

FOR SALE

ALLAPATTAH

SMALL BAY INDUSTRIAL

1401 NW 23rd ST,
MIAMI, FL 33142



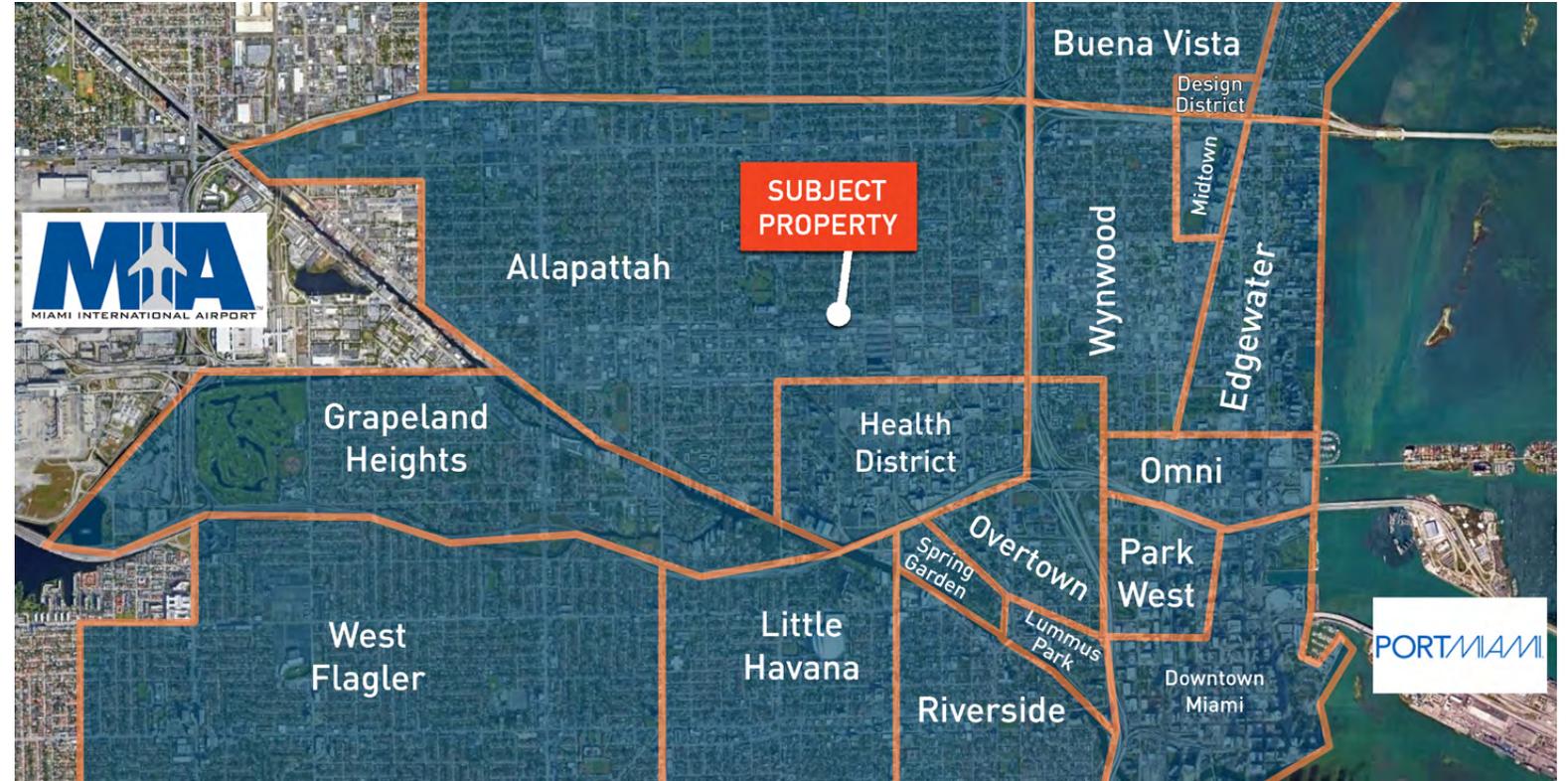
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**CENTRAL
COMMERCIAL**
REAL ESTATE

EXECUTIVE SUMMARY



PRICE: \$5,150,000

CEILING HEIGHT: 18' Clear

LAND: +/- 22,820 SF

BUILDING: +/- 14,560 SF

STABILIZED NOI: \$262,000

ZONING: D1-Light Industrial



- Urban Core Small Bay Industrial
- Strategic Last-Mile Location
- Live Local Eligible



- Suitable for Investor and Owner-User Applications
- 75% Occupied with Near-Term Lease Rollover
- Within an SBA HUBZone



- Twin-T Construction
- Grade-Level Loading
- 40 Year Compliant
- Each Bay Separately Metered for Power and Water

ASSET OVERVIEW

1401 NW 23rd Street is a small-bay industrial property located in Miami's emerging Allapattah submarket. The asset consists of an approximately 14,560 SF Twin-T building featuring four at-grade bays. Proximate to high-density residential neighborhoods and the Health District, the site serves as a critical last-mile logistics opportunity.

The property further benefits from the continued reimagining of Miami's urban core industrial districts, driven by adaptive reuse and multifamily development. Currently 75% occupied with short-term leases, the asset is well suited for both owner-user occupancy and value-add investors.

LOCATION:

2 Blocks West of the Rubell Museum
5 Blocks North of the University of Miami/Jackson Health District



EAST VIEW OF
SUBJECT PROPERTY



INTERIOR OF BAY
1407

WAREHOUSE FLOOR PLAN

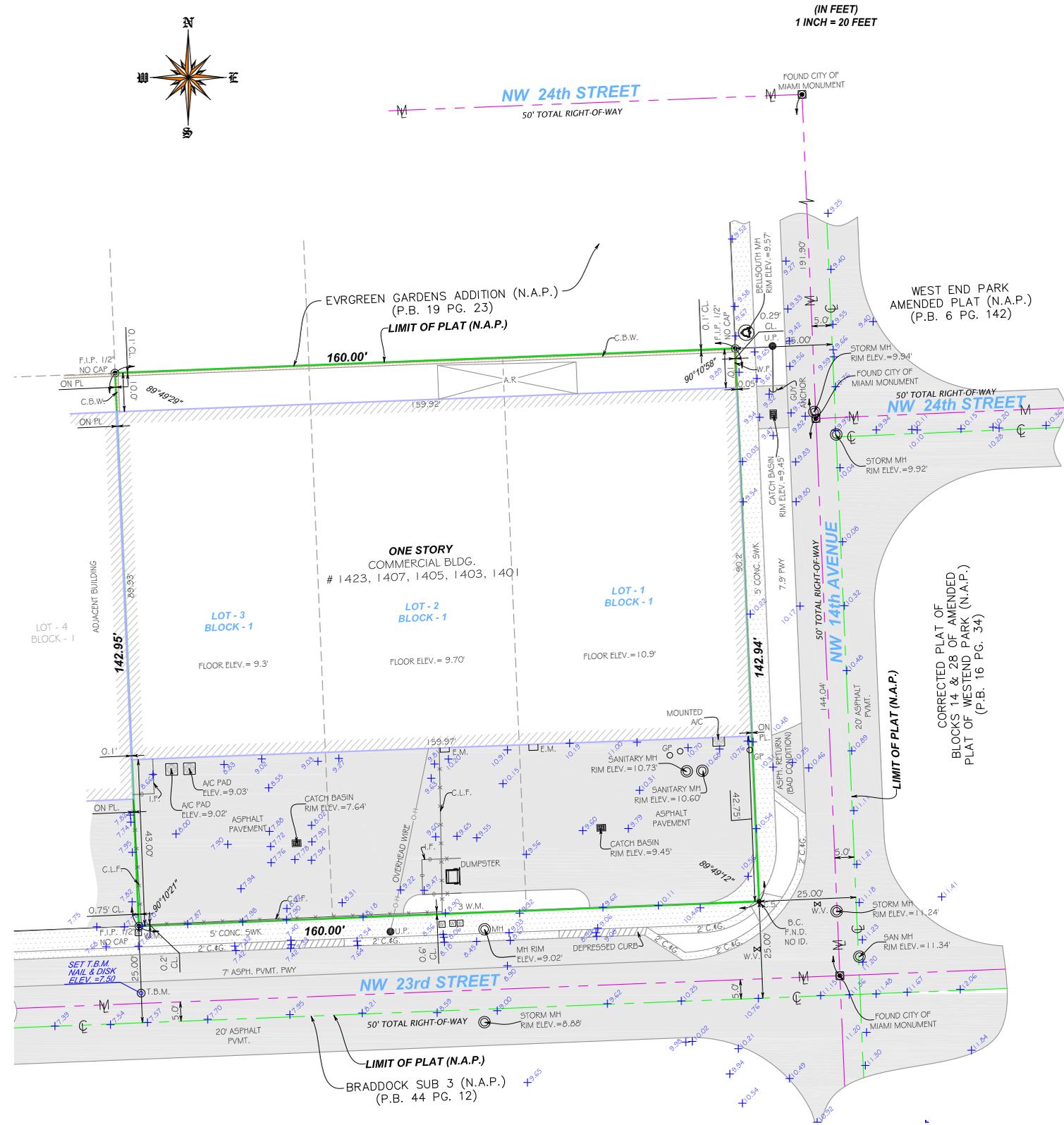


NW 14th AVE

NW 23rd ST

SURVEY

Download Full Survey



SUBMARKET CONTEXT

The Allapattah submarket supports a mix of industrial, service, and commercial uses and provides proximity to employment centers, logistics infrastructure, and the broader urban core.



Proximity to the Nation's
2nd Largest
Health District



Walking Distance
From MetroRail
Transit Station



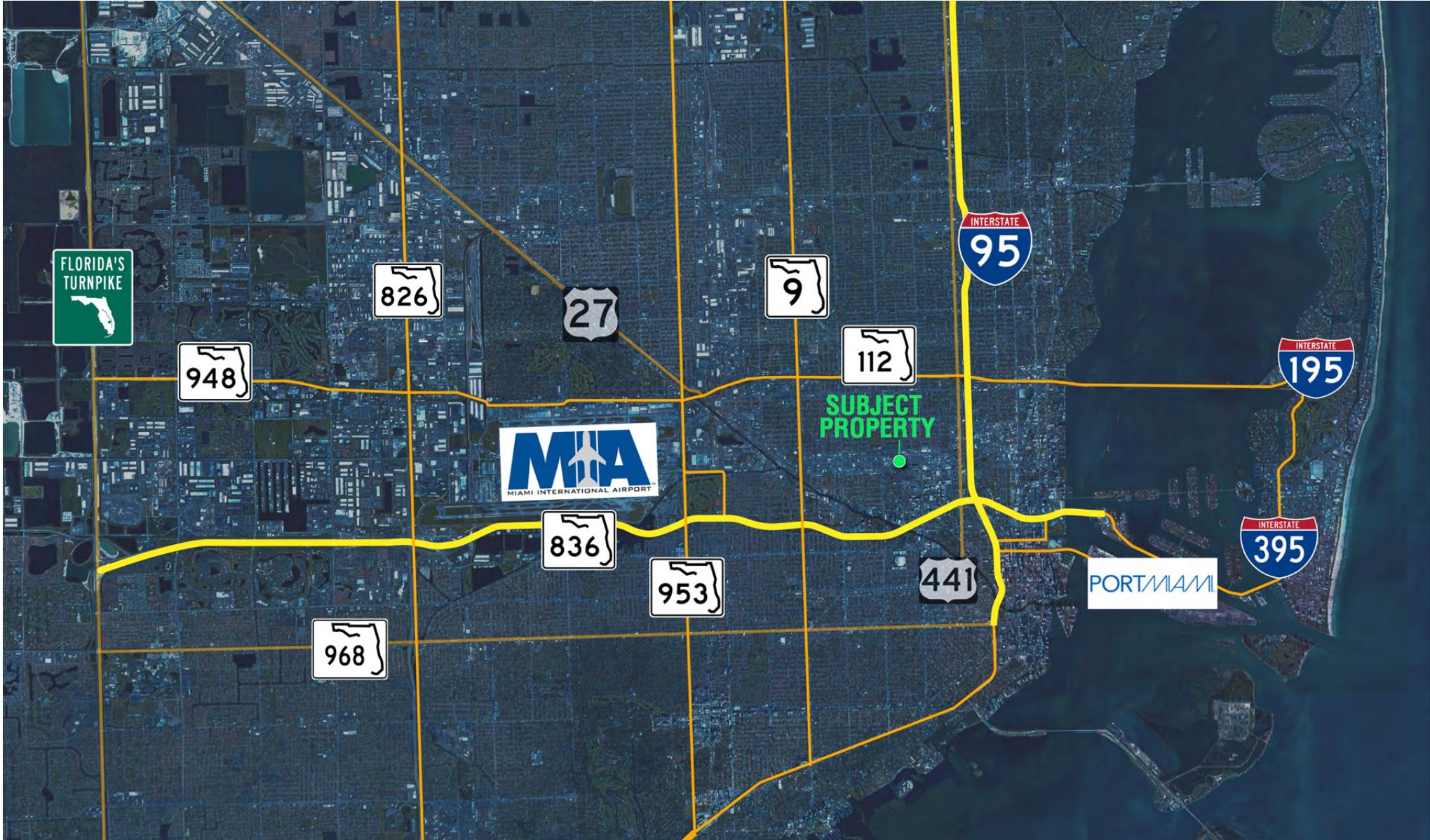
REGIONAL ACCESS & LOGISTICS CONNECTIVITY

Situated along NW 23rd Street, the property benefits from access to key east-west and north-south corridors serving central Miami.

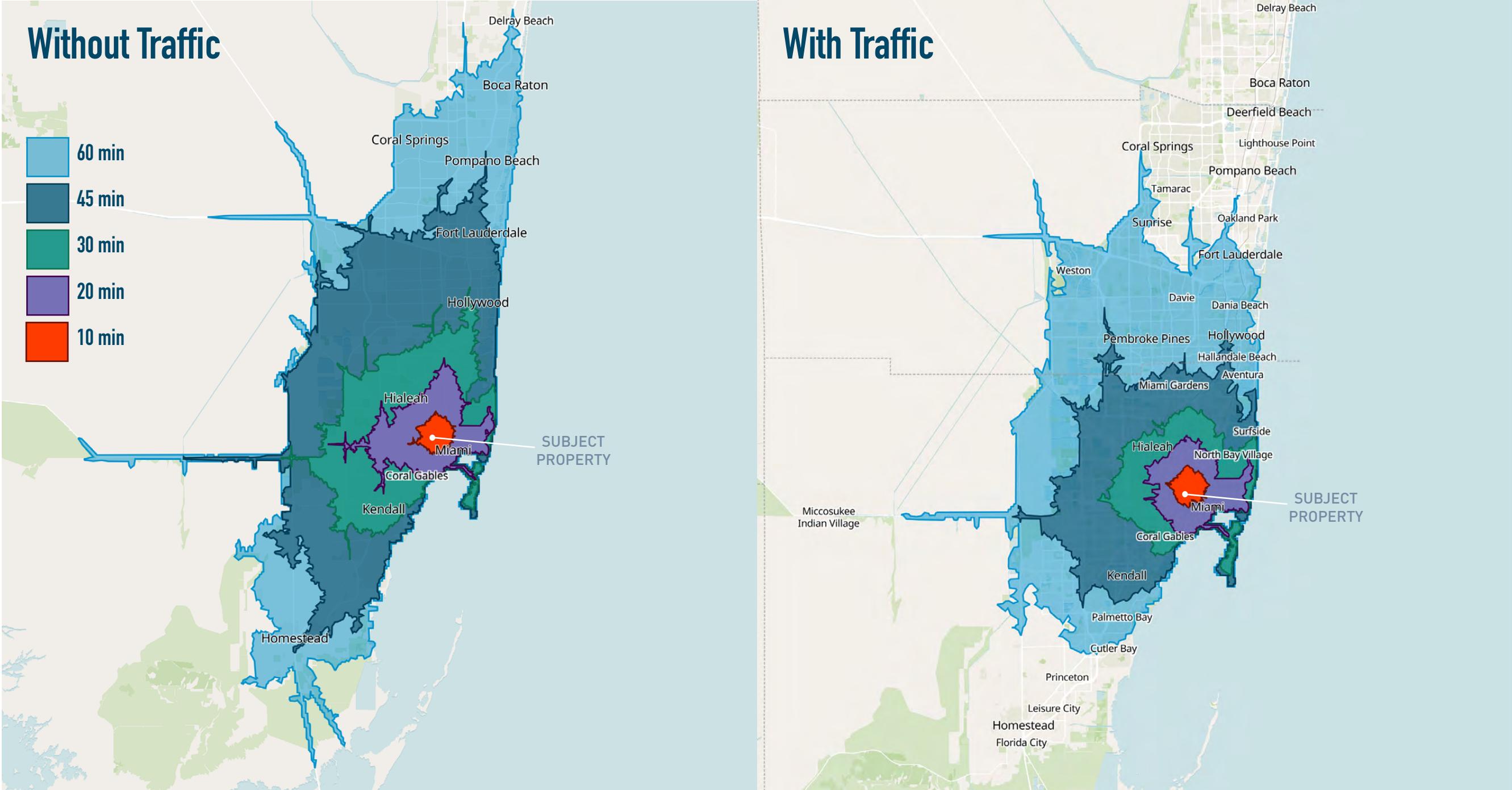


Location Supports Last Mile Logistics

I-95	3mi
Port Miami	5mi
Palmetto Expy	7.6mi
MIA Cargo Facility	9mi
North Miami	9mi
Miami Beach	9mi
FL Turnpike	13mi
Doral	13mi
I-75	15mi
Aventura	16mi
Kendall	17mi
Hollywood	18mi
Sunny Isles	19mi
Fort Lauderdale	27mi
Davie	30mi
Homestead	40mi
Deerfield Beach	40mi
Boca Raton	43mi
Delray Beach	50mi
West Palm Beach	69mi



LAST-MILE SERVICE COVERAGE



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