



# FLEX WAREHOUSE

**FOR SALE**

1730 NW 23 STREET

ALLAPATTAH INDUSTRIAL PROPERTY



WE SHAP NEIGHBORHOODS®

METRO1.COM  
INFO@METRO1.COM



# Executive Summary.

Metro 1 Commercial presents exclusively for sale the property located at 1730 NW 23 ST (“The Property”).

The Property features 22,241 square feet of interior on 19,885 square feet of land, 18-foot high ceilings, and 3 loading docks.

The Property is located in the vibrant and rapidly evolving Allapattah neighborhood, a burgeoning cultural and commercial hotspot, highlighted by the relocation of the Rubell Museum from Wynwood. The Property is just steps away from New York’s famed Hometown Barbecue.

Other notable nearby institutions are SuperBlue by TeamLab Japan, an interactive museum featuring works by James Turrell among others. As well as the Related Group’s 28,000 square foot gallery, El Espacio Twenty Three, an acclaimed exhibition space.

On the multifamily front, Neology Life Development Group completed No.17 Residences, a 13-story, 192-unit apartment building. Additionally, the neighborhood is seeing significant residential growth with the development of two 14-story buildings, Fourteen Allapattah Residences (237 units) and The Julia (323 units).

This is an exceptional opportunity to invest in a prime property within one of Miami’s most exciting and transforming neighborhoods.

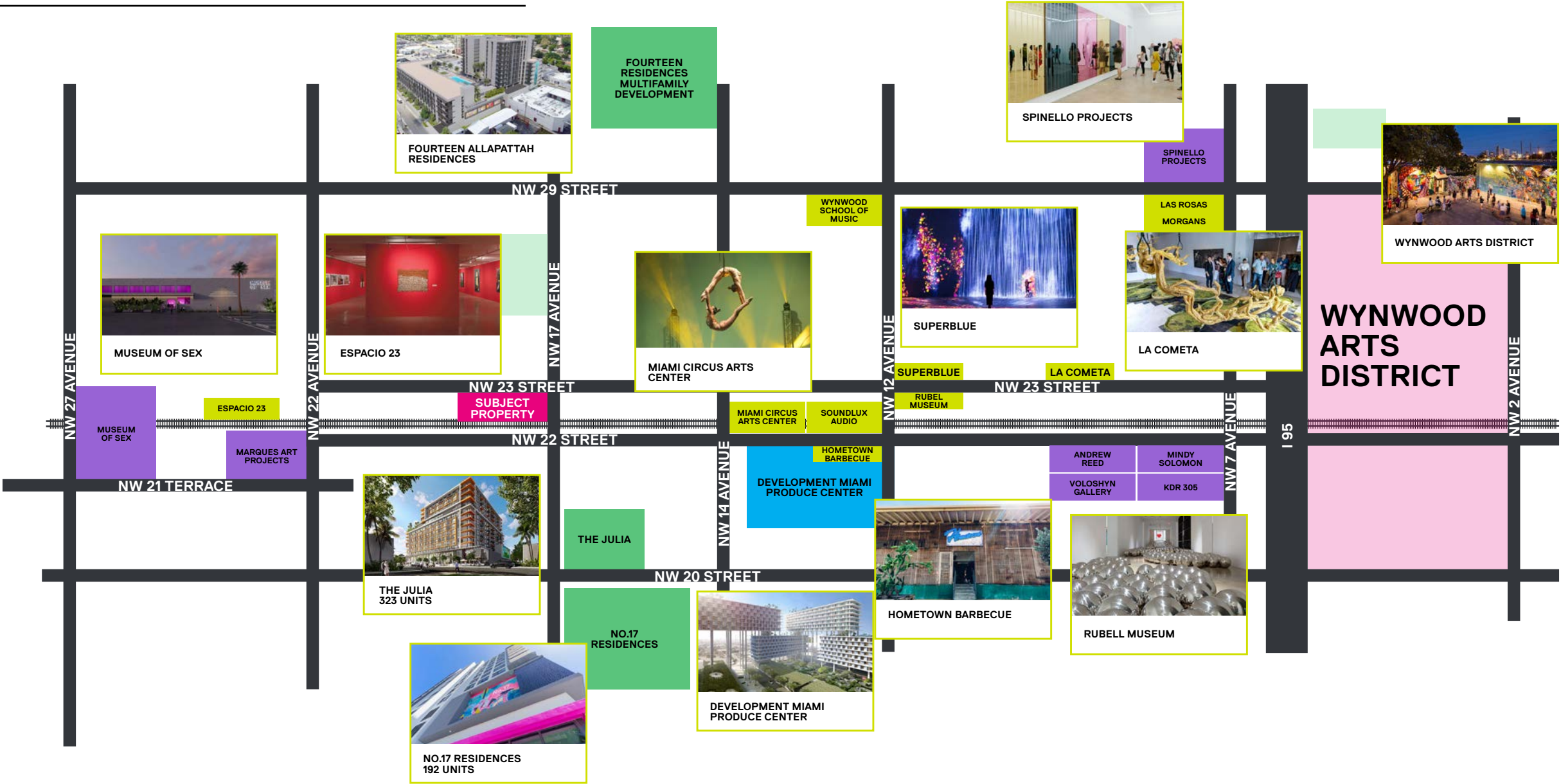
# Property Highlights.

- + **Property Address:** 1730 NW 23 ST
- + **Asking Price:** \$7,900,000
- + **Building SF:** 22,241 SF
- + **Land SF:** 19,885 SF
- + **Ceiling Height:** 18 FT
- + **Zoning:** D1





# Context Map.







LA COMETA



RUBELL MUSEUM

## WYNWOOD ARTS DISTRICT

ANDREW  
REED

MINDY  
SOLOMON

VOLOSHYN  
GALLERY

KDR 305



SOUNDLUX AUDIO



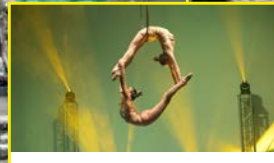
SUPERBLUE



HOMETOWN BARBECUE



DEVELOPMENT MIAMI  
PRODUCE CENTER



MIAMI CIRCUS ARTS  
CENTER

## DOWNTOWN



THE JULIA RESIDENCES  
323-UNITS

## NW 17 AVENUE

## SUBJECT PROPERTY

## NW 23 STREET



# Allapattah is at the Heart of Miami's Urban Core.

## DESIGN DISTRICT

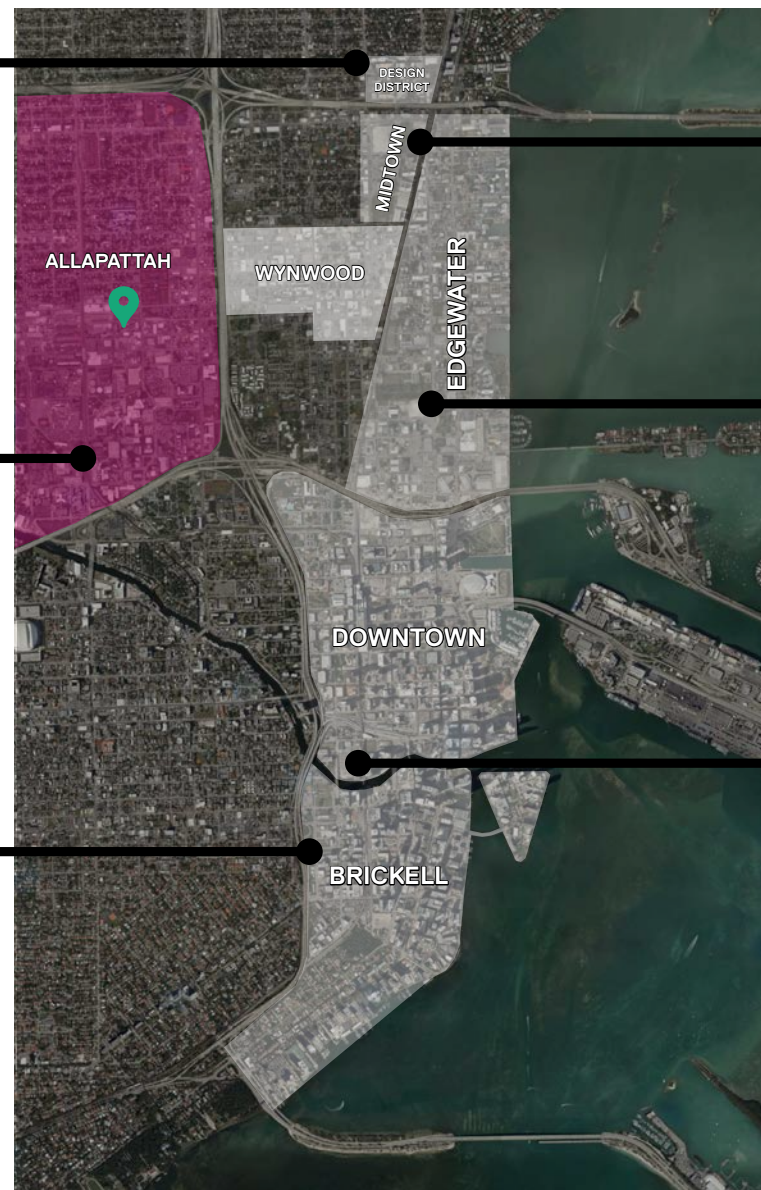
- + Low-rise warehouse and gallery spaces converted into high-end retail, showrooms and art galleries
- + Home to over 120 luxury retailers and more than a dozen restaurants

## ALLAPATTAH

- + 2nd largest health district in the U.S.
- + 153-acre campus employing over 46,000 people
- + Jackson Memorial – the 3rd largest hospital in the U.S
- + Connected to downtown in two Metrorail stops

## BRICKELL

- + South Florida's financial district and core of Miami's banking and financial sectors
- + Home to most of the state's foreign consulates
- + One of the fastest growing submarkets in the state, nearly tripling population between 2000 and 2018
- + 2nd densest neighborhood in U.S.



## MIDTOWN

- + 56-acre urban redevelopment of a former Florida East Coast rail yard
- + Shops at Midtown – Target, Marshalls and several popular restaurants

## EDGEWATER

- + Home to the Adrienne Arsht Center for Performing Arts
- + Home of the Miami School Board offices that are connected to downtown via the Metromover
- + Up and coming residential neighborhood

## DOWNTOWN

- + The historic center of Miami
- + The Downtown/ Brickell CBD accounts for 11M square feet of Class A office space
- + Home to four public transportation modalities
- + 2nd Largest International Banking Center in U.S.
- + Over 100 hedge funds in Brickell/ Downtown neighborhood



Interior Pictures.





# Conceptual Renderings





# Interior Pictures.





# Exterior Pictures.





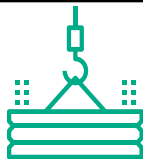
# Market Drivers - Allapattah.



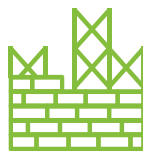
400,000 SF  
OFFICE IN  
CONSTRUCTION



637,947 SF  
OFFICE  
PLANNED



100,000SF  
RETAIL IN  
CONSTRUCTION



50,000 SF  
RETAIL  
PLANNED



515  
NEW APARTMENT  
UNITS PLANNED



## DECO CAPITAL

1058 NW 21 ST  
400,000 SF of Medical Office  
Hotel Component  
Retail  
\$6.7M Acquisition



## RUBELL FAMILY COLLECTION

1100 NW 23 ST  
100,000 SF of Gallery  
40 Galleries  
1 Restaurant



## 16 ALLAPATTAH & ALLAPATTAH 17

1625 NW 20 ST      1652 NW 17 AVE  
323 Apartments      192 Apartments  
336 Parking Spaces      Secured \$24.4M Loan  
13,133 SF of Retail  
6,947 SF of Office



## MIAMI PRODUCE CENTER

2140 NW 12 AVE  
860,000 SF Residential  
231,000 SF Office  
114,000 SF Hotel  
76,000 SF School  
75,000 SF Retail



## RELATED GROUP

2270 NW 23 ST  
25,000 SF Building  
40,165 SF Land

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



# The District Today.

Today, Allapattah is emerging as one of Miami’s most vibrant and rapidly evolving neighborhoods, attracting renowned institutions and innovative developments. This dynamic community is home to a diverse array of cultural and commercial attractions. The Rubell family, globally celebrated art collectors, relocated their museum from Wynwood to a 100,000 square foot Allapattah warehouse in 2019. Since then, the Rubells have acquired and converted several neighboring warehouses, including the recent acquisition of the 45,711 square foot former Rex Discount Warehouse in 2022. They have also ventured into hospitality with a Michelin-starred restaurant, Leku.

Directly across from the Rubell Museum is SuperBlue by TeamLab Japan, an interactive museum featuring works by James Turrell and others, which offers a 4,000 square foot event venue space. Additionally, in 2019, Miami’s Related Group repurposed a 28,000 square foot warehouse into El Espacio Twenty Three, an acclaimed exhibition space. New York’s famed Hometown Barbecue has also established a presence in Allapattah, drawing a steady stream of consumers.



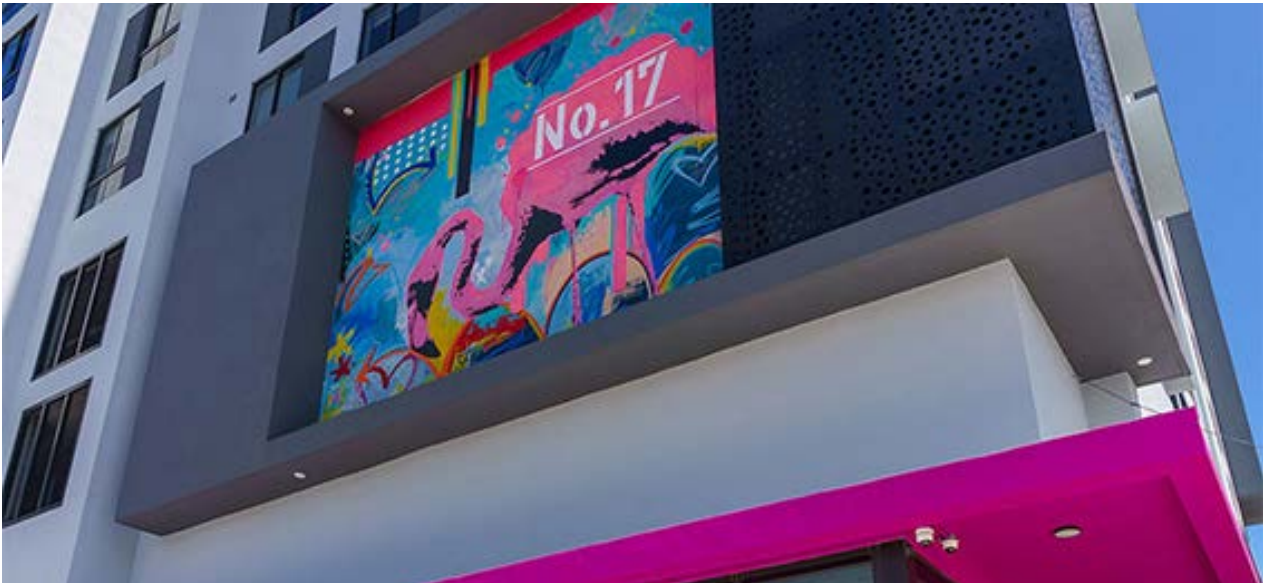


# On the Horizon.

Allapattah’s transformation is marked by significant investments and developments across various sectors. The multifamily housing market is booming, with Neology Life Development Group completing No.17 Residences, a 13-story, 192-unit apartment building. Further enhancing the residential landscape, two new developments are underway: Fourteen Allapattah Residences, featuring 237 units, and The Julia, offering 323 units. These developments are set to enhance Allapattah’s appeal as a hub for arts, culture, and modern living.

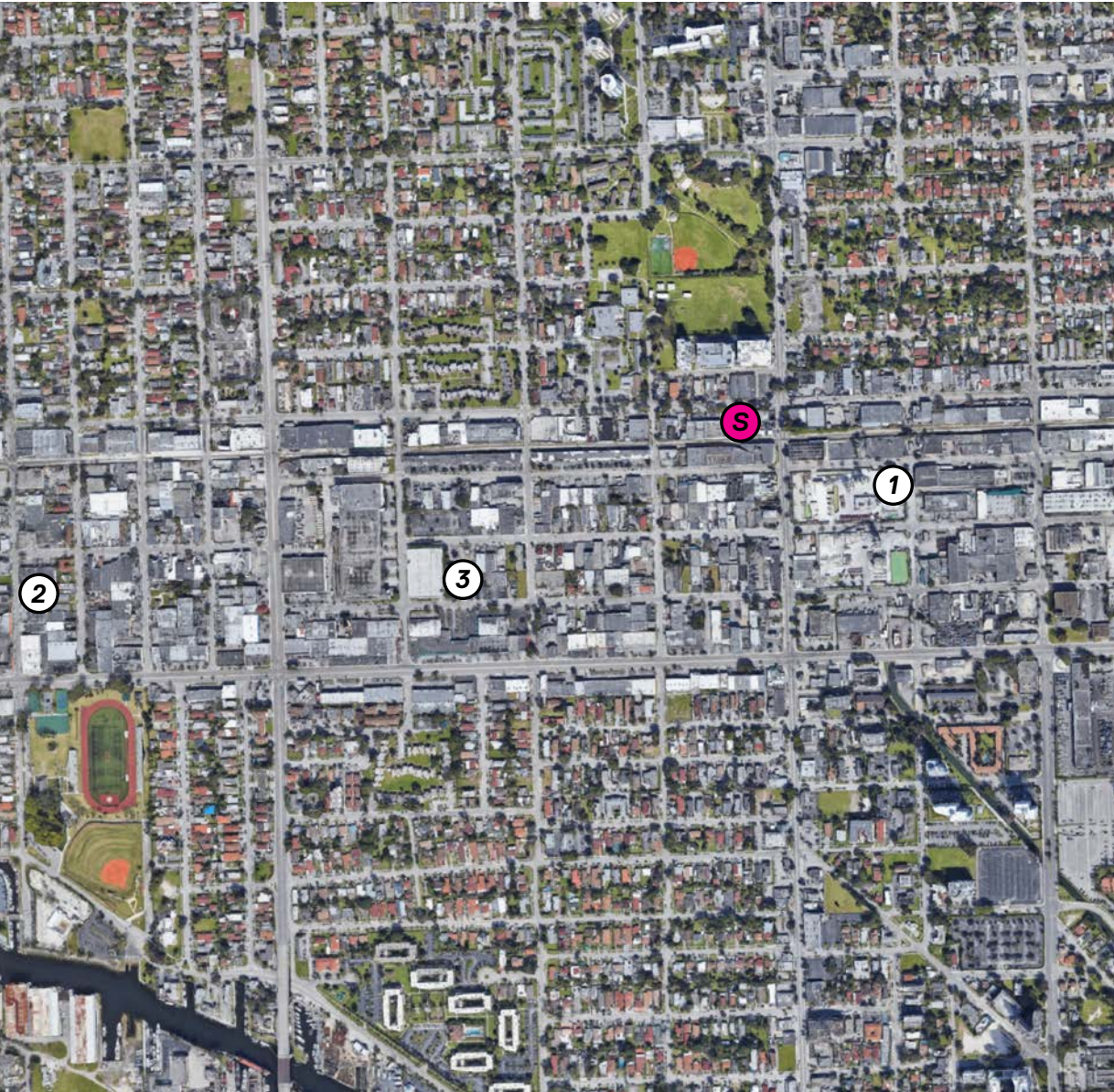
# The Long Term Vision.

With its clearly defined trajectory and proximity to Wynwood and Miami’s urban core, Allapattah is poised to become a premier destination for cultural, residential, and commercial excellence. The ongoing influx of new projects and major infrastructure developments underscores its potential as a model for urban revitalization. Allapattah is set to become a prominent epicenter for art, culture, and modern urban living, continuing to attract high-profile institutions and developers. The district’s growth and diverse offerings are laying the groundwork for a thriving, interconnected community that exemplifies the live, work, play ecosystem in Miami.





# Comparable Sales.



## 1 1500 NW 22nd St Miami, FL 33142 (Miami/Dade County) - South Central Miami Submarket Warehouse

Sold	8/20/2025	Land Area	0.19 AC/8,276 SF
Sale Price	\$1,700,000 (\$303.57/SF)	Sale Comp Status	In Progress
RBA (% Leased)	5,600 SF (100%)	Sale Comp ID	7321739
Price Status	Confirmed	Parcel Numbers	01-3126-048-0030
Built	1955		



## 2 2121 NW 24th Ave Miami, FL 33142 (Miami/Dade County) - South Central Miami Submarket Refrigeration/Cold Storage

Sold	6/25/2025	Land Area	0.32 AC/13,747 SF
Sale Price	\$2,100,000 (\$347.11/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	6,050 SF (0%)	Sale Comp ID	7264845
Price Status	Confirmed	Parcel Numbers	01-3127-046-1080
Built	1986	Sale Conditions	High Vacancy Property



## 3 2001-2009 NW 21st St Miami, FL 33142 (Miami/Dade County) - South Central Miami Submarket Warehouse

Sold	11/12/2024	Land Area	0.69 AC/30,056 SF
Sale Price	\$3,850,000 (\$342.99/SF)	Sale Comp Status	Research Complete
RBA	11,225 SF	Sale Comp ID	6952333
Price Status	Confirmed	Parcel Numbers	01-3127-043-0170 +1
Built	1979		



## S 1730 NW 23rd St Subject Property



# EASY LUCK CO. 1730

## CONTACT

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