



## **1996 NW 22ND ST MIAMI, FL 33142**

**ALLAPATTAH URBAN CORE 5,040SF  
COOLER/FREEZER WAREHOUSE.**

Allapattah Urban Core 5,040sf Cooler/Freezer Warehouse. 5,040sf warehouse on 7,800sf lot, setback to accommodate easy loading/unloading and parking in front of building. Single overhead door, 18 ft ceilings for amazing storage volume, twin tee construction for solid build and easier insuring, and over 3,000sf in recent vintage cooler/freezers. The site's best feature is location. Allapattah is an urban core neighborhood, with quick access to major population centers like downtown, Brickell, coral gables, Wynwood and more. It also features great access to major logistical focal points such as the airport riverport and seaport, and all the areas major highways such as I95 and SR836 which can get you anywhere north/south/or west in the county. Its location adjacent-West of Wynwood and adjacent-North of the Civic Center also means its in the immediate path of development, and thus also a great investment. Site will be delivered vacant.

**PRICE: : \$1,750,000**

**Building Size: 5,040 Sq.Ft**

**Land Size: 7,800 Sq.Ft**



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