

# 2175

NW 26th Ave, Miami, FL 33142

## FOR LEASE

Priced at: \$17.00/sqft NNN



## ABOUT THE PROPERTY

### Prime Industrial Warehouse 🚚

This 3,500 SF space within a 9,800 SF gated property in the heart of Allapattah is now available for immediate lease. Offering a 15'3" clear height, one drive-in bay, and 4 standard parking spaces, this unit is perfect for businesses looking to establish operations quickly in a secure environment. Located just minutes from downtown Miami, with easy access to major highways, commercial centers, and cultural hubs, this space is ideal for a wide range of ventures. Set in a rapidly developing area, it provides a prime opportunity for businesses seeking growth and a strategic location.

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## PROPERTY HIGHLIGHTS

- **Priced at:** \$17/sqft NNN
- **Space Available:** 3,500 sqft
- **Clear Height:** 15'3"

### Access and Parking:

- **Drive-In Bay:** 1
- **Parking:** 4 standard parking spaces

### Security Features:

- **Gated Property:** Secure for tenants and operations

### Location and Investment Potential:

- **Location:** Prime warehouse property in Allapattah, near downtown Miami
- **Versatile Layout:** Suitable for various businesses and ventures




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