



FOR SALE

FREESTANDING WAREHOUSE

2199 NW 22ND CT
MIAMI, FL 33142

SCALE
COMMERCIAL REALTY

Executive Summary

4,690 SF free-standing warehouse presents an infill industrial opportunity in Miami's Allapattah neighborhood, one of the city's fastest-evolving urban districts. The area has experienced significant investment and redevelopment driven by its proximity to Wynwood, the Health District, the Civic Center, and Downtown Miami, attracting a growing mix of creative users, logistics operators, and service-oriented businesses.

The property benefits from strong connectivity to major transportation corridors including NW 20 Street, SR-836 (Dolphin Expressway), I-95, and the Miami River industrial corridor, allowing efficient access to Downtown Miami, Miami International Airport, the Port of Miami, and surrounding urban neighborhoods. Its central location supports continued demand from owner-users and investors seeking well-located urban industrial assets.

Zoned D2, the property allows for a variety of industrial and commercial uses, making it suitable for warehouse, distribution, light manufacturing, storage, or flex industrial operations.

Overall, the property represents a strategically located urban industrial asset in the Allapattah submarket, appealing to investors and users looking to capitalize on the continued growth of Miami's central industrial and creative districts.



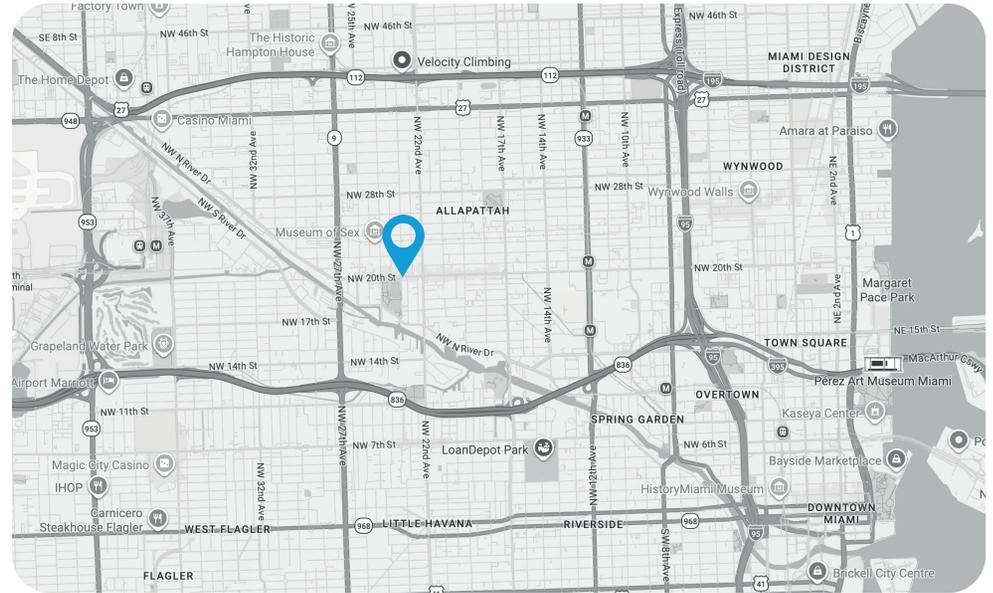
Pablo Rodriguez
Managing Broker

pablo@scalecommercialrealty.com
C: 786-865-5534

SCALE
COMMERCIAL REALTY

Offering Summary:

SALES PRICE:	\$1,850,000
TOTAL BLDG PRICE:	4,690 SF
TOTAL LOT SIZE:	7,150 SF
PRICE/SF/BLDG:	\$394 SF
ZONING:	D2
ASSET TYPE:	Free Standing
SUBMARKET:	Allapattah



Investment Highlights:

- ▶ ±4,690 SF free-standing warehouse on an urban industrial site in Miami's Allapattah submarket.
- ▶ Zoned D2, allowing a variety of industrial, warehouse, storage, and light manufacturing uses.
- ▶ Functional standalone building suitable for owner-users or investors seeking a centrally located industrial asset.
- ▶ Located in Allapattah, near Wynwood, the Health District, the Miami River corridor, and Downtown Miami.
- ▶ Strong connectivity via NW 22 Avenue, NW 20 Street, SR-836 (Dolphin Expressway), and I-95.
- ▶ Convenient access to Downtown Miami, Miami International Airport, the Port of Miami, and major employment centers.
- ▶ Positioned within a growing urban industrial and creative district experiencing continued redevelopment and commercial activity.
- ▶ Well-suited for warehouse, distribution, storage, flex industrial, or service-oriented uses in a supply-constrained central Miami submarket.

Pablo Rodriguez
Managing Broker
 pablo@scalecommercialrealty.com
 C: 786-865-5534

Property Location:

2199 NW 22 CT is located in Miami's Allapattah neighborhood, a centrally positioned urban district experiencing increasing redevelopment as growth expands west from Wynwood, the Health District, and the Miami River corridor. The area has seen a steady influx of commercial users, creative workspaces, and adaptive reuse of industrial buildings, reflecting the ongoing transformation of Miami's urban core.

The property benefits from proximity to key districts including Wynwood, the Civic Center / Health District, Downtown Miami, and the Miami River corridor, while also offering convenient access to Miami International Airport and the Port of Miami. This places it within a submarket attracting both industrial users and investors seeking urban infill opportunities.

Connectivity via NW 22 Avenue, NW 20 Street, State Road 836, and Interstate 95 allows efficient access to major employment centers across Miami, supporting continued demand for industrial and service-oriented uses.

With D2 zoning and a 4,690-square-foot freestanding warehouse, the property offers a welllocated opportunity in a supply-constrained submarket with ongoing redevelopment momentum.



Pablo Rodriguez
Managing Broker

pablo@scalecommercialrealty.com
C: 786-865-5534

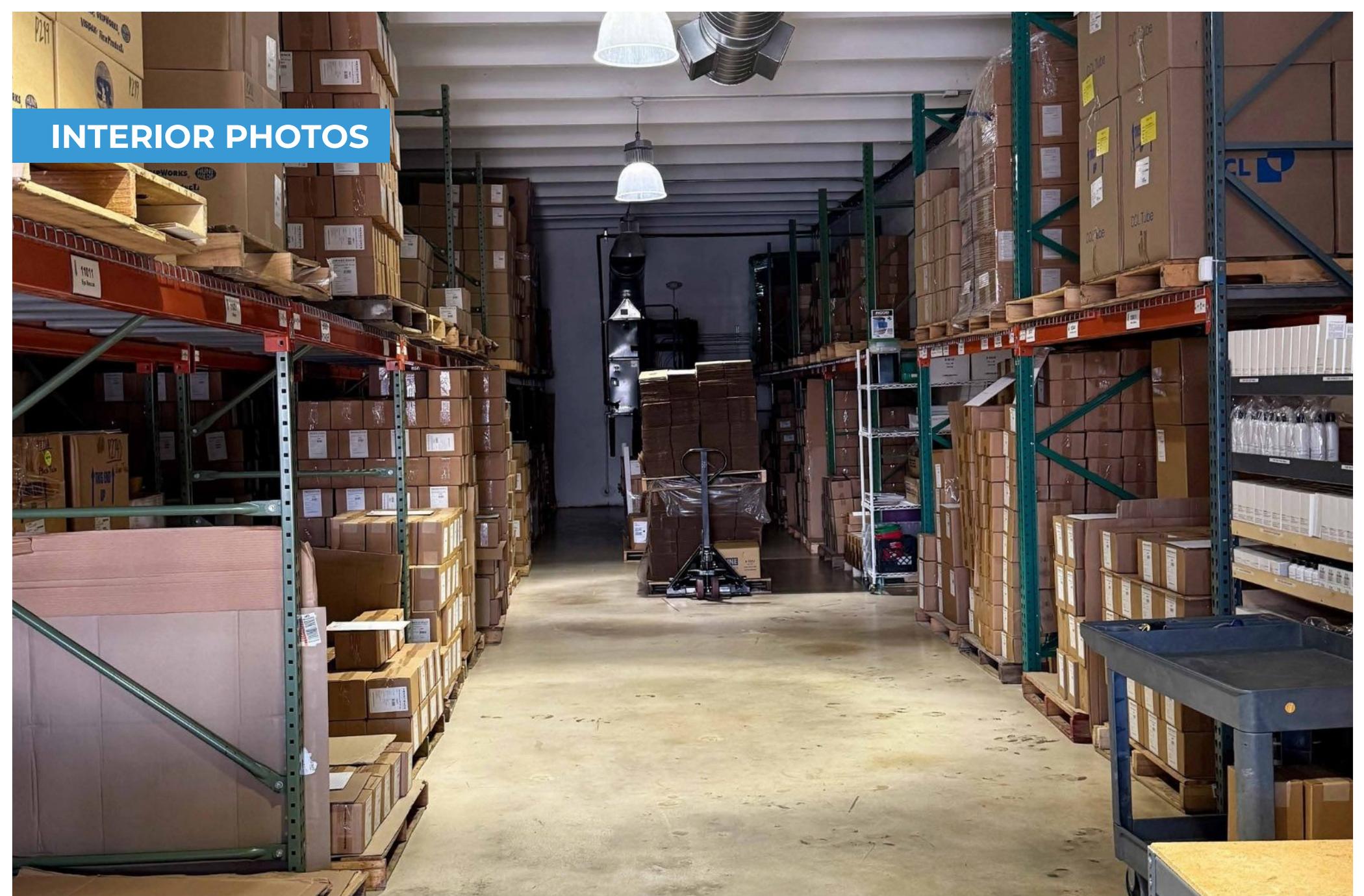
SCALE
COMMERCIAL REALTY

INTERIOR PHOTOS



Pablo Rodriguez
Managing Broker
pablo@scalecommercialrealty.com
C: 786-865-5534

SCALE
COMMERCIAL REALTY



INTERIOR PHOTOS

Pablo Rodriguez
Managing Broker
pablo@scalecommercialrealty.com
C: 786-865-5534

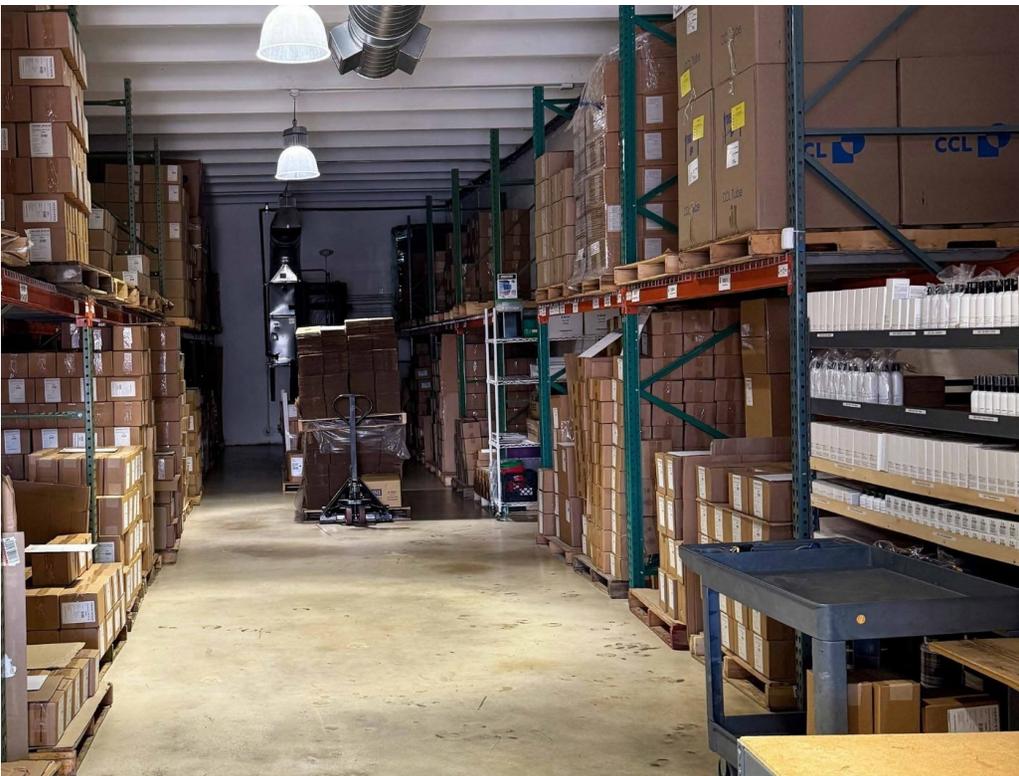
INTERIOR PHOTOS



Pablo Rodriguez
Managing Broker
pablo@scalecommercialrealty.com
C: 786-865-5534

SCALE
COMMERCIAL REALTY

INTERIOR PHOTOS



Pablo Rodriguez
Managing Broker
pablo@scalecommercialrealty.com
C: 786-865-5534

SCALE



COMMERCIAL REALTY

Pablo Rodríguez
Managing Broker

pablo@scalecommercialrealty.com
C: 786-865-5534

2915 Biscayne Blvd, Ste 271
Miami, FL 33137

info@scalecommercialrealty.com
O: 305-588-9797

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.