

FOR SALE

INDUSTRIAL / FLEX BUILDING

719 NW 29TH ST

MIAMI, FL 33127

GRIDLINE
PROPERTIES



EXECUTIVE SUMMARY

Gridline Properties is pleased to present the exclusive offering of a free-standing, industrial/mixed-use building located at the gateway of Wynwood and Allapattah. The property was renovated in 2024 and is strategically positioned within one of the city's most active urban growth corridors, benefiting from strong demand fundamentals and accelerating redevelopment momentum.

The asset is 100% occupied by a single tenant, a well-established music studio and recording business, operating under a long-term lease with annual rental increases, providing stable in-place cash flow. The offering is an attractive opportunity for investors seeking dependable income today while maintaining exposure to one of South Florida's most active corridors.

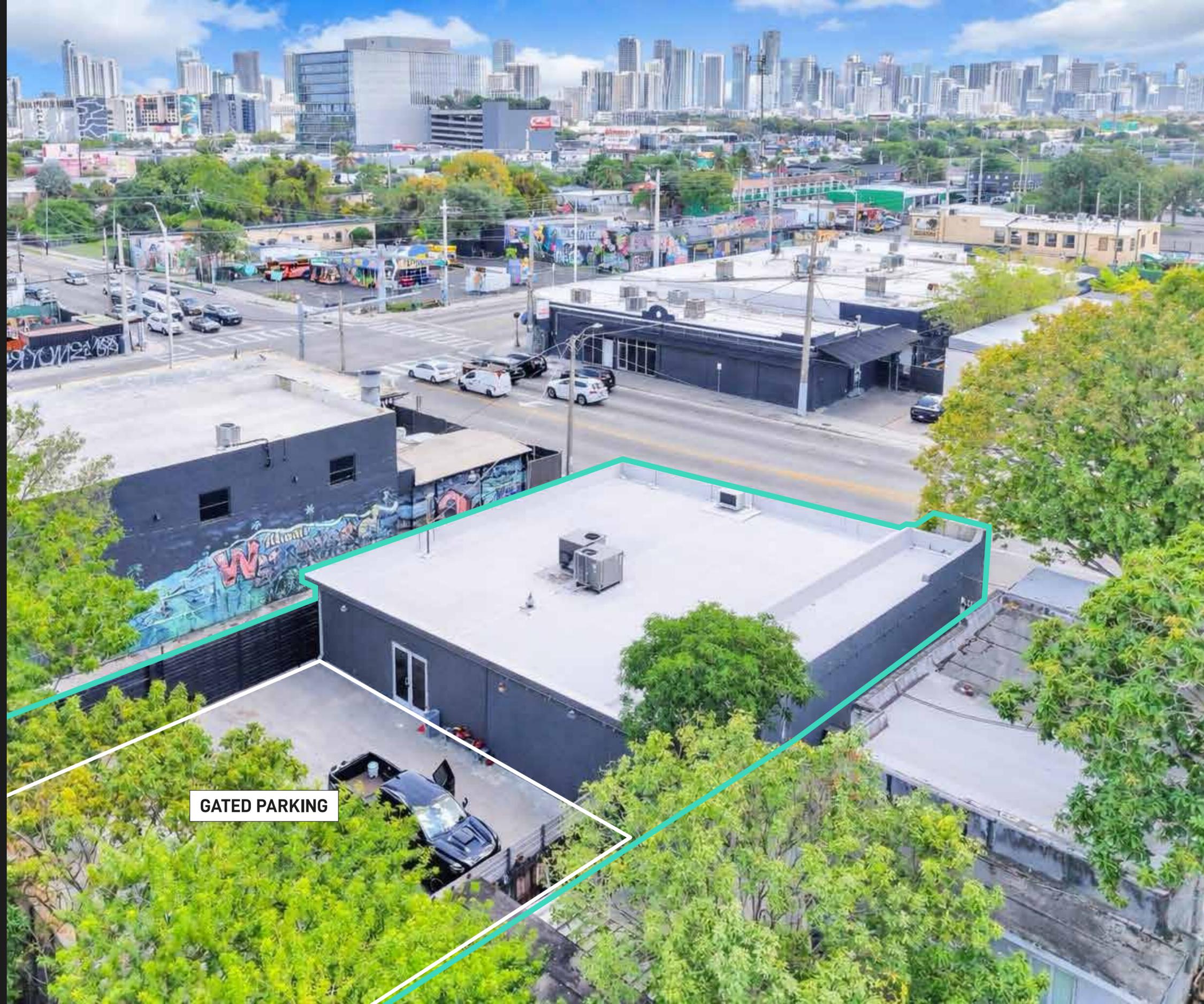
Zoned industrial with the ability to develop up to eight (8) stories and potential eligibility under the Live Local program, the property offers compelling long-term redevelopment optionality. This investment is well suited for buyers seeking a combination of current yield, durable tenancy, and embedded value creation potential in one of Miami's most dynamic infill submarkets.



PROPERTY HIGHLIGHTS

FOR SALE

TYPE	Industrial / Flex Building
BUILDING SIZE	2,634 SF
TOTAL LOT SIZE	5,873 SF
ZONING	D1
PARKING	Gated on-site parking lot
OCCUPANCY	100%
CAP RATE	5.41%
APPROX NOI	\$92,904
PSF	\$651
PRICE	\$1,715,000



GATED PARKING

LOCATION OVERVIEW

The subject property is in Allapattah, one of Miami's most rapidly evolving urban submarkets, strategically positioned at the gateway between Wynwood and Miami's urban core. Long recognized for its central location and industrial character, Allapattah has emerged as a focal point for reinvestment, benefiting from its proximity to Miami's most established cultural, employment, and lifestyle districts.

The property sits immediately west of Wynwood, one of Miami's premier mixed-use neighborhoods, and is minutes from Downtown Miami, Brickell, and the Miami Design District. This highly connected location provides direct access to Miami's primary employment centers, residential density, and creative hubs, while maintaining the flexible zoning and lower basis historically associated with Allapattah.

As development activity continues to expand outward from Wynwood and the urban core, Allapattah is increasingly viewed as a natural next frontier—offering investors the opportunity to secure well-located assets at the intersection of current cash flow, redevelopment optionality, and long-term urban growth.



EAST VIEW

MIAMI BEACH

MIDTOWN

EDGEWATER

WYNWOOD



NW 7TH AVE



NW 29TH ST



EXTERIOR IMAGES





GRIDLINE PROPERTIES

719 NW 29TH ST

READY TO SCHEDULE A TOUR?
CONTACT US



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