



FLEX INDUSTRIAL OPPORTUNITY
FOR LEASE

1300 NW 29th Street
Miami, Florida

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COMMERCIAL

Table of Contents

- 03 Property Overview
- 05 Property Pictures
- 07 Area Overview
- 12 Related ISG Realty



Property Overview



Property Overview

RelatedISG is excited to offer a unique opportunity to lease this stand-alone flex space warehouse, featuring 15-foot high ceilings and dual roll-up doors. Situated on a prime corner lot in Allapattah, the property offers excellent visibility and convenient access via NW 29th Street, directly connecting to the vibrant Wynwood district. This central location boasts significant exposure, with the added benefit of a reduced rental rate compared to neighboring areas. The property includes secure, gated private parking and flexible zoning, allowing for a variety of uses ranging from light industrial to retail.

This triple net (NNN) lease requires a minimum term of three (3) years, with CAM charges estimated at \$5.50 per square foot. The space is vacant and available for immediate viewing.



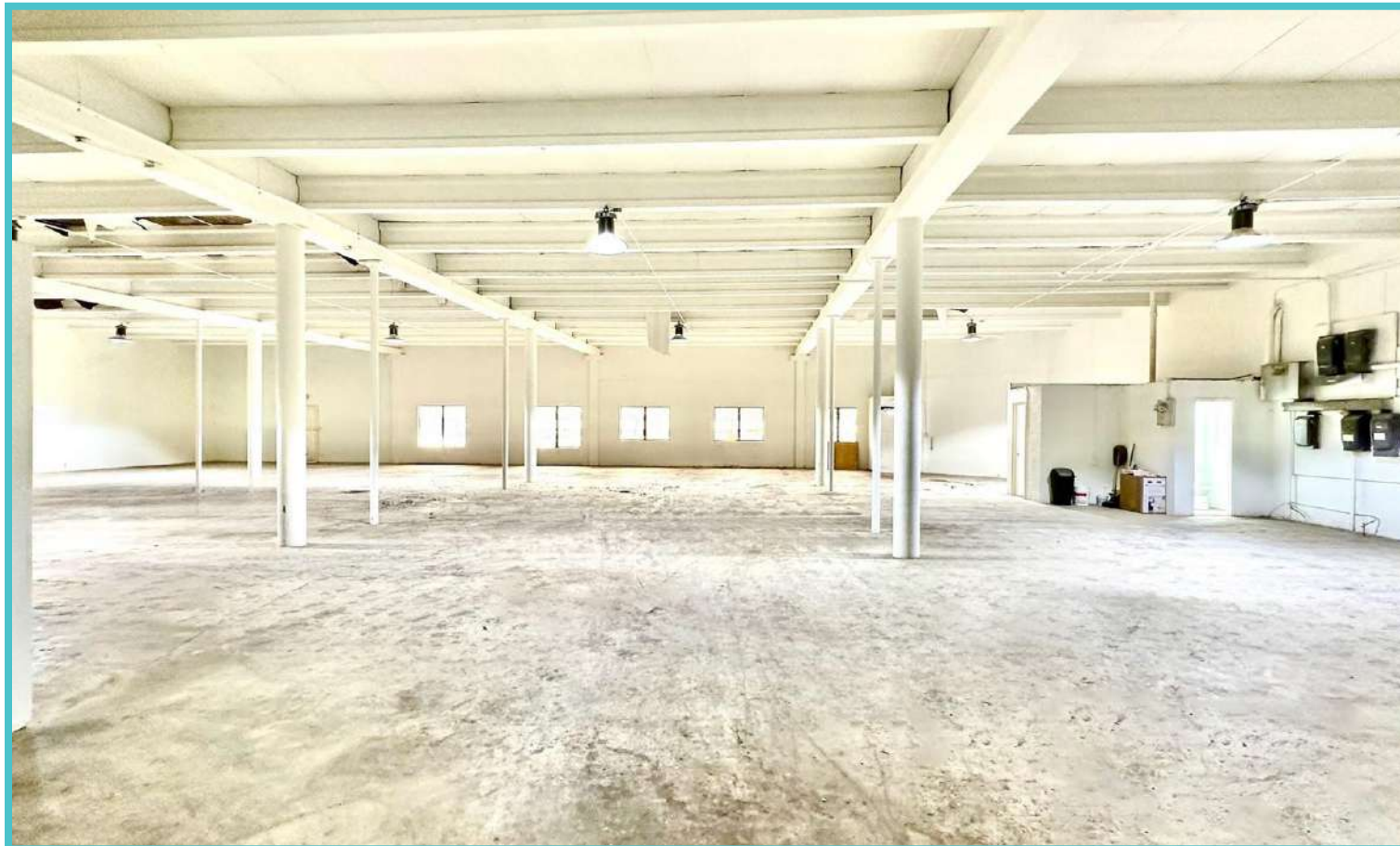
○ Address	○ Building Type
1300 NW 29th St Miami, FL 33142	Industrial, Store/Warehouse Combination
○ Folio	○ Lot Size
0131260394640	15,460
○ ML#	○ Total Building SF
A11644901	12,765
○ Zoning	○ Rent Price
7000	\$23 per SF
○ Year Built	
1954	



Property Pictures



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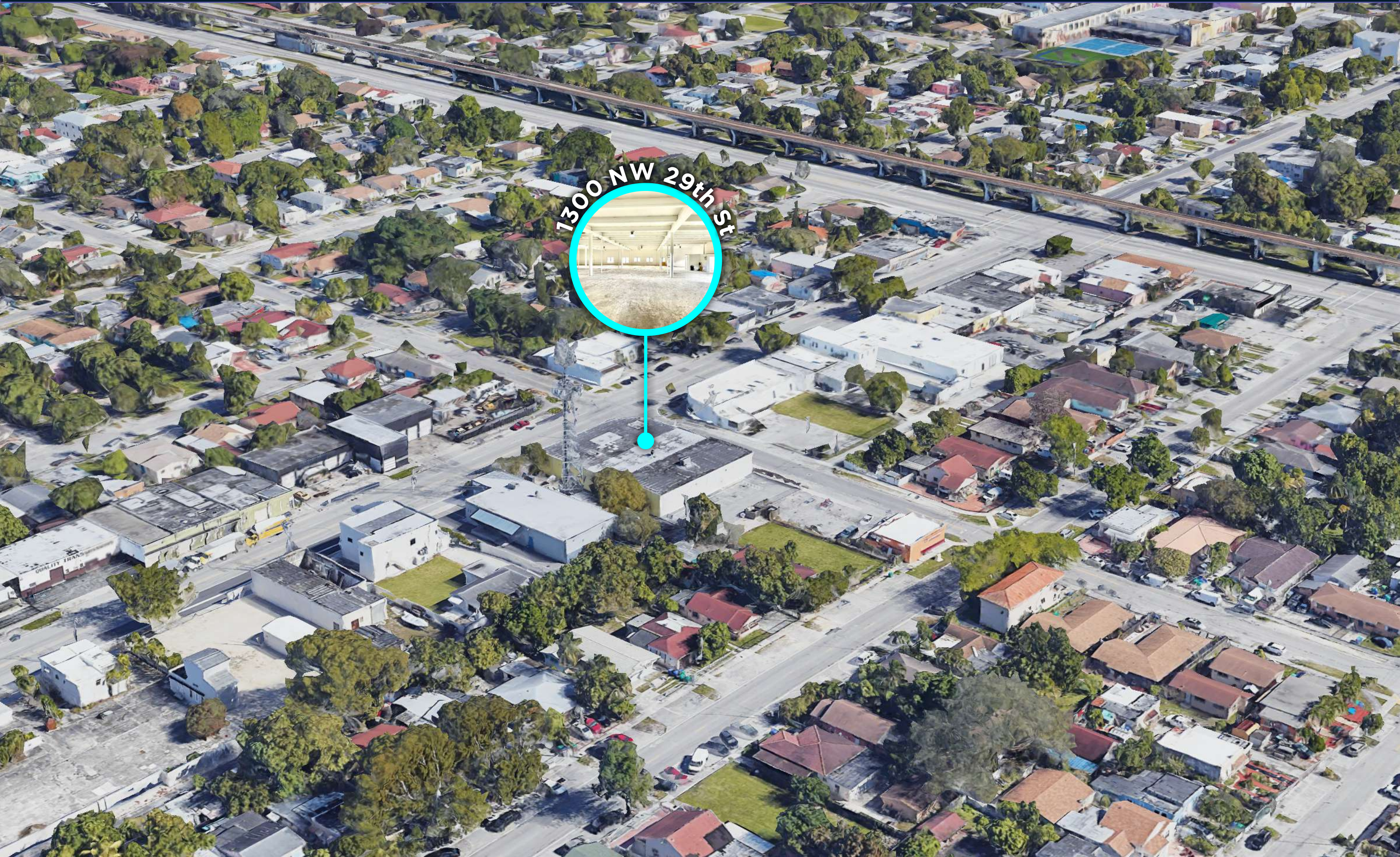




Area Overview



FLEX INDUSTRIAL OPPORTUNITY FOR LEASE



1300 NW 29th St



WYNWOOD



1300 NW 29th St

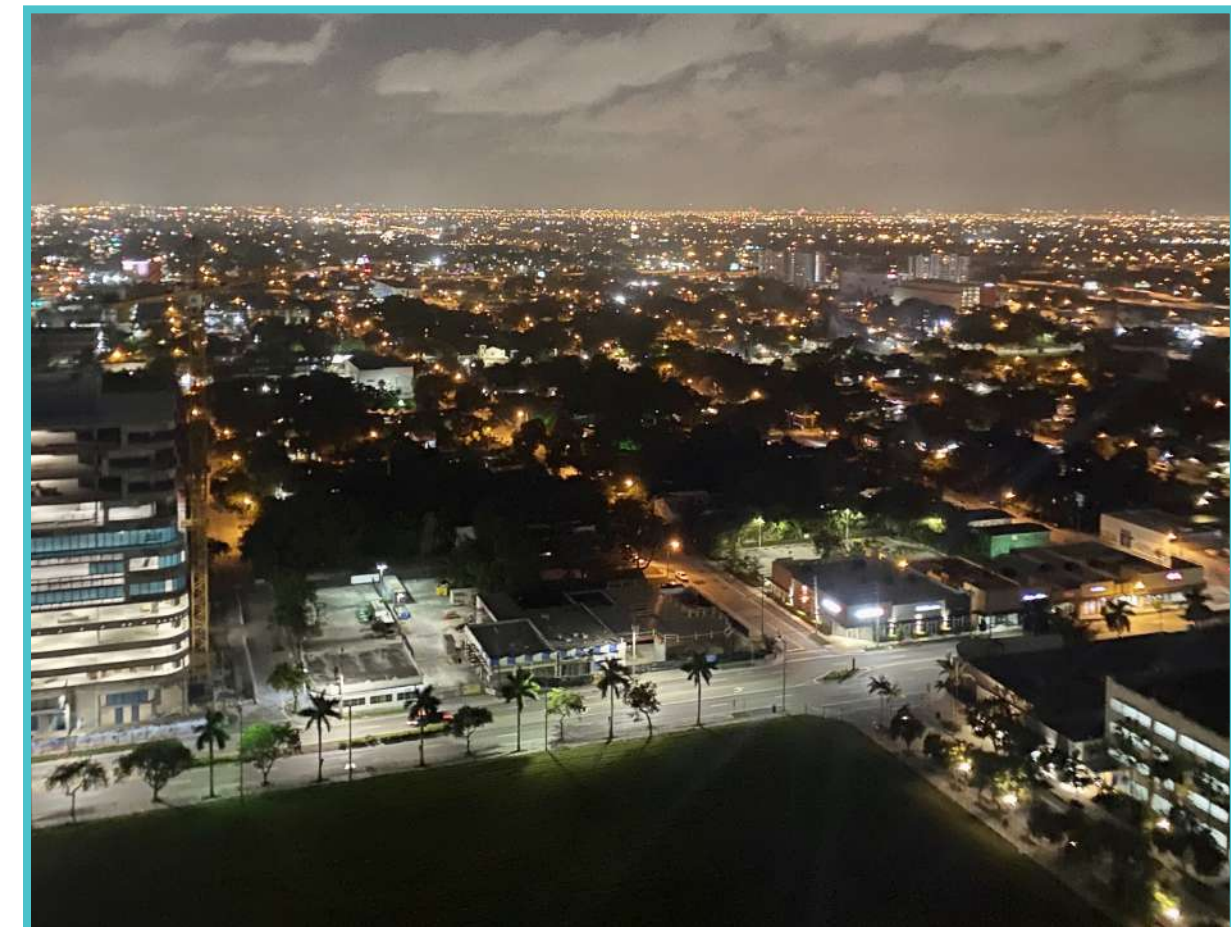
ALLAPATTAH



Allapattah, Florida

Often considered one of the hidden gems of Miami, Allapattah is one of the city's oldest communities. With a proud Latin heritage that's as multi-faceted as its residents, the up-and-coming Allapattah District offers visitors a rich array of experiences that can't be found anywhere else in the destination. Named for the Seminole Indian word "alligator," Allapattah has a heavy Latin population including predominantly Dominican and Central American residents. You will be able to find an interesting mix of delicious restaurants, contemporary art museum, and cool nightlife scene in this neighborhood. This historic area just north of the Miami Design District and Wynwood is a fast-growing area. Its great location coupled with its proximity to Miami International Airport, access to Metrorail and Metrobus transit system make it attractive to many investors. There is plenty to do in the five-square-mile radius to keep you entertained for hours.

While the Allapattah neighborhood has always held a special place in the heart of Miami, recent years have witnessed the community blooming in new, exciting ways. For locals and visitors alike, spending time in Allapattah is a good way to connect with the rich diversity and cultural vibrancy that makes Miami such an incredible city.





Wynwood, Florida

Wynwood, is considered one of the coolest neighborhood in the world by Google, Vogue, Forbes, Timeout, and others. This Miami Art District is home to many of the city's top restaurants, cafes, shops, and entertainment venues.

Once a hub for manufacturing in Greater Miami, Wynwood was filled with mid-century industrial warehouses. As the industrial market shifted west, property owners began renovating these old buildings, transforming the area into a vibrant arts and culture epicenter.

In 2013, Wynwood's property owners formed the Business Improvement District (BID) to preserve the neighborhood's character and reinvest in it. One of BID's best initiatives was the Neighborhood Revitalization District (NRD) rezoning in 2015, which increased development opportunities in the area.

Today, Wynwood is a bustling development zone with multiple multi-family projects, 500,000 SF of office space under construction, and over 1 million SF of existing retail space. With high absorption rates, Wynwood is a booming neighborhood with significant future potential.





RELATED ISG
REALTY

Team

Key Personnel



TOMAS SULICHIN

Commercial Division President | RelatedISG Realty

Tomas Sulichin is a driven professional with a decade-long career within South Florida's highly competitive commercial real estate market. Growing up in Miami, Sulichin witnessed the vast growth and change that the city dramatically underwent through the years. Growing up in a real estate household, he was organically drawn to the industry. Gaining this knowledge of the market firsthand provided Sulichin with a rare, growth-inclined perspective that led him into the commercial real estate world. He began his work as one of the founding partners of Rotsztain & Sulichin, a successful boutique commercial firm. After a few years of running his own company, he saw the value in working as a team and joined DCORUS Realty, where he took part in opening its commercial department within its 160- agent firm. Sulichin was brought in to launch the Commercial Division of RelatedISG Realty, a 400+ agent general and commercial real estate brokerage. As Division President, he works daily in his role to secure deals, and grow the division and provide mentorship to the agents. He collaborates with industry titans, Related Group and ISG World, co-founders of the firm. Tomas also provides the firm with the industry's latest insights to prepare each agent he oversees for success, as well as leverage the established strength of RelatedISG Realty in residential and new development. He also formed RelatedISG's Commercial Think Tank series, bringing top real estate minds and community leaders within South Florida to discuss the latest trends and developments across commercial real estate sectors. As the host of each monthly webinar, Sulichin aids in the selection of guests and asks questions that generate conversations around how commercial real estate agents can best offer value and strong returns to investors and clients through their developments and acquisitions across South Florida.

He has successfully closed deals with some of the biggest names in the industry, including AT&T Corporate, Honda, and Burger King, amongst others, as well as represented some of South Florida's most prominent developers. With a strong track record in some of South Florida's hottest areas like Wynwood, MiMo, Hollywood, Miami Beach, and North Miami Beach, he has stood out among his counterparts for his expertise in complex value-added deals and the repositioning of key asset classes.

"Miami has been my home since I came from Argentina as a young kid. I've seen areas grow and change dramatically through the years, with South Florida becoming one of the most competitive real estate markets in the country. Growing up here has given me a deep understanding and knowledge of this market, which is a much needed tool when the goal is to create added value for investors and clients."

Tomas@relatedisg.com | C. 305 788 2878

Team

Key Personnel



MINERVA ARBOLEYA

Sr. Commercial Advisor | RelatedISG Realty

Taking cue from the best in the business, Minerva was introduced to the commercial real estate industry during her years of employment at the Bal Harbour Shops, working directly under the helm of visionary developer and founder, Mr. Stanley Whitman. After a ten year stint at the world-renown Bal Harbour Shops, Minerva was recruited by yet another top developer in the country, The Rouse Company, to open the Village of Merrick Park in 2001. The privilege to be hands-on in the development of the marketing and leasing strategy for the 745,000 square foot, multi-million dollar shopping center in Coral Gables, FL, was as much a dream come true, as an unforgettable experience.

Today, as a member of our elite team of real estate professionals, Minerva is dedicated to exceeding expectations and leveraging the power of our collective relationships to achieve client goals. In her current role as Senior Commercial Advisor, Minerva possesses a strong in-depth knowledge and expertise in the fast-paced commercial real estate industry — an invaluable asset for clients who are looking to buy, lease, sell, or invest.

Minerva@relatedisg.com | C. 305 632 2512

History

RelatedISG Realty was founded in 2011 by ISG World owner Craig Studnicky, along with Jorge Perez, Chairman and CEO of Related Group.

RELATED

Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn't just create neighborhoods...it builds legacies.

100,000
Residences
Built & Managed

40+ Years of
Commitment
Reshaping Cities &
Skyscrapers

17 Million
Square Feet
Developed

Over
\$50 Bil
Sold



Jorge M. Pérez
CHAIRMAN, CHIEF EXECUTIVE OFFICER, FOUNDER

ISG WORLD®

For over 30 years, ISG World® has been honored and privileged to work with some of the most respected and talented professionals in the real estate industry, from developers, architects, engineers and designers, to brokers, vendors and of course, our dedicated employees. To engage ISG today is to harness the talent, network and creativity that provides our clients the competitive edge necessary to succeed in the South Florida marketplace.

Over
30+ Years
Experience in
Luxury Sales

110
Developments

Over
\$12+Bil
in Sales



Craig Studnicky
PRINCIPAL & CO-FOUNDER

About

RelatedISG Realty is represented by top-producing agents and is headed by Craig Studnicky, Chief Executive Officer and founder, and a 30-year industry leader. Growing quickly and now encompassing five offices across Miami-Dade and Broward counties, RelatedISG is an expanding leader in residential and commercial sales, and has come into the forefront of the development world as well.

With extensive knowledge in every aspect of the field, from pre-construction to standing inventory, the RelatedISG team, and its over 375 local agents have an outstanding track record of providing clients with exceptional and rewarding real estate experiences.

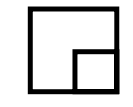
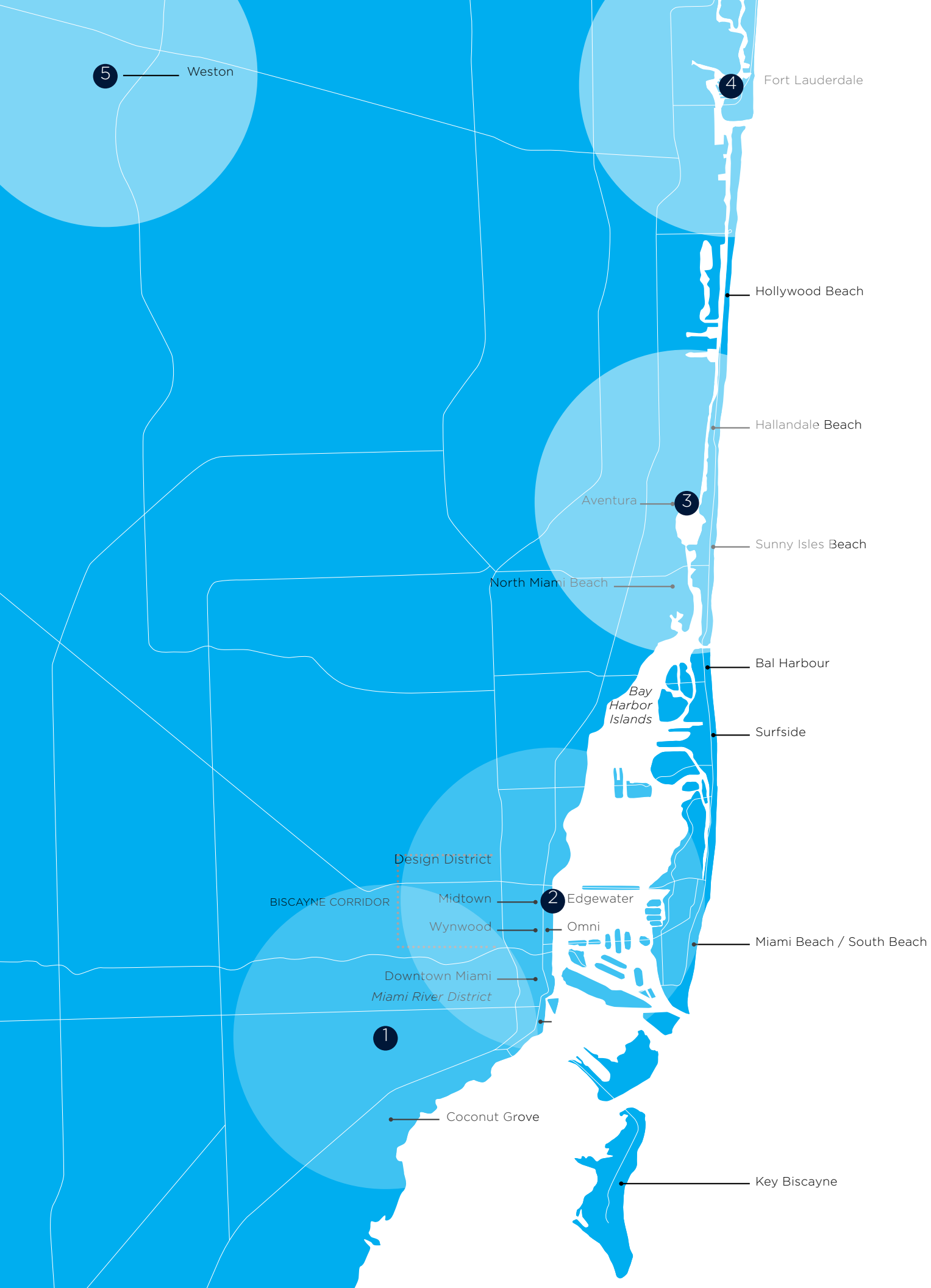
RELATEDISG REALTY

375+

REAL ESTATE AGENTS

5

SOUTH FLORIDA
LOCATIONS



RelatedISG Realty maintains five offices throughout Miami-Dade and Broward County. These locations allow RelatedISG to blanket the Southeast Greater Miami and Fort Lauderdale areas and create a broader reach to potential buyers and tenants.

1. Coral Gables

2. Gran Paraiso / Edgewater

3. Aventura

4. Fort Lauderdale

5. Weston

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HEADQUARTERS

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Aventura, FL 33180

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OFFICES

Aventura | Coral Gables | Gran Paraiso | Fort Lauderdale | Weston