

**FOR SALE**

*INDUSTRIAL WAREHOUSE  
IN CENTRAL ALLAPATTAH*

**1486 NW  
23RD ST**

33142 MIAMI, FL

**GRIDLINE**  
PROPERTIES





## Executive Summary

This industrial warehouse, located in the heart of Central Allapattah, offers 21' clear height and was built with highly durable, Twin-T construction.

With flexible D-2 zoning, this property is ideal for both investors and end-users seeking a last-mile location. The building features three oversized dock height loading doors, plus two additional grade-level ramps, providing exceptional utility and easy access for loading in and out.

Strategically located within minutes to all major roadways such as I95 and 836 Dolphin Expressway, the property also offers convenient access to Miami International Airport, The Port of Miami, Downtown, Brickell, Wynwood, The Design District and Miami Beach.



## Property Highlights

- For Sale
- **Type:** Industrial / Warehouse
- **# Folio:** 01-3126-046-0060
- **Building Size:** 14,337 SF
- **Total Lot Size:** 23,600 SF
- **Zoning:** D-1 Industrial General

- **Price:** \$5,250,000
- **PSF:** \$349
- **Parking:** Ample on-site gated parking
- **Building Dimensions +/-** 150' X 95'

## Location Overview

This property is located in Central Allapattah, Miami 33142, in the vibrant Miami Produce District. Allapattah is a Last Mile sector that services the entire Urban Core.

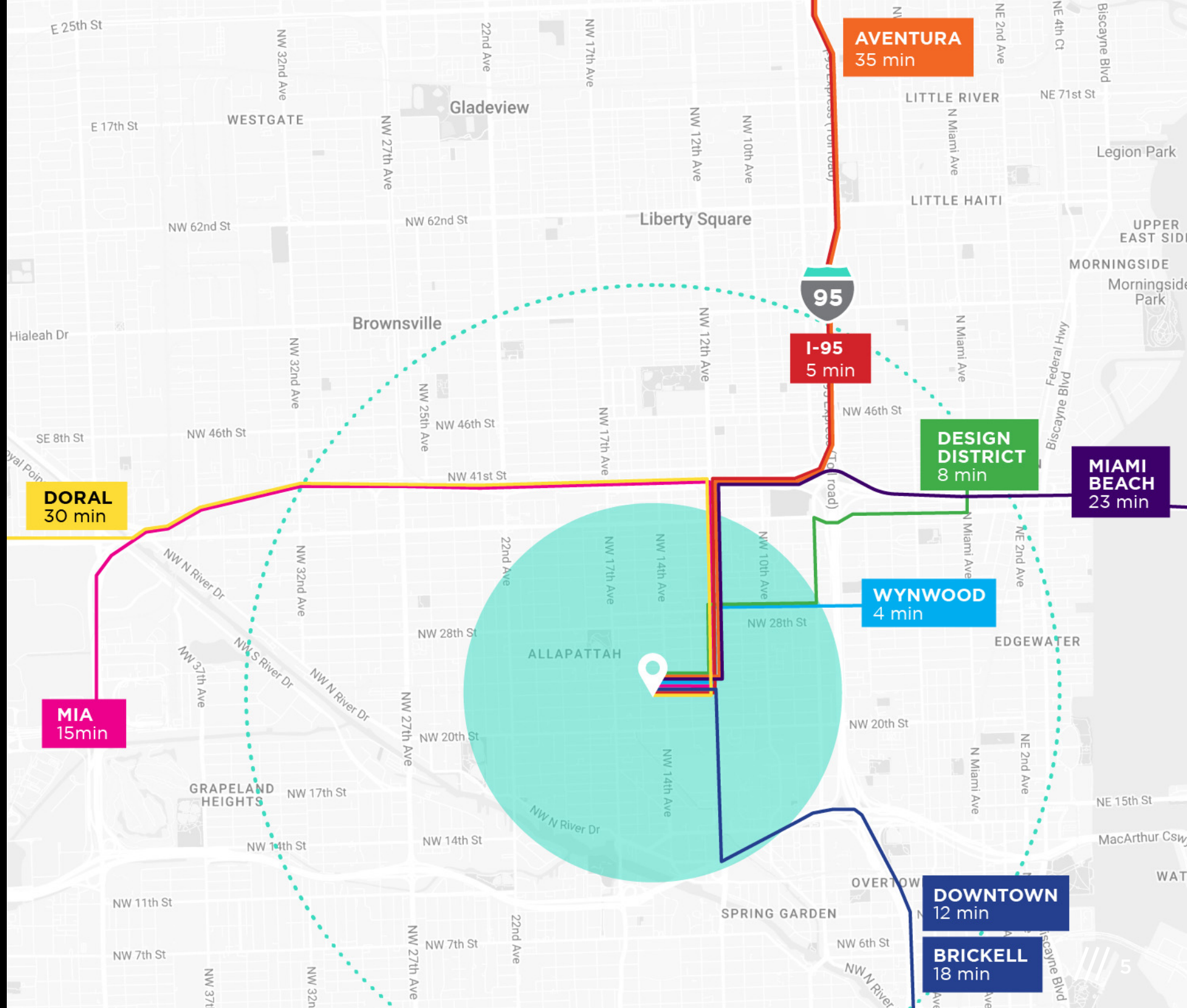
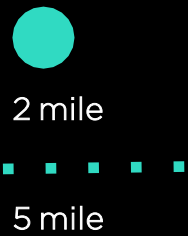
The property is immediately adjacent to major highways, roadways, and is just minutes from The Port of Miami, Miami International Airports Cargo Center, Downtown areas, and The Beaches.

# Aerial Image



# Context Map

- Airport:** 15 min
- Wynwood:** 4 min
- Design District:** 8 min
- I-95:** 5 min
- Doral:** 30 min
- Aventura:** 35 min
- Downtown:** 12 min
- Brickell:** 18 min
- Miami Beach:** 23 min



# GRIDLINE

PROPERTIES

## 1486 NW 23RD ST

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