



## 1305 NW 22ND ST MIAMI, FL 33142

### INDUSTRIAL WAREHOUSE FOOD-GRADE FACILITY

Allapattah Cooler/Freezer Warehouse on Corner with Long Term Redevelopment Certainty. The building has 6,576 SF on a large 16,451 SF lot, with existing cooler/freezer areas—perfect for food-related businesses, storage, or production. The site further benefits from ample lot layout permitting truck access, parking, and loading; as well as on site cash and carry. The site is caddy corner to the Miami Produce Center SAP, a Bjarke Ingels designed hyper modern transit-oriented 19 story multi tower complex with over 1,200 residences, activated ground floor retail, and much more. Site also fronts a just proposed 400 unit 24-story proposed tower. Located just minutes from Wynwood, Downtown, the Airport, and major highways like I-95 and 836. Allapattah is growing fast, with new developments all around, making this not only a great space to operate from—but also a smart long-term play with solid redevelopment potential.

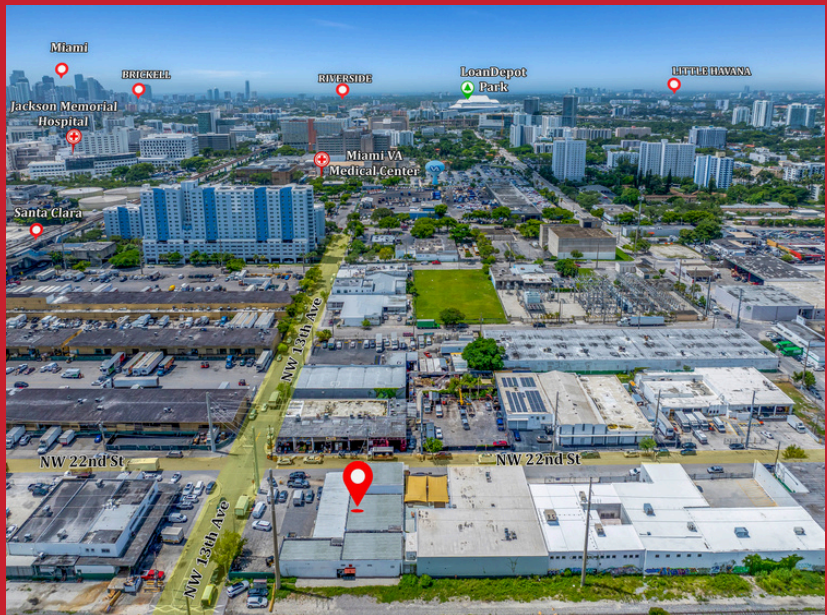


**PRICE: \$2,850,000**

Building Size: 6,576 SF

Lot Size: 16,451 SF

Zoned: D2



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