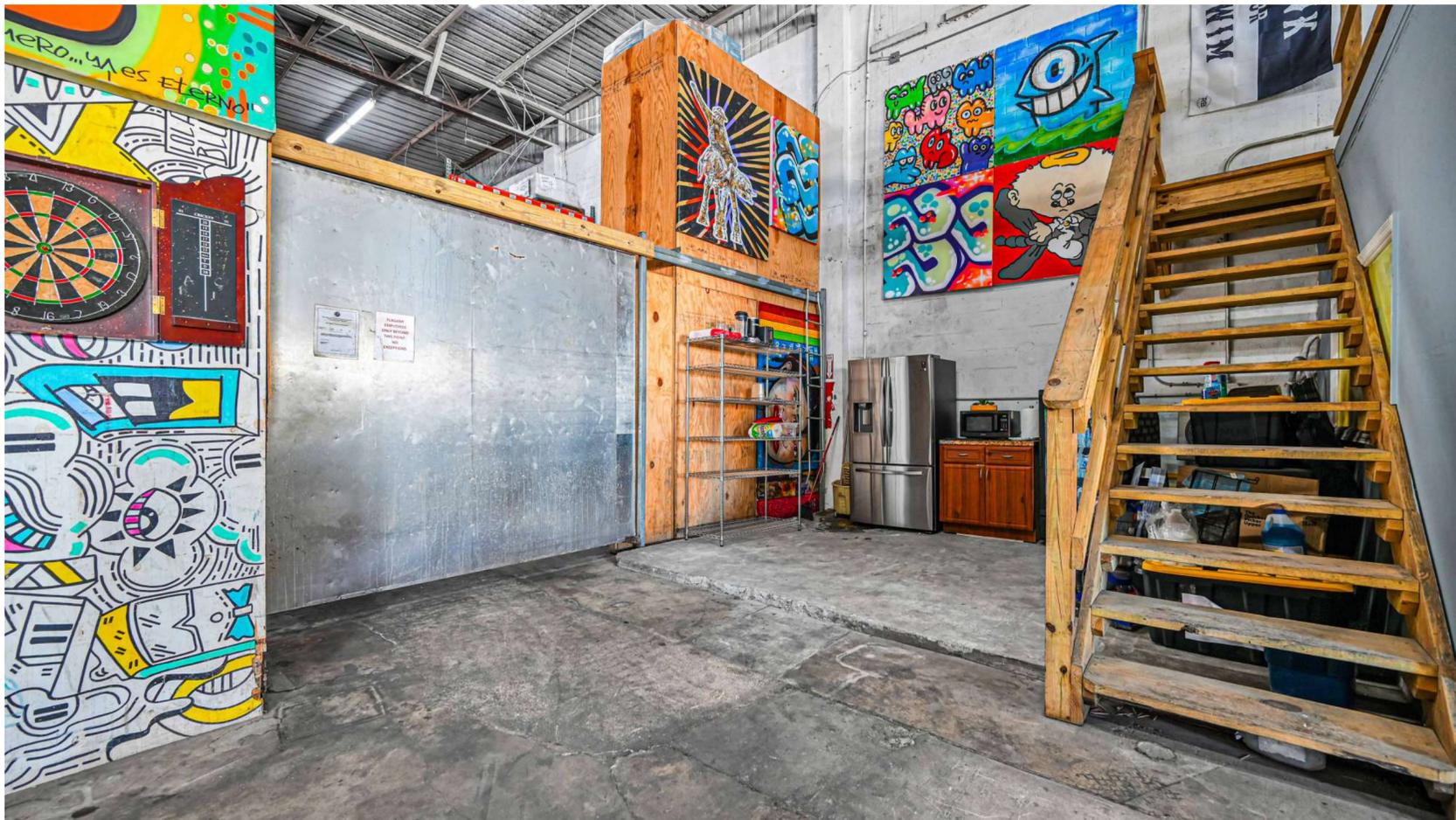
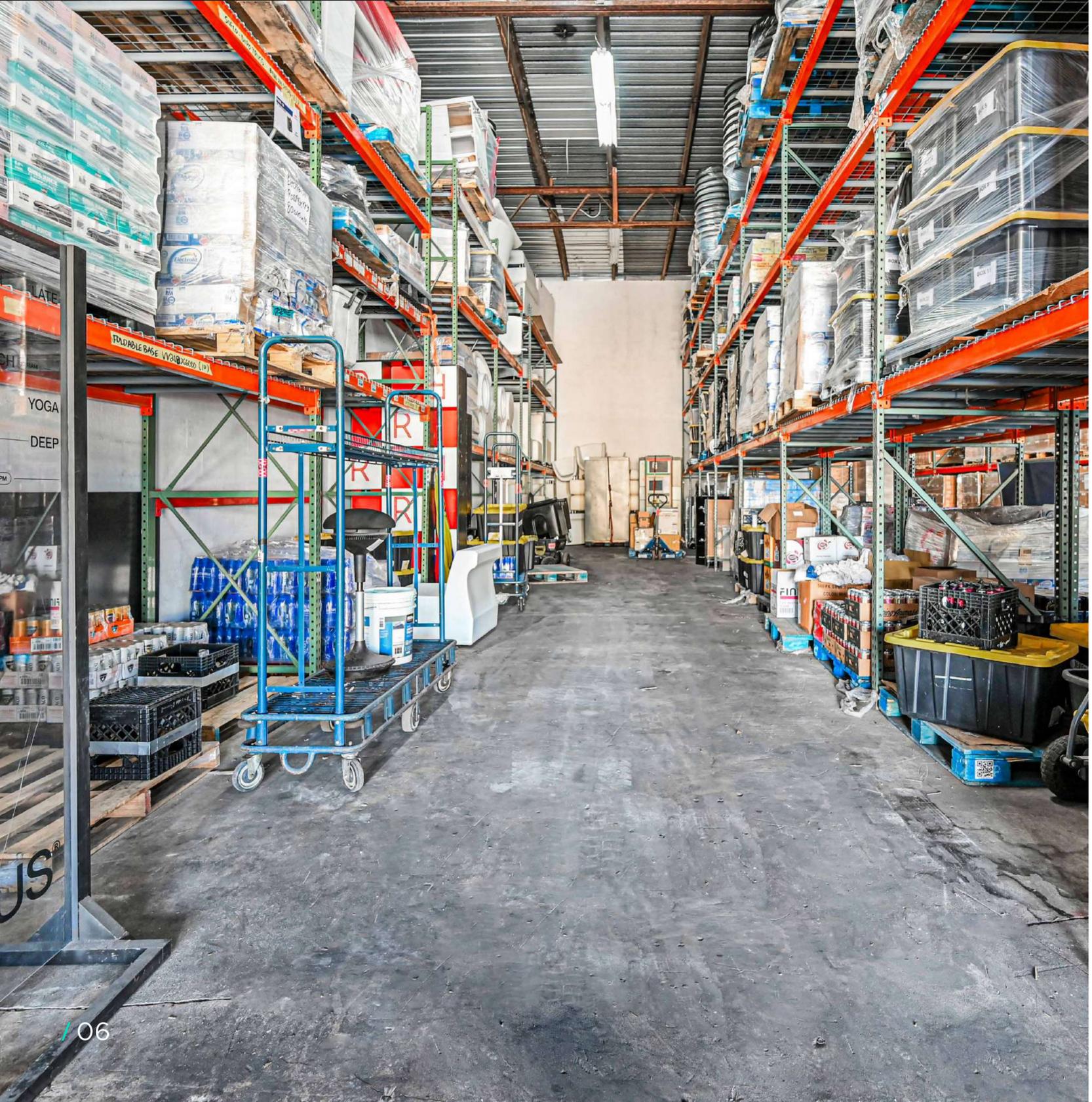


Allapattah is a centrally located, historically industrial neighborhood situated in the heart of Miami's urban core. It offers unmatched connectivity compared to any other area with similar city zoning, positioned just minutes from all major metropolitan locations.

Historically, the area has supported warehouse, distribution, light manufacturing, and trade industries that are vital to essential needs and services within Miami.

THIS ALLAPATTAH LOCATION BENEFITS FROM VITAL, AND IMMEDIATE ACCESS TO THE MIAMI INTERNATIONAL AIRPORT CARGO FACILITIES AND EVERY MAJOR HIGHWAY IN MIAMI-DADE COUNTY.

INTERIOR IMAGES



EXTERIOR IMAGES



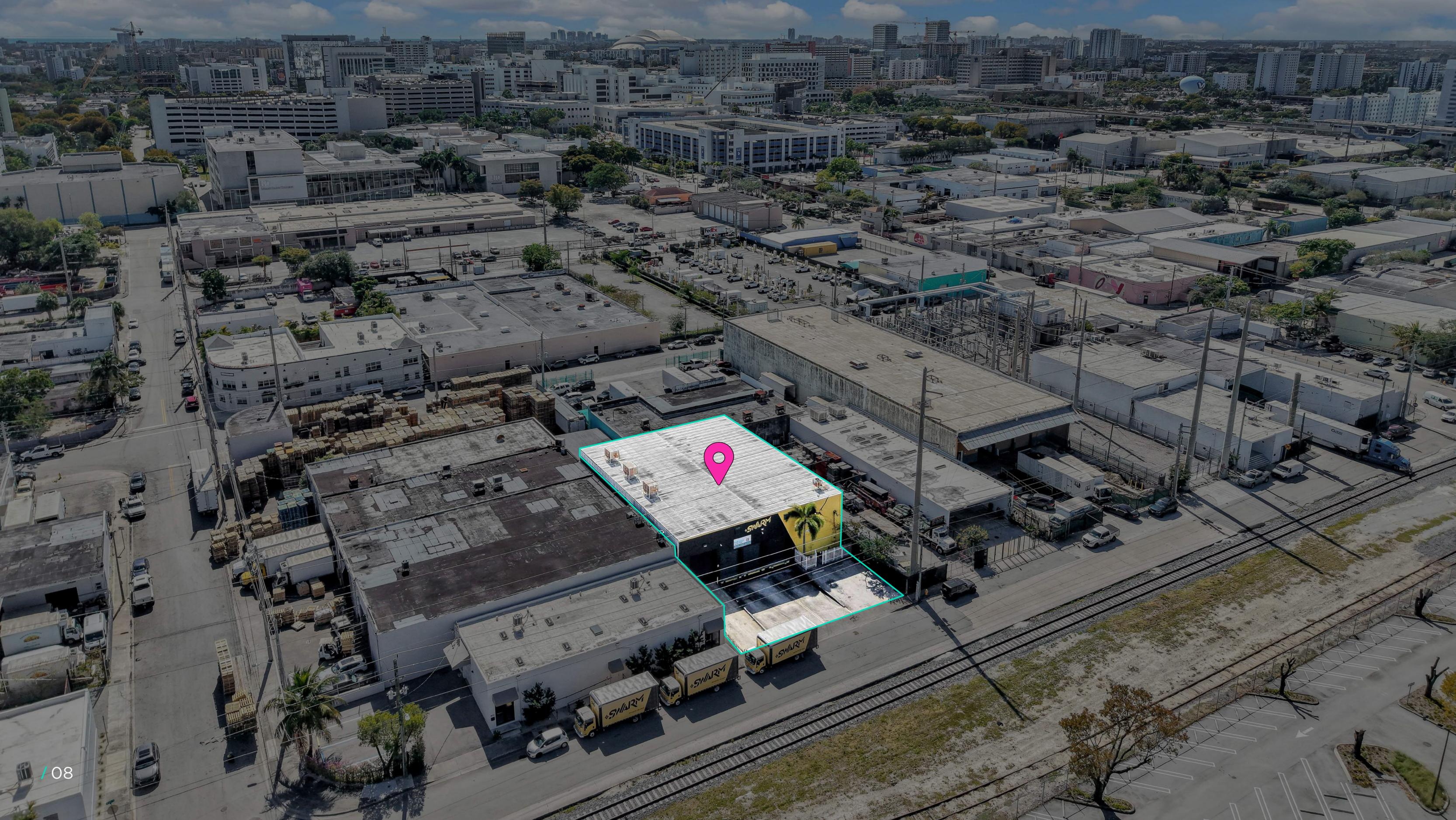
GRIDLINE PROPERTIES
FOR SALE
JONATHAN EISMANN
305.282.1862
www.gridlineproperties.com

MAIN
ENTRANCE

830

JAVI
ZAYAS
PREMIER

DOCK HEIGHT LOADING



GRIDLINE PROPERTIES

830-840 NW 22ND ST

READY TO SCHEDULE A TOUR?
CONTACT US

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FOLLOW US



Non-Endorsement & Disclaimer Notice

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